

**OFFICE SPACE  
SHOWROOM SPACE  
CREATIVE SPACE** | **FOR LEASE**

**THE MARK | An Adaptive Reuse Project in the Heart of South End | Charlotte**



This dynamic urban neighborhood in the heart of South End is a mix of rehabbed historic structures that will be an ideal destination for years to come.

**ZACH DANIEL, CCIM**  
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**COLDWELL  
BANKER  
COMMERCIAL**

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## PROPERTY INFORMATION

### SF

42,274 SF\* Total  
Average suite size +/- 2,500 SF\*

### AVAILABILITY

2202 Hawkins - 2,481 SF\*  
End cap with new windows

2224 Hawkins - 2,453 SF\*

Call Broker for rates

### FEATURES

- One story construction with surface parking
- 17 Suites, each with its own storefront/entrance
- Sleek, modern architecture has drawn many artisan tenants to the community
- Spacious interiors can be customized to fit a variety business concepts and personalities
- The area surrounding the property is bustling with energy and growth
- Coveted location within walking distance of the Light Rail, local breweries, art galleries, restaurants and shops
- Minutes from Uptown

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Charlotte, NC 28208



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



## AVAILABILITY/DEMOGRAPHICS

	5 Min	10 Min
Total Population (2021)	26,056	132,881
2021-2026 Pop. Growth	3.77%	2.41%
Total Households	14,265	61,239
2021-2026 HH Growth	3.54%	2.63%
Median Age	33.8	34.1
Avg HH Income	\$108,394	\$104,192
2021-2026 HH Income Growth	1.87%	2.81%
Total Businesses	2,640	11,774
Total Employees	30,741	182,105

SUITE	TENANT
201	Thirty Capital
2202	2,481 SF* Available
2204	Artisan Rug Gallery
2206	Andreu World
2208	Professional Sales Associates
2210	Project Lean Nations
2212	Acquisitions Furniture
2214	Palmetto Tile
2216	Acquisitions
2218	Depuy Synthes Sales
2220	The Savvy Bride
2222	The Savvy Bride
2224	2,453 SF* Available
2226	Modern Lighting Design Store
2228-2232	Bird Hardware

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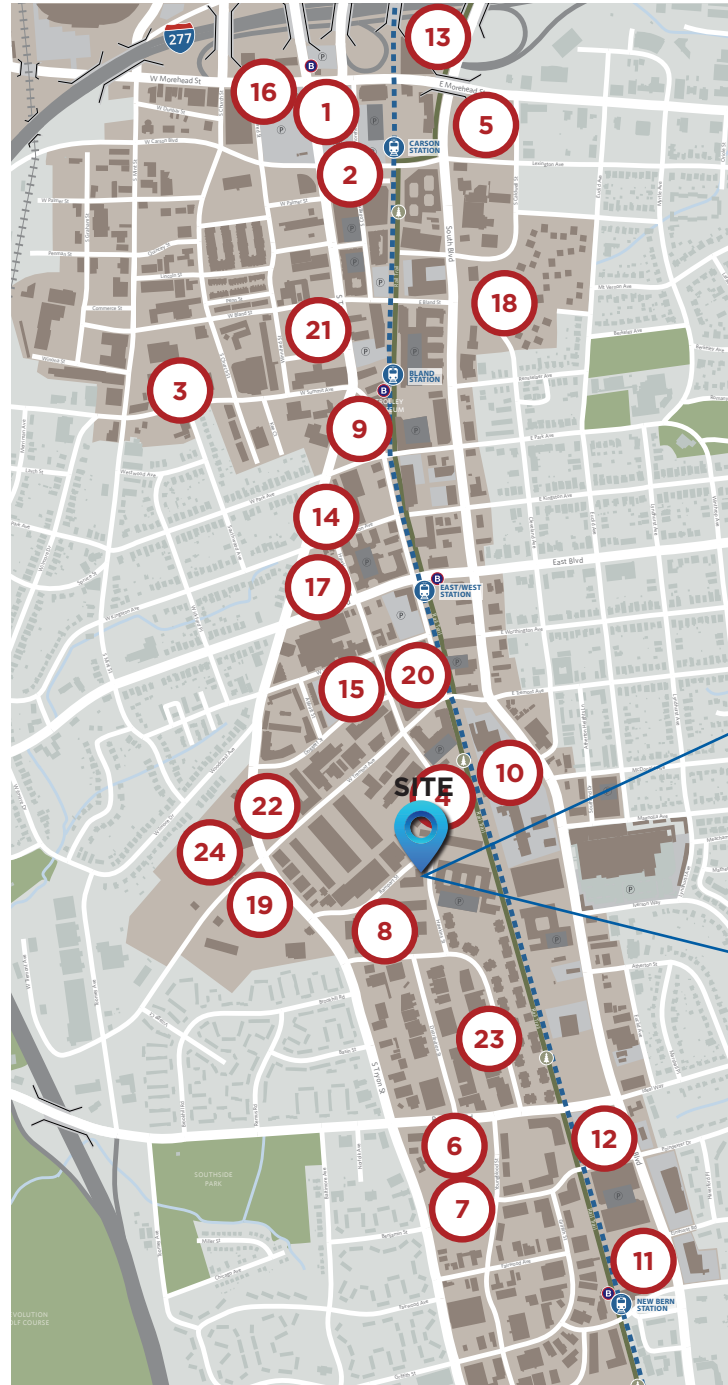
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- 1 Spectrum Towers
- 2 Carson Blvd. Townhomes
- 3 300 West Summit
- 4 2151 Hawkins
- 5 Dowd YMCA Renovation
- 6 Southpoint at South End
- 7 West Tremont Townhomes
- 8 Hub South End
- 9 Dimensional Place
- 10 Atherton Mill + Market
- 11 New Bern Station
- 12 Bainbridge Apartments
- 13 Camden Grandview Townhomes
- 14 Holiday Inn Express
- 15 Hawk
- 16 Broadstone Apartments
- 17 Common Square
- 18 Strawn Cottages Redevelopment
- 19 2100 South Tryon
- 20 Design Center
- 21 The RailYard South End
- 22 Three 30 Five
- 23 Domain Townhomes
- 24 Tremont Square



## AREA INFORMATION

Located just a short walk away from the Charlotte Rail Trail, Lynx Light Rail and the Design Center, The Mark is extremely well located in the heart of South End. Within a half mile of the site, there are over 7,000 existing resident units with 3,500+ planned or under construction.

South End also boasts over 2.8 MM square feet of office and 1.6 MM square feet of retail with more than 1.9 MM square feet of office and 494 K square feet of retail in the planning or construction stages. There are currently 500 hotel rooms planned/under construction.

Surrounded by a thriving craft brewery scene, multiple art galleries and popular shops and restaurants, The Mark will offer businesses a superb location at attractive rates while the area continues to grow.



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