



ASANA
PARTNERS



THE FOUNDRY

601 - 623 S. Cedar Street Charlotte, NC

Office with Character

The FreeMoreWest neighborhood is taking shape - a place where Charlotte's industrial heritage meets modern-day vision and values.

Great food, distinct retail, and proximity to entertainment have inspired a creative mix of companies to move in and make something cool. While it's location has made planting roots here a no brainer. No other neighborhood offers such connectivity to the culture of the city.



OFFICE INVENTORY GROWTH



225%

Growth in Inventory over the last 5 years

MULTI-FAMILY GROWTH



700 Units

Delivered over the last 2 years with an additional 1,300 MF units under construction or planned for development.

HOME VALUE



150%

Home values have increased 150% over the last 5 years in FMW

(Source: Zillow)



Neighborhood Cool Factor

The Full Package

The Foundry was originally built in 1929 as an iron production factory during the city's industrial boom. From its construction, it formed the foundation for a thriving, yet distinctive neighborhood at the gateway of Uptown and South End.

With walkable amenities and nearby features including interstate access, green space, trail access and the Queen City's biggest sports arenas, this is the full package deal. With an innovative fusion of historical preservation and modern design, The Foundry is Charlotte's trendiest creative office building.

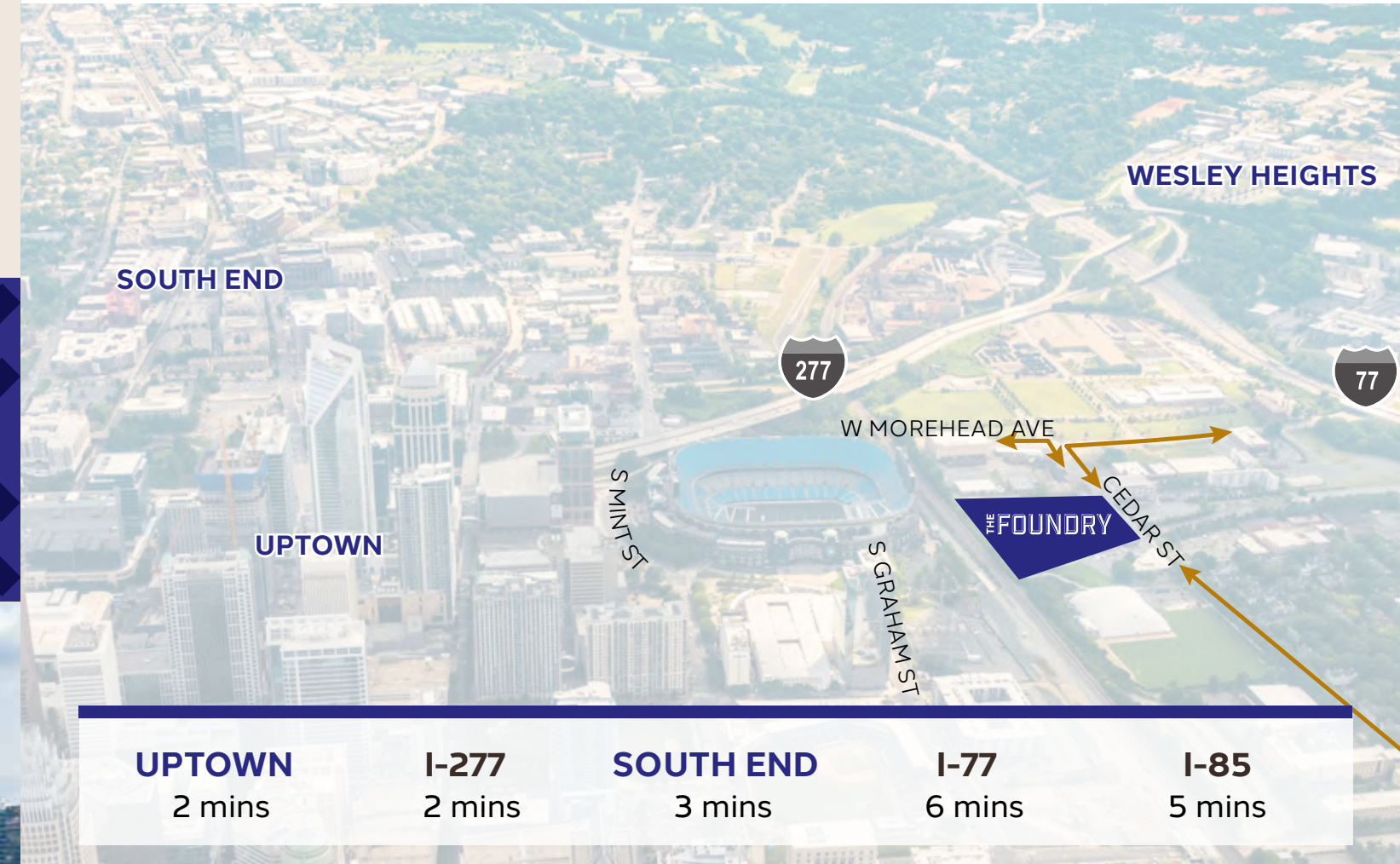
1 56,000 SF OF ADAPTIVE, REUSE SPACE FOR OFFICE

2 MOVE-IN READY SPACE & CREATIVE BUILD-OUTS

3 CONVENIENT DRIVE-PARKING

4 CLOSE PROXIMITY TO 20+ RESTAURANTS

Zip In, Zip Out



Spark your
creative ambition

On-Site Restaurant & Bar



Availabilities

601 S Cedar St

Suite 105E	1,588 SF	MOVE-IN READY
Suite 106A	1,702 SF	MOVE-IN READY
Suite 112	1,308 SF	
Suite 201	5,220 SF	

623 S Cedar St

FULL BUILDING OPPORTUNITY

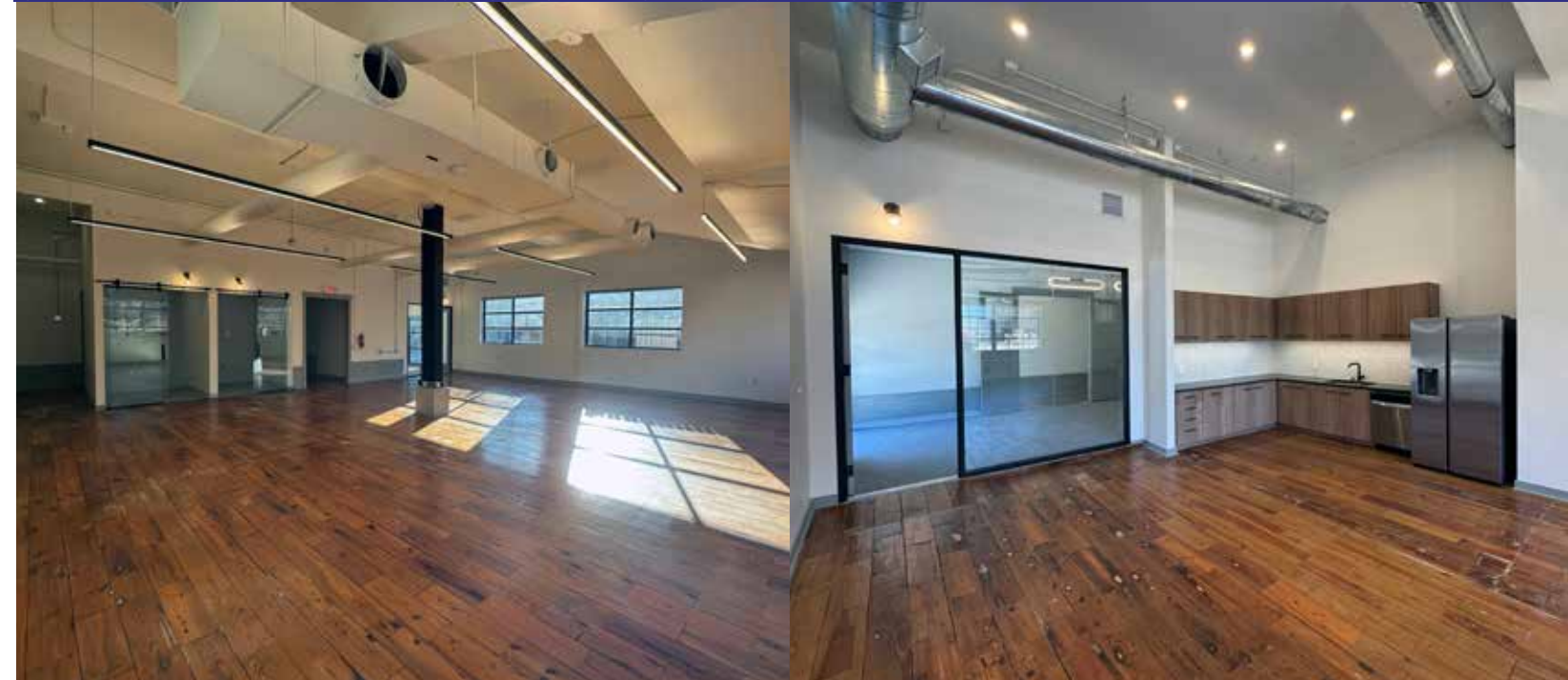
Suite 100	3,324 SF	
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619 S Cedar St

Suite A	2,649 SF	
Suite B	1,540 SF	
Suite H	4,897 SF	MOVE-IN READY
Suite J	4,918 SF	MOVE-IN READY
Suite L	1,923 SF	
Suite P	1,152 SF	

Brand New 4,897 SF Spec Suite

619 S. CEDAR ST



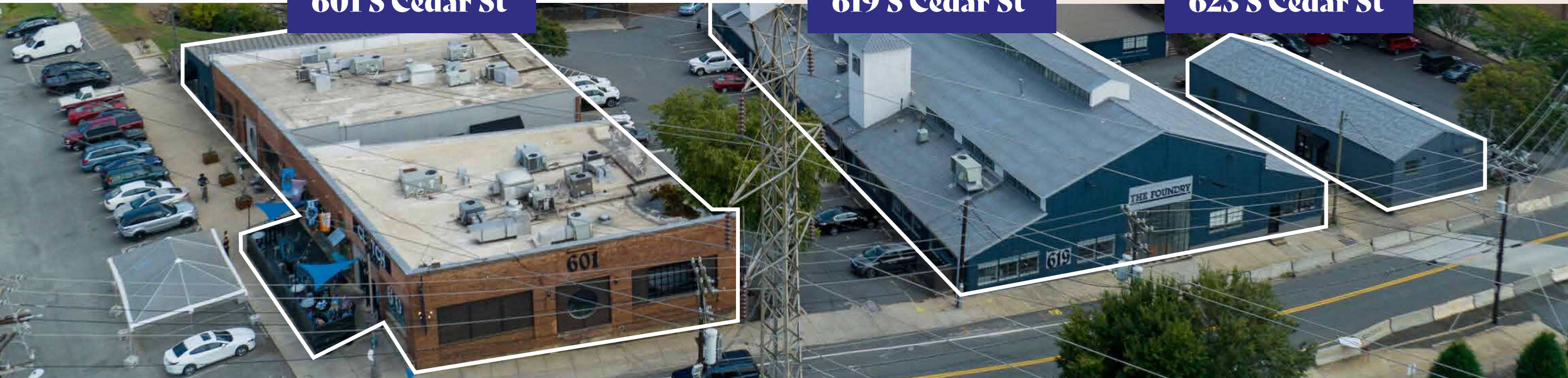
Spec Suite Features:

- > 2 OFFICES
- > HUDDLE ROOM
- > OPEN WORKSPACE
- > BREAKROOM
- > CONFERENCE ROOM
- > EXPOSED CEILINGS & WOOD FLOORS

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