



QUEEN
CITY
QUARTER®
UPTOWN
CHARLOTTE

QUEEN CITY QUARTER®

PRIME RETAIL AND
RESTAURANT SPACE AVAILABLE

CBRE

Find Something New at Queen City Quarter®

WITH A NEW VISION AND NEW LOOK, QUEEN CITY QUARTER® IS IDEALLY LOCATED WITHIN THE HEART OF CHARLOTTE'S CENTRAL BUSINESS DISTRICT

A 302,324 SF mixed-use complex with approximately 170,000 SF of Restaurant/Retail space, 133,000 SF of office, and 3 on-site hotels—AC Hotel, Residence Inn, and the Aloft.



overstreet
MALL CONNECTION



outdoor
SEATING AREA



24/7
SECURITY



lynx light rail
LINE ACCESS



on-site
MANAGEMENT



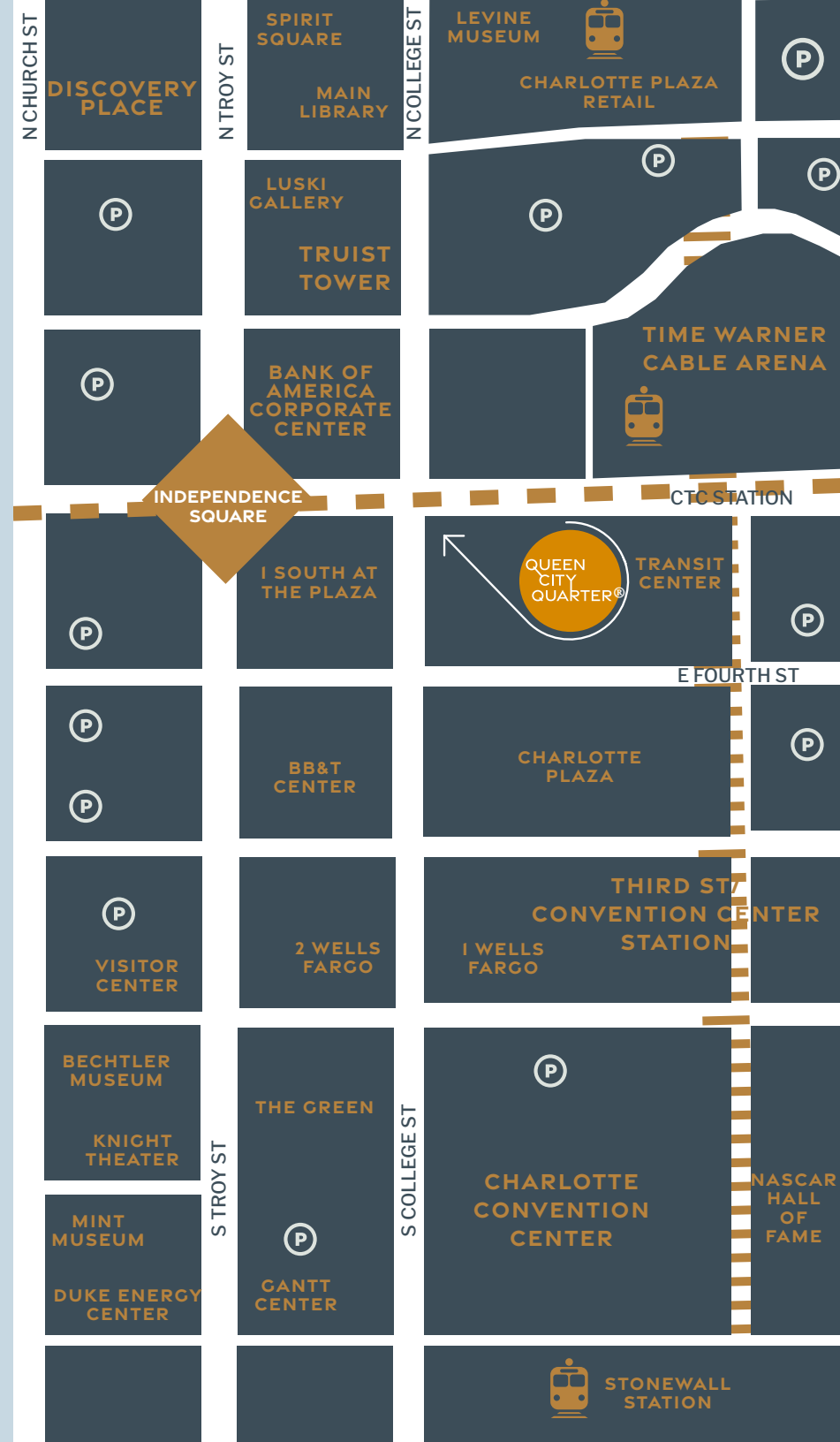
on-site
PARKING

CONNECTED TO EVERYTHING

Direct access to the Charlotte Transportation Center (CTC), which offers access to the LYNX Light Rail Blue Line, CATS buses, and the CityLYNX Streetcar makes this the central hub and main transfer point for The Charlotte Transport System.

OVERSTREET MALL CONNECTION:

Queen City Quarter® offers connection to Overstreet Mall, a hidden-in-plain-sight skywalk path that unites Charlotte's array of office buildings, restaurants, shops, hotels, and parking garages offering an abundance of amenities to Uptown professionals, residents, and visitors that's weatherproof and climate controlled



A PRIME ADDRESS REIMAGINED FOR TODAY

Strategically located in the heart of Uptown, Queen City Quarter® is surrounded by best-in-class office, hospitality, dynamic retail, and entertainment.



FOOD & BEVERAGE

- | | | |
|--|---|---------------------------|
| 1. Aria Tuscan Grill | 9. Ruth's Chris Steak House | 16. Mortimer's |
| 2. Cicchetti | 10. Nuvole Rooftop Twenty Two | 17. STK (Coming Soon) |
| 3. Essex Bar & Bistro | 11. La Belle Helene | 18. Sea Level NC |
| 4. Tupelo Honey Southern Kitchen & Bar | 12. Waterbean Coffee | 19. Luce |
| 5. Reid's Fine Foods | 13. Famous Toastery | 20. Ri Ra Irish Pub |
| 6. Chima Steakhouse | 14. Fleming's Prime Steakhouse & Wine Bar | 21. Prohibition Bar |
| 7. The Bella Ciao | 15. Red Eye Diner | 22. The Local |
| 8. McCormick & Schmick's | | 23. The Capital Grille |
| | | 24. Coco and the Director |



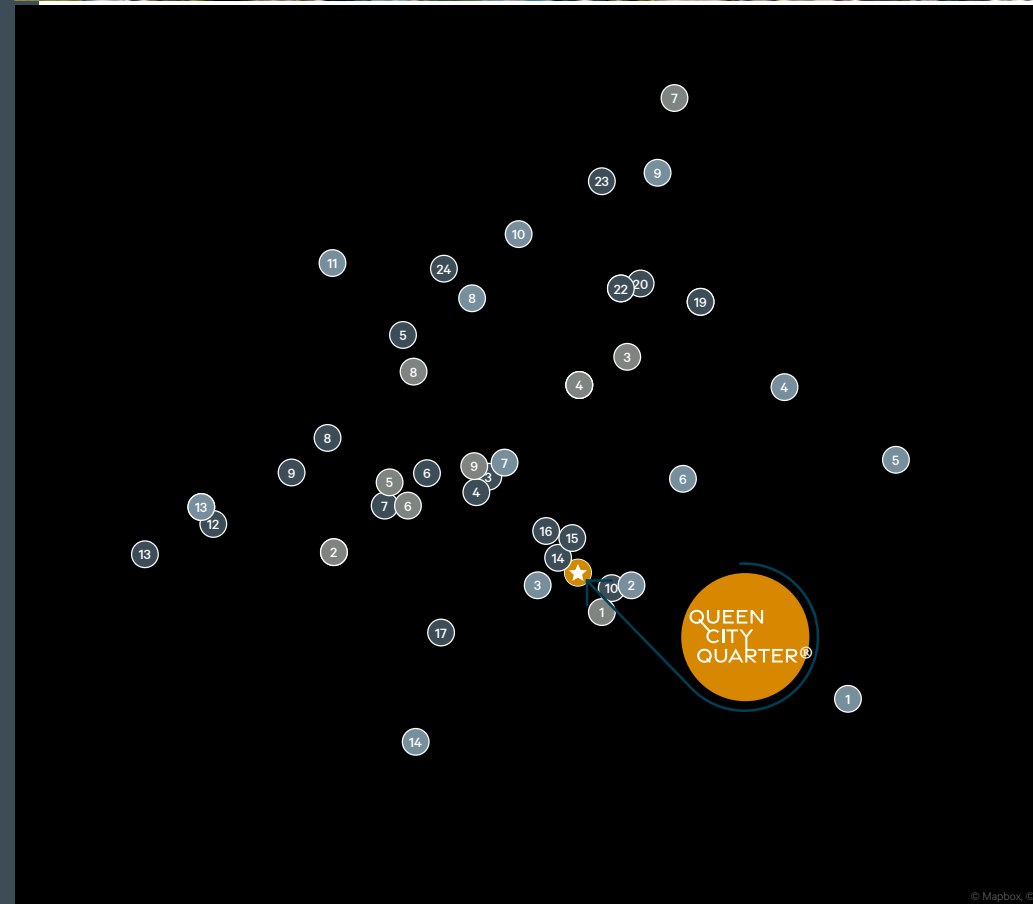
HOTELS

- | | | |
|----------------------------------|--------------------------------|-----------------------------|
| 1. Hyatt House | 6. The Ritz-Carlton | 11. Grand Bohemian |
| 2. AC Hotel & Residence Inn | 7. Omni Hotels and Resorts | 12. Courtyard by Marriott |
| 3. Aloft Hotel | 8. Marriott Hotels and Resorts | 13. Kimpton Tryon Park |
| 4. Holiday Inn | 9. The Dunhill | 14. Hilton Charlotte Uptown |
| 5. Springhill Suites by Marriott | 10. The Ivey's | |



RETAIL & ENTERTAINMENT

- | | | |
|-----------------------|----------------------------|----------------------------|
| 1. Bowlero | 5. Planet Fitness | 8. Charlotte City Club |
| 2. FedEx Office Print | 6. U.S. Bank Branch | 9. Charlotte Athletic Club |
| 3. Stage Door Theater | 7. Discovery Place Science | |
| 4. Belk Theater | | |



ONE STOP DESTINATION

Uptown Charlotte is the economic, social, and cultural heart of the region. From Fortune 500 company headquarters to tech startups, Charlotte's central business district is known as the 2nd largest banking center in the US. It's also home to the Carolina Panthers (NFL), Charlotte Hornets (NBA), Charlotte FC (MLS) and the Charlotte Knights (MILB). Whether it's innovative dining, museums, public art, sports, or live events that you are looking for, Uptown has no shortage of unique experiences.

A great place to live and work in Charlotte, Uptown is home to many young professionals who enjoy easy access to all the bars, restaurants, sports and entertainment venues.

HOSPITALITY QUICK FACTS



480+

ROOMS TO OPEN IN UPTOWN BY 2030



6,791

ROOMS AVAILABLE IN UPTOWN



70+

RESTAURANTS WITHIN ONE MILE OF QUEEN CITY QUARTER®

410,880

SF OF OFFICE SPACE UNDER CONSTRUCTION

21.7 MILLION

SF OF OFFICE INVENTORY IN UPTOWN

\$127,319

AVERAGE HOUSEHOLD INCOME

25-29

LARGEST AGE RANGE

128,867

RESIDENTS IN A 3-MILE RADIUS OF QUEEN CITY QUARTER®

159,713

EMPLOYEES IN UPTOWN

8,397

MULTIFAMILY UNITS IN UPTOWN

66,447

HOUSEHOLDS WITHIN A 3-MILE RADIUS OF QUEEN CITY QUARTER®

UPTOWN HEADQUARTERS



Honeywell



TRUIST

UPTOWN MAJOR EMPLOYERS





SITE PLAN ▶



OVERSTREET LEVEL

82,000 SF FOR RETAIL

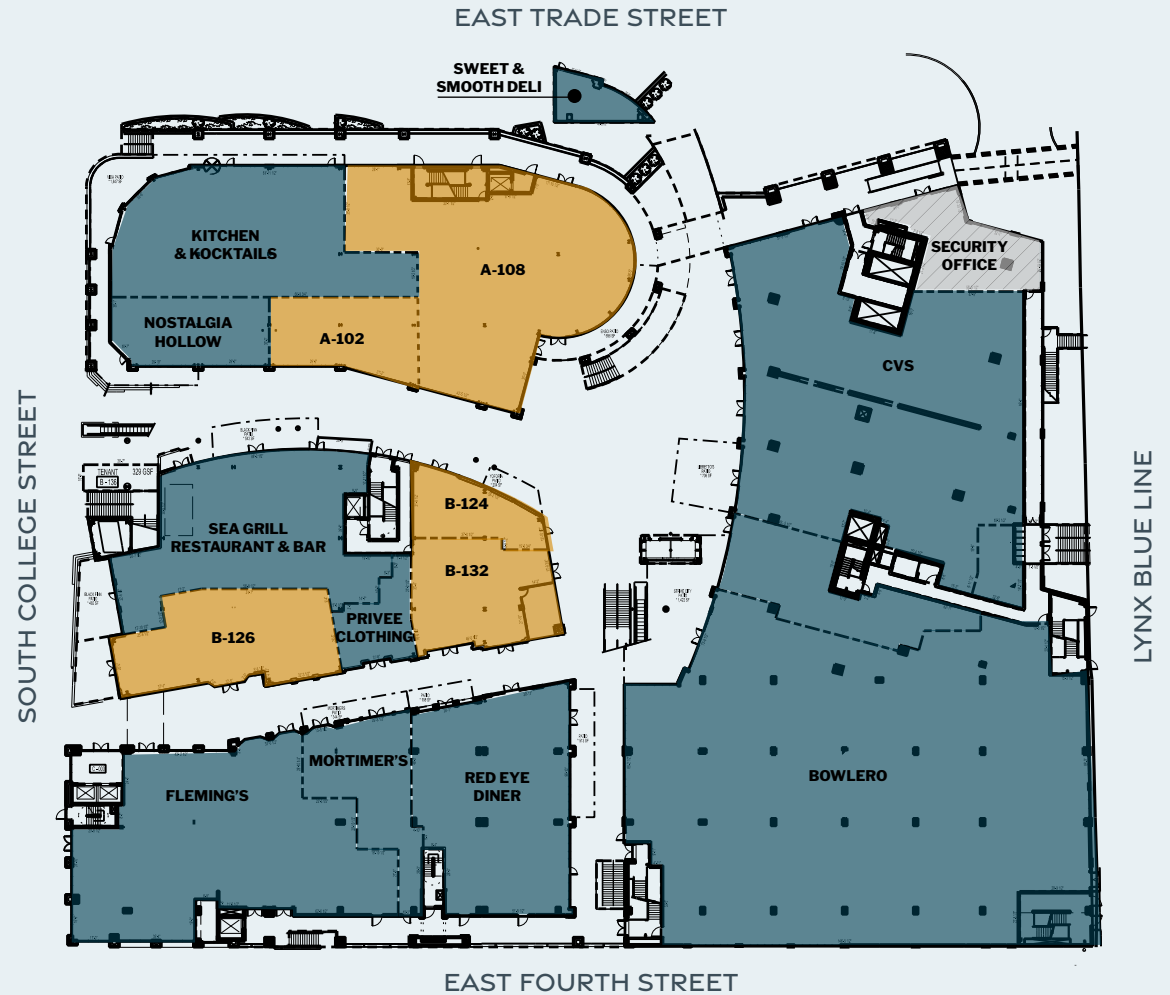
GROUND LEVEL

86,000 SF FOR RETAIL



QUEEN
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QUARTER®

RETAIL AND RESTAURANT AVAILABILITIES



GROUND LEVEL LEASE PLAN

A102 - 1,872 SF

A108 - 7,200 SF

(2ND GENERATION RESTAURANT)

B124 - 1,270 SF

B126 - 3,190 SF

***B-132 - 2,189 SF**

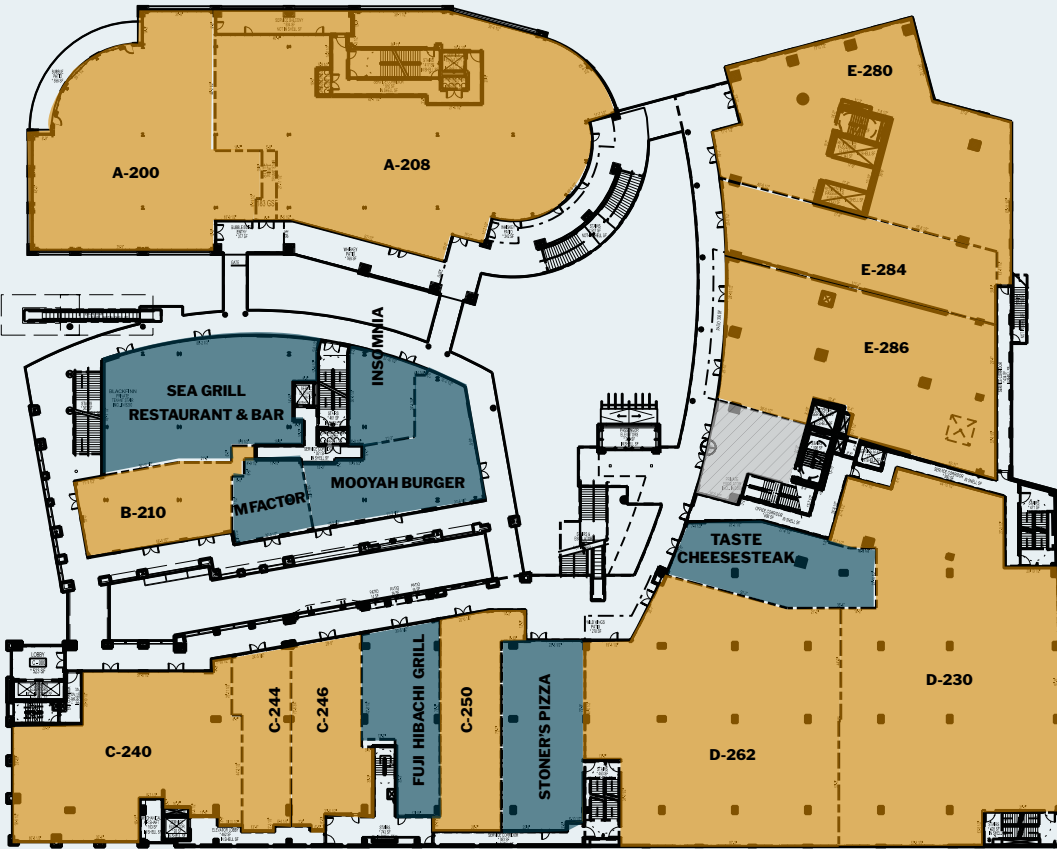
-  AVAILABLE
-  LEASED
-  NEGOTIATING

*THIS SPACE IS SUITABLE FOR A RESTAURANT WITH HOOD SYSTEM/VENTILATION. IT'S CURRENTLY NOT A RESTAURANT BUT WAS PREVIOUSLY SO THE RESTAURANT INFRASTRUCTURE IS THERE

EAST TRADE STREET

SOUTH COLLEGE STREET

LYNX BLUE LINE



EAST FOURTH STREET

OVERSTREET LEVEL LEASE PLAN ▶

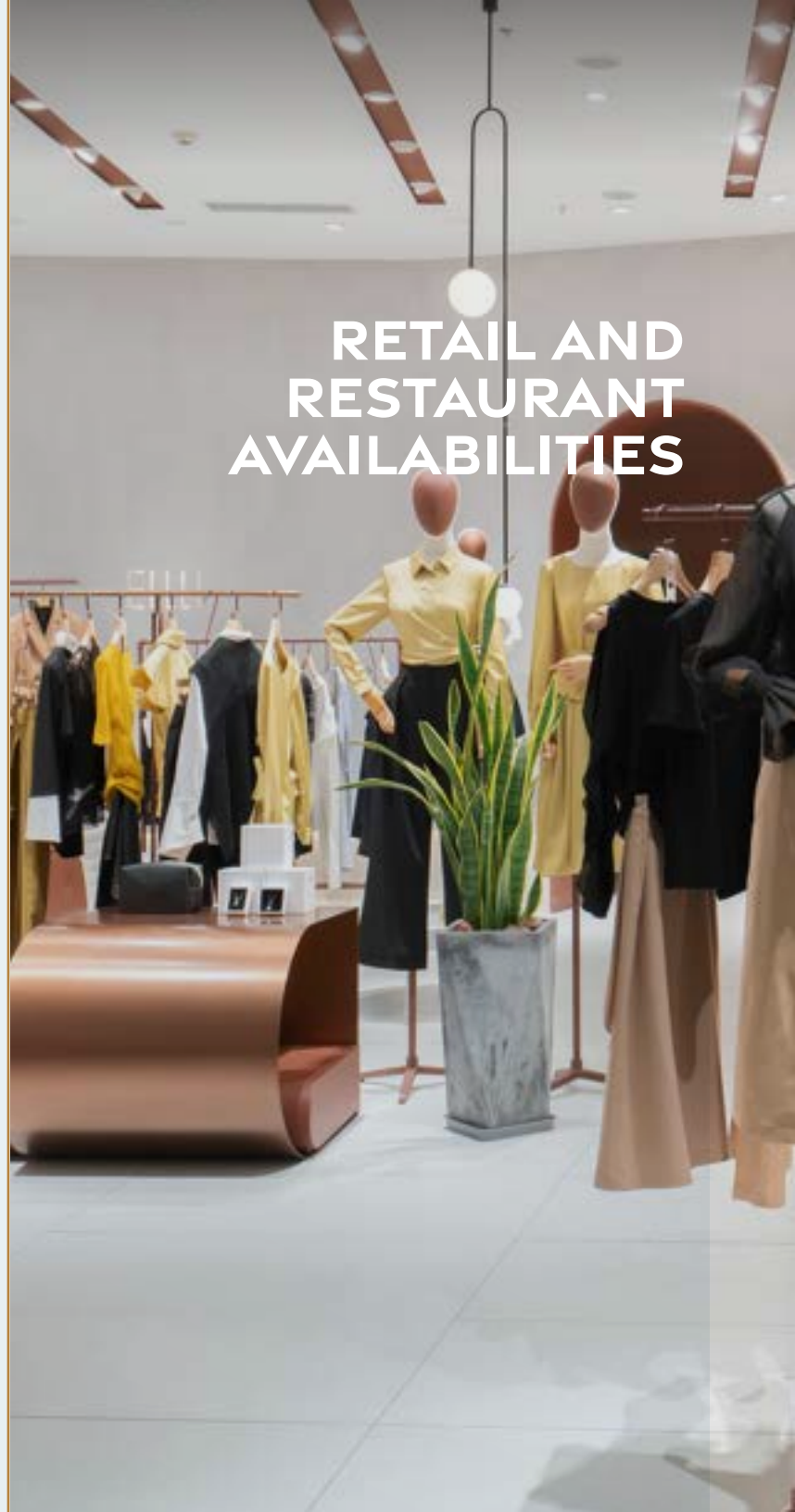
- A200 - 6,370 SF
- *A208 - 10,168 SF
- *B-210 - 1,929 SF
- *C240 - 5,188 SF
- C244 - 1,497 SF
- C246 - 2,182 SF
- C250 - 2,205 SF

- D230 - 11,237 SF
- *D262 - 9,238 SF
- *E280 - 4,999 SF
- E284 - 3,192 SF
- *E286 - 6,496 SF

- AVAILABLE
- LEASED
- NEGOTIATING

*2ND GENERATION RESTAURANT

RETAIL AND RESTAURANT AVAILABILITIES





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QUARTER®

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CBRE

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