



ASANA
PARTNERS



Exterior & Interior
Renovations Complete

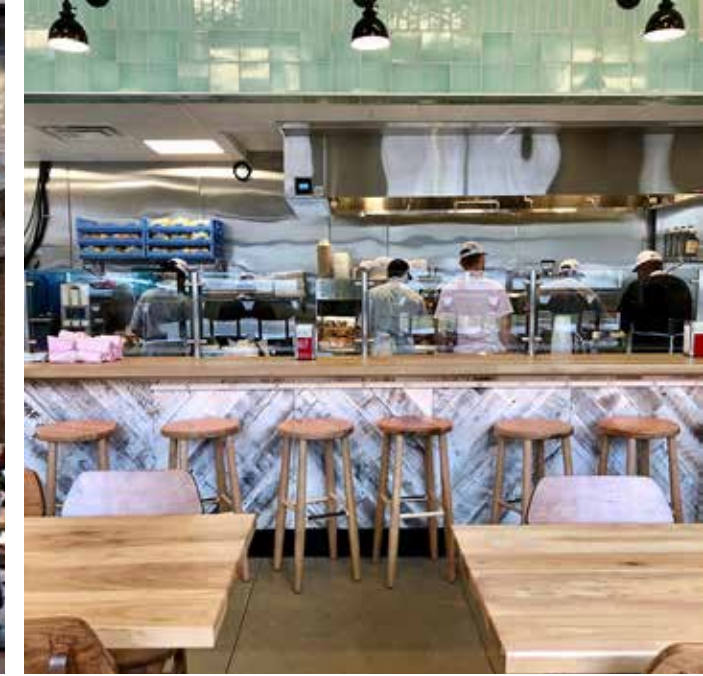
Charlotte, NC

Grinnell
— 1435 —
WEST MOREHEAD

Reimagined for the Future of Work

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



Neighborhood Cool Factor

(Source: Zillow)

Historic Character Meets Modern Future

Once the headquarters of Grinnell Waterworks, this creative office building sits on the buzzing West Morehead Street.

Originally constructed in 1930, the building's industrial details and iconic architectural elements, like its smoke stack, have been preserved. The office spaces within offer tons of natural light, historic character, and open space for a flexible work environment.

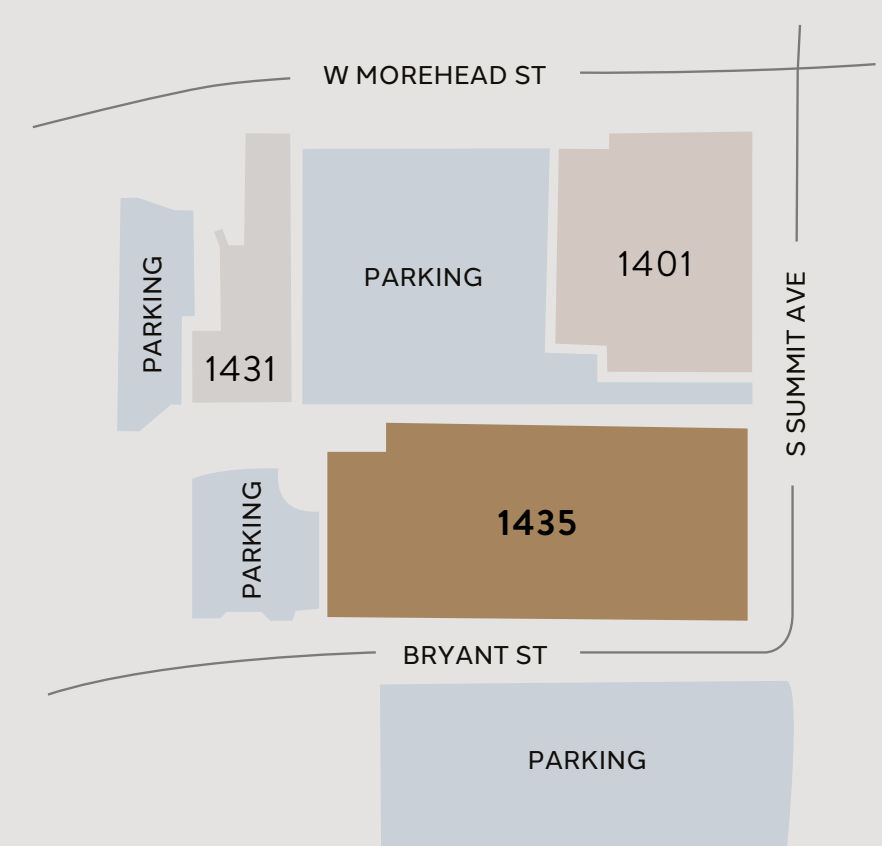
- 1** 52,000 SF OF HISTORIC, ADAPTIVE REUSE SPACE
- 2** CONVENIENT DRIVE-UP PARKING
- 3** QUICK ACCESS TO I-77, I-85, AND I-277
- 4** WALKING DISTANCE TO 20+ RESTAURANTS



Zip In, Zip Out

UPTOWN 4 min	I-277 5 min	SOUTH END 6 min	I-77 6 min	I-85 8 min
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GRINNELL SITE PLAN



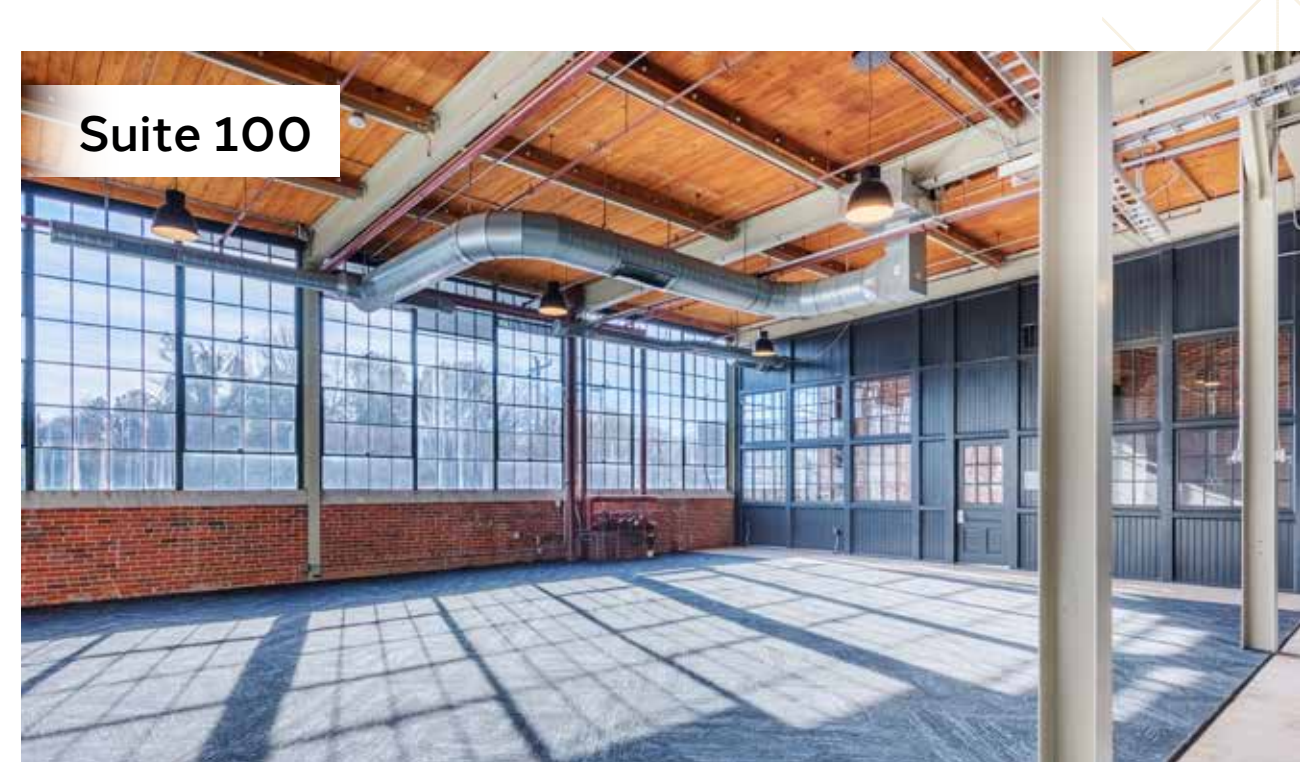
RENOVATIONS COMPLETE

Open spaces ready
to inspire your best
work yet.

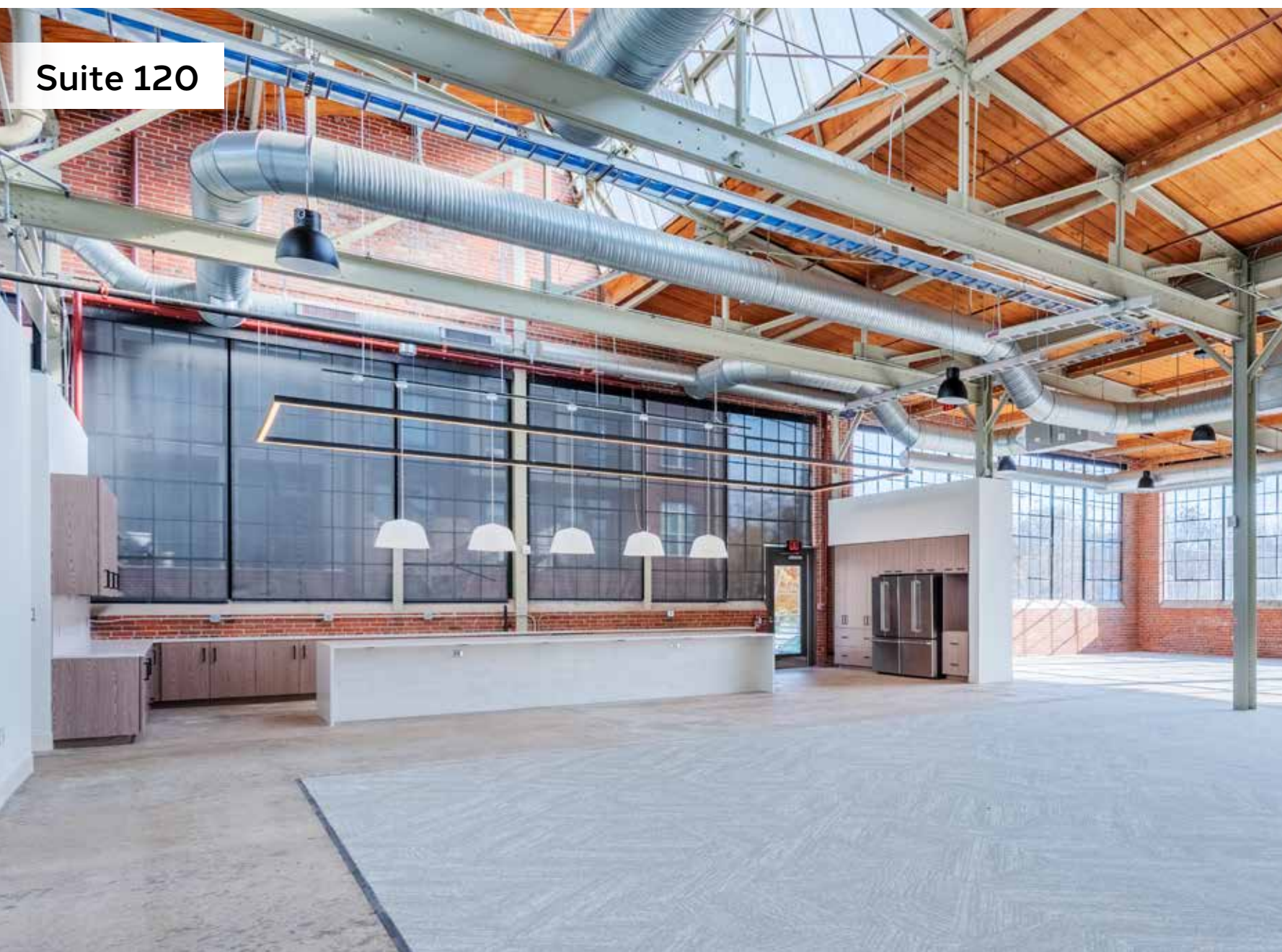
Lobby lounge
seating



Suite 100



Suite 120



Main lobby
collab space



Grinnell

— 1435 —
WEST MOREHEAD



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