

Move-In Ready & Plug-and-Play Office Space in SouthPark

FOR LEASE

1

OPTION 1: MOVE-IN READY SPEC SUITES
±1,900-2,900 RSF | Fixed rent | Quick delivery

2

OPTION 2: PLUG-AND-PLAY FULL FLOORS
±19,600 RSF | Furniture included | Immediate occupancy

3

OPTION 3: CUSTOM FULL-FLOOR SOLUTION
Defined TI package | Scheduled delivery

TWO
SOUTH PARK CENTER
6135 PARK SOUTH DRIVE | CHARLOTTE, NC 28210

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FIRST & EARLY
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WALKABLE RETAIL, DINING & LIFESTYLE AMENITIES



LEGEND

FOOD & BEVERAGE	WALK TIME	DRIVE TIME
Fine & Fettle	7 min	2 min
131 Main Restaurant	7 min	2 min
Panera Bread	7 min	2 min
Ruth's Chris Steak House	7 min	2 min
First Watch	8 min	2 min
Bobby's Burgers	10 min	3 min
Piedmont Town Center	11 min	3 min
Legion Brewing	13 min	3 min
Nick's Cafe	15 min	3 min
SouthPark Mall	16 min	3 min
Rhino Market	16 min	3 min
Jinya Ramen	17 min	4 min
Village Tavern	18 min	5 min
Original Pancake House	19 min	5 min
Baoding	20 min	5 min
Terraces At SouthPark	23 min	5 min
Starbucks	25 min	5 min
Specialty Shops SouthPark	26 min	5 min
Little Mama's	26 min	5 min
Baku	27 min	5 min
Apex Southpark	28 min	5 min
The Residence	29 min	5 min
The Pavillion	30 min	5 min

TWO
SOUTH PARK

Backlot Trail Head

SOUTHPARK CONNECTIVITY



*FOR CONCEPTUAL PURPOSES ONLY



PROPERTY HIGHLIGHTS



BUILDING NAME - Two SouthPark Center



ADDRESS - 6135 Park South Drive Charlotte, NC 28210



TOTAL BUILDING SIZE - 96,833 RSF



FLOOR PLATES - Approximately - ±19,600 RSF



PARKING PATIO - 4.8 / 1,000 SF



YEAR BUILT/RENOVATED - 1980/2025



BUILDING AMENITIES - Coming Soon - New Tenant Lounge / Shared Conference Room, Courtyard Seating, and a Walking Trail Connector



ASKING RATE

3rd & 4th Floors –\$34.50 PSF | Delivered “As Is”

2nd Floor –\$38.00 PSF | Spec Suites

1st Floor Suite –Withheld | Contact Broker for Details

New Building Renovations in Progress



FAVORABLE RENT ECONOMICS



Two SouthPark **\$34.50 - \$38.00/SF**
 (subject to scope of build-out)
 Landlord prepared to deliver competitive, all-in economics with defined TI and delivery timelines.

SouthPark Submarket **\$41.29**

Midtown/Southend **\$44.61**

Ballantyne/South-485 **\$39.23**

Asking Rent/SF (Average)

DRIVE TIMES FROM TWO SOUTHPARK

SOUTHPARK MALL – 3 Mins

PHILLIPS PLACE – 5 Mins

BALLANTYNE – 16 Mins

SOUTHEND – 17 Mins

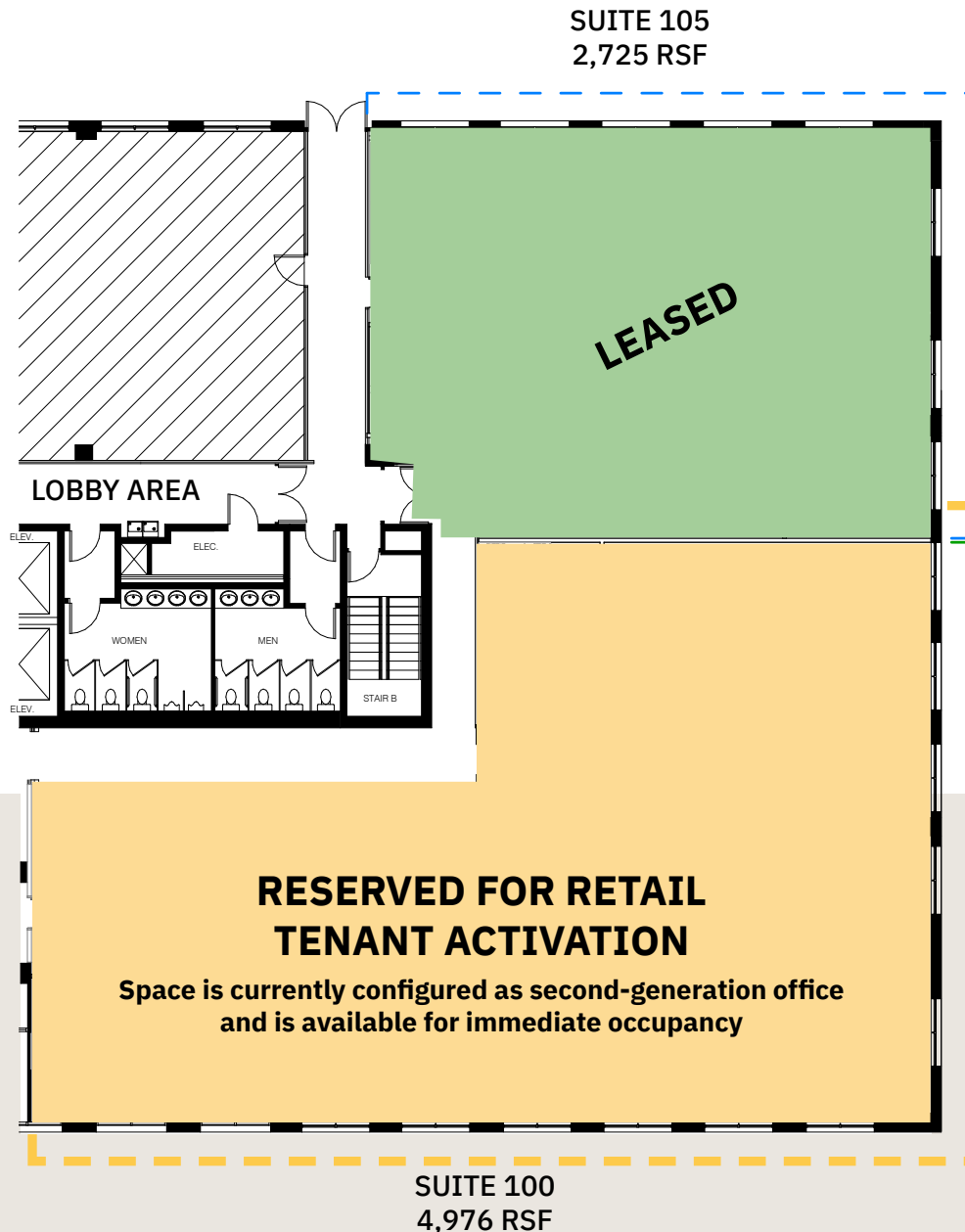
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT – 20 Mins

UPTOWN – 23 Mins

Source: Costar Research as of 1/19/2026

FIRST FLOOR AVAILABILITY

Planned activation opportunities designed to enhance the tenant experience over time



AMENITY LOCATION - FIRST FLOOR SUITE 100



PROPOSED OUTDOOR PATIO



LAYERED LANDSCAPE BUFFERS

Dense native plantings, ornamental grasses, and layered shrubs along the edge of the trail create a visual and acoustic buffer from traffic



ARTISTIC SCREEN WALLS + FENCING

Use artistic metal panels, perforated screens, with vegetation



VISUAL PULL TOWARDS FUTURE AMENITY

Use wayfinding poles, archways, or lighted trailscapes to draw attention away from the cars and toward the destination

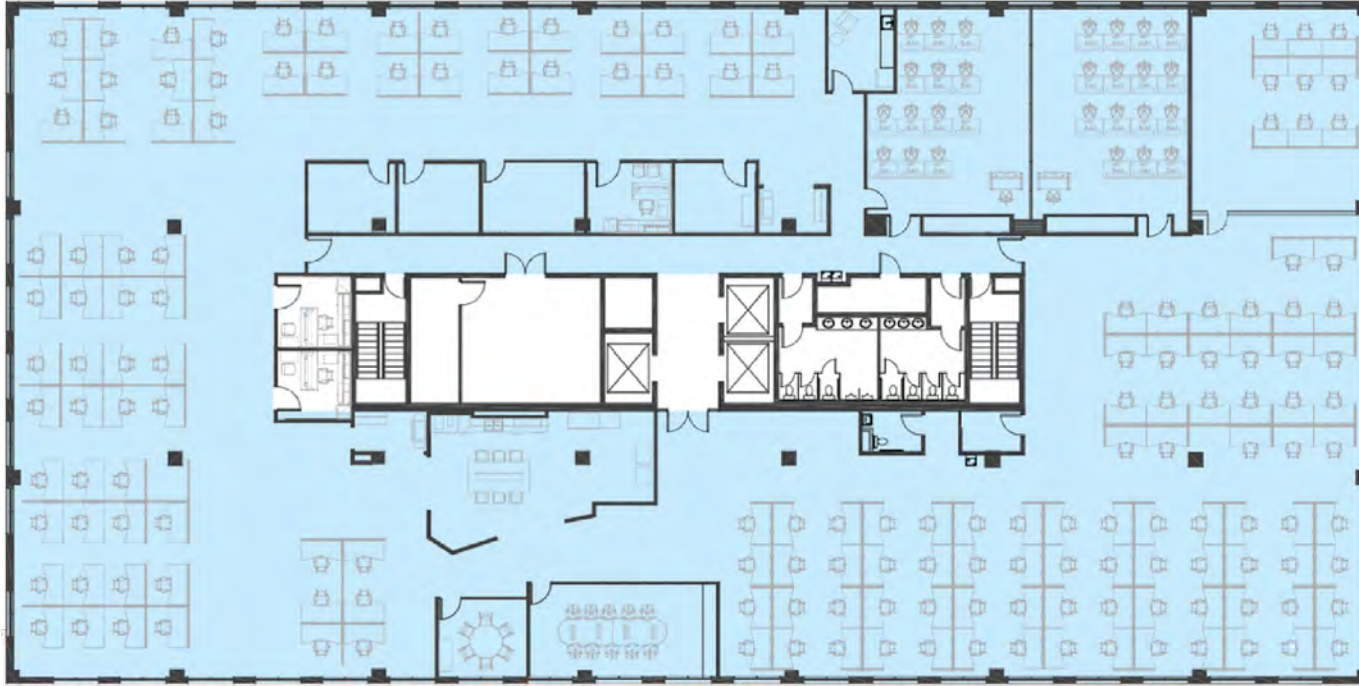
(Does not include the corridor we intend to capture)

PHOTOS-2ND FLOOR



THIRD FLOOR AVAILABILITY | 19,667 RSF

Available Immediately — Minimal Landlord Work Required



DESIGNED FOR TENANTS SEEKING RAPID OCCUPANCY WITH PREDICTABLE ECONOMICS AND MINIMAL DOWNTIME

TURNKEY FULL-FLOOR | AVAILABLE IMMEDIATELY

- ✔ **160 fully furnished workstations**
Some furniture procurement or setup required
- ✔ **2 glass conference rooms + dedicated training room (25+ people)**
Ideal for team meetings, onboarding, and collaboration
- ✔ **7 private offices already built**
Executive and manager offices in place
- ✔ **Full kitchenette installed**
Immediate employee use with no additional build-out

FEATURES & FINISHES

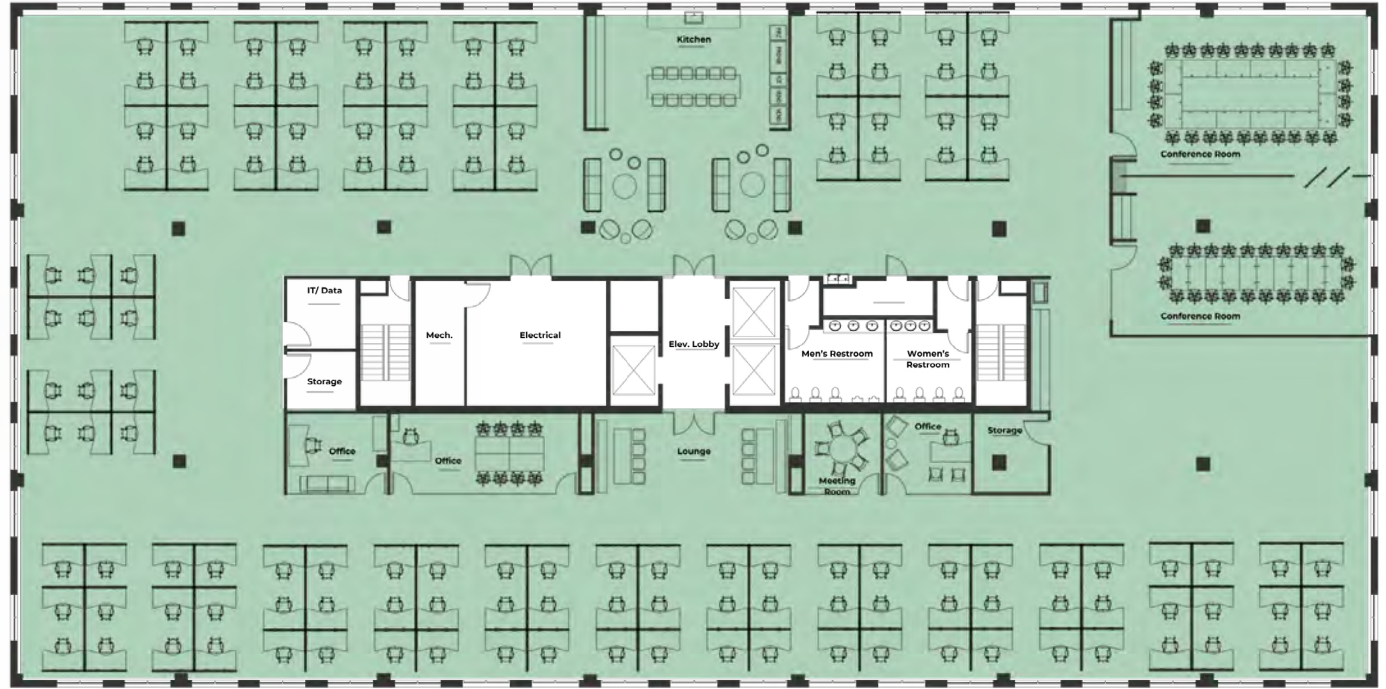
- ✔ Plug-and-play floor with minimal landlord work required
- ✔ Contemporary building finishes throughout
- ✔ Abundant natural light across the floorplate
- ✔ Exposed high ceilings with spiral ductwork
- ✔ Interior glass offices and conference rooms
- ✔ Optional Herman Miller furnishings available (negotiable)

PHOTOS-3RD FLOOR



FOURTH FLOOR AVAILABILITY | 19,692 RSF

Available Immediately — Minimal Landlord Work Required



IDEAL FOR TENANTS PRIORITIZING SPEED, CERTAINTY, AND OPERATIONAL CONTINUITY IN SOUTHPARK

TURNKEY FULL-FLOOR | AVAILABLE IMMEDIATELY

- ✔ **132 fully furnished workstations — operational day one**
Designed for immediate occupancy with no furniture procurement required
- ✔ **3 dedicated conference and training rooms**
Supports executive meetings, team collaboration, and employee onboarding
- ✔ **3 private offices in place**
Ideal for leadership, HR, or focused work environments
- ✔ **Full kitchenette installed**
Ready for immediate employee use with no additional build-out

FEATURES & WORKPLACE EXPERIENCE

- ✔ Plug-and-play full floor requiring minimal landlord work
- ✔ Contemporary building finishes throughout
- ✔ Open lounge area that doubles as an informal meeting and collaboration space
- ✔ Abundant natural light across the floorplate
- ✔ Exposed high ceilings with spiral ductwork
- ✔ Interior glass conference rooms and private offices
- ✔ Optional Herman Miller furnishings available (negotiable)

PHOTOS-4TH FLOOR



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Limited Turnkey Availability



Schedule a tour to review active deal packages

LANDLORD PREPARED TO MOVE QUICKLY ON QUALIFIED OPPORTUNITIES

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