

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

FOR LEASE

1

OPTION 1: MOVE-IN READY SPEC SUITES
±2,000-2,500 RSF | Fixed rent | Quick delivery

2

OPTION 2: PLUG-AND-PLAY FULL FLOOR
±19,692 RSF | Furniture included | Immediate occupancy

3

OPTION 3: NEW SPEC SUITES - UNDER CONSTRUCTION
Multiple Configurations | Scheduled Delivery

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

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FIRST & EARLY
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS

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

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

4th Floor – \$35.50 PSF | Delivered “As Is”

3rd Floor – Rate Withheld | Contact Broker | Proposed Spec Suites

2nd Floor – \$39.00 PSF | Spec Suites

1st Floor Suites – Rate Withheld | Contact broker for details

New Building Renovations in Progress



FAVORABLE RENT ECONOMICS



Two SouthPark

Starting \$35.50/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

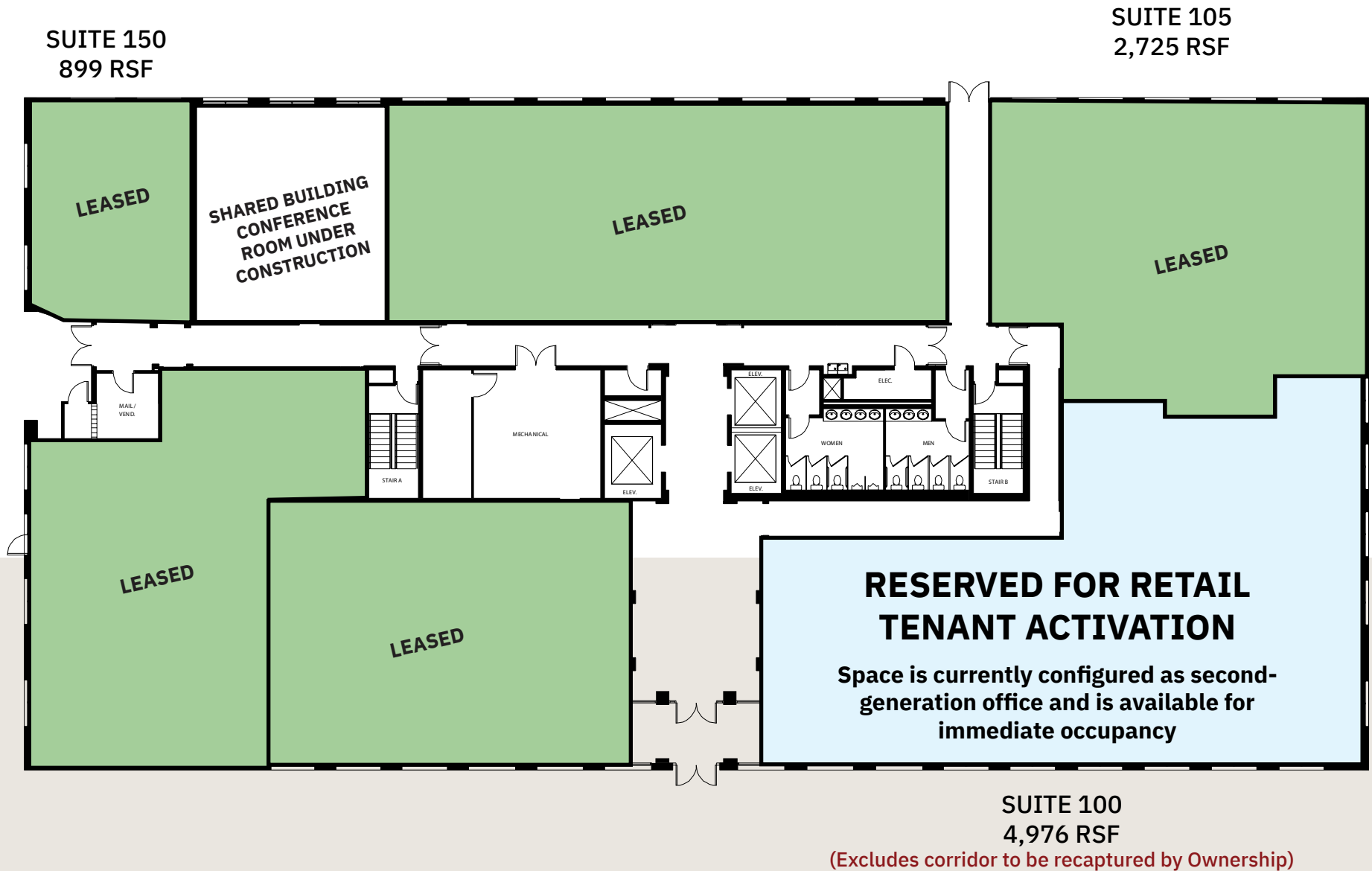
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT – 20 Mins

UPTOWN – 23 Mins

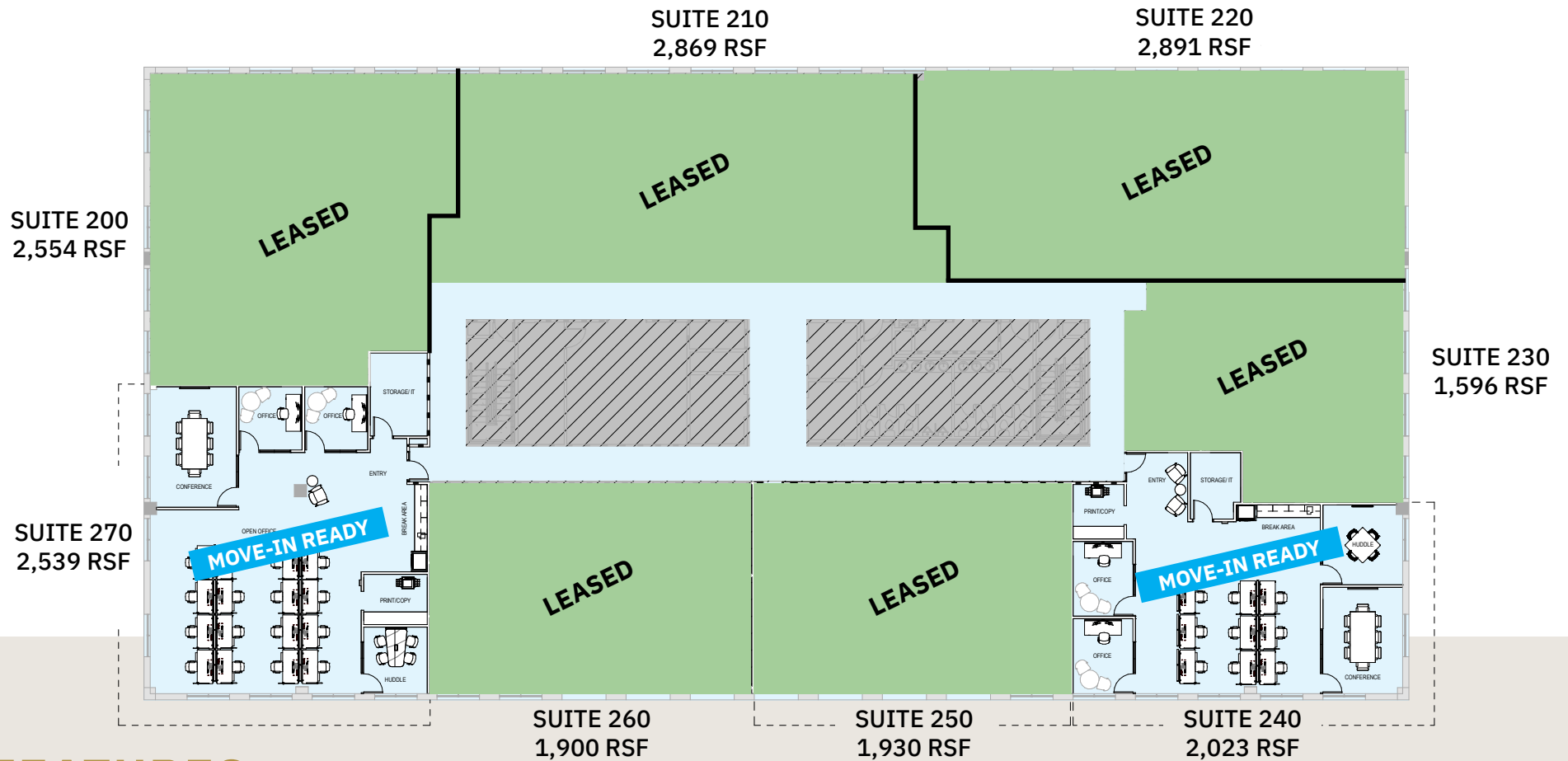
Source: Costar Research as of 1/19/2026

FIRST FLOOR AVAILABILITY

Planned activation opportunities designed to enhance the tenant experience over time

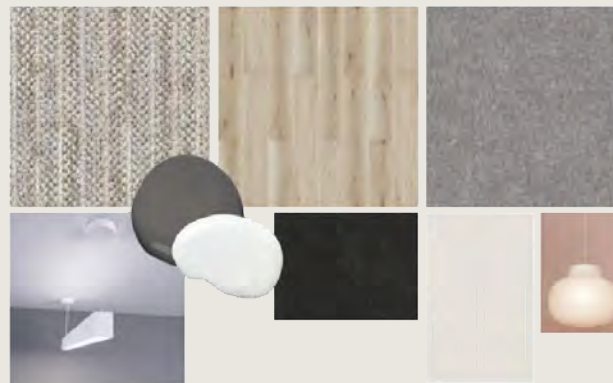


SECOND FLOOR AVAILABILITY | SPEC SUITES



FEATURES

- Move in Ready Spec Suites
- Contemporary Building Finishes
(Negotiable Herman Miller Furnishing)
- Abundant natural light throughout
- Exposed high ceilings with spiral ductwork
- Interior glass conference rooms and private offices

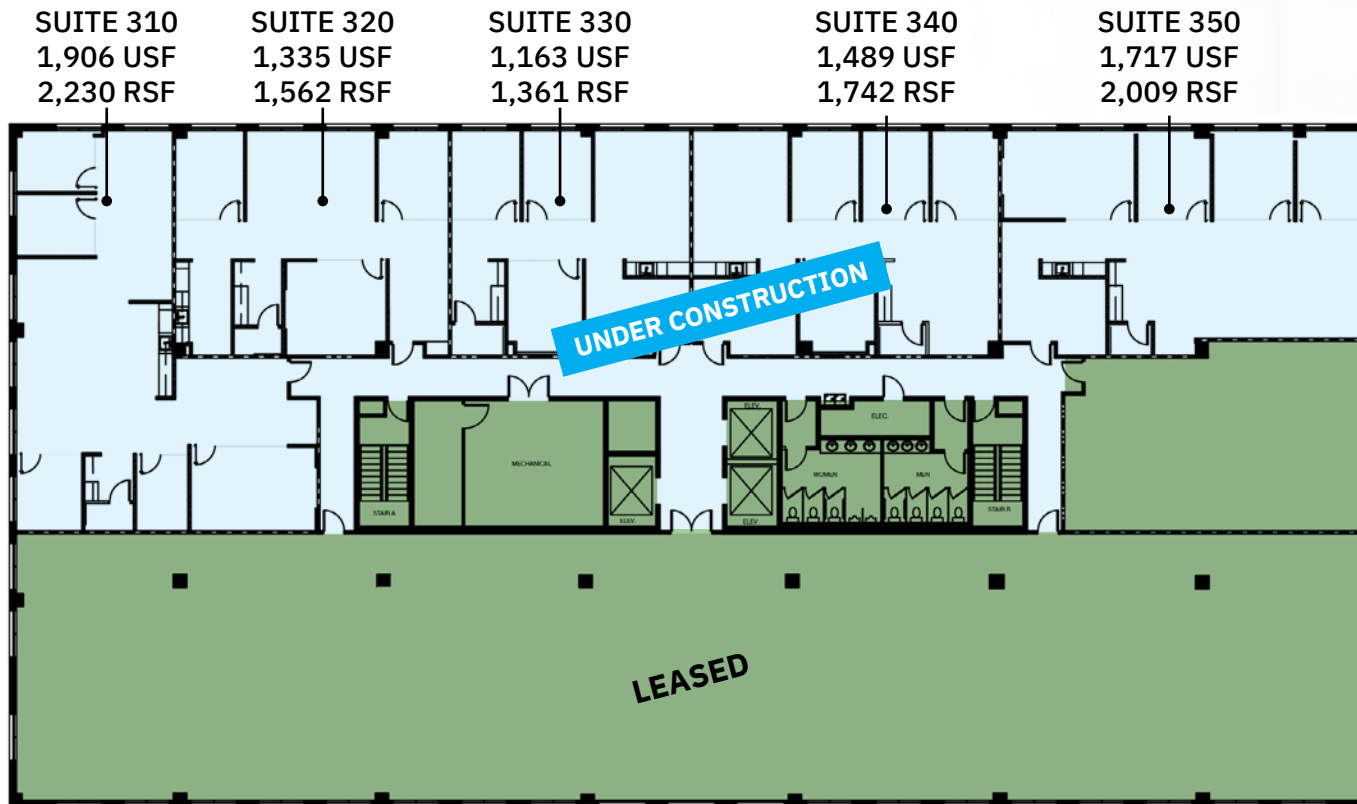


PHOTOS-2ND FLOOR



THIRD FLOOR AVAILABILITY | SPEC SUITES

Multiple configurations under construction - Scheduled delivery



DESIGNED FOR TENANTS SEEKING NEW, EFFICIENT OFFICE SUITES WITH FLEXIBLE CONFIGURATIONS AND A CLEAR PATH TO OCCUPANCY

NEW SPEC SUITES | UNDER CONSTRUCTION

- ✂ **Five new spec suites planned across the third floor**
Multiple suite sizes designed to accommodate a range of office users
- ✂ **Suite sizes ranging from ±1,361 RSF to ±2,230 RSF**
Flexible options for small to mid-size tenancy requirements
- ✂ **Efficient suite configurations**
Planned layouts designed to support productive day-to-day occupancy
- ✂ **Opportunity to secure space ahead of delivery**
Allows tenants to plan proactively for future occupancy needs

FEATURES & FINISHES

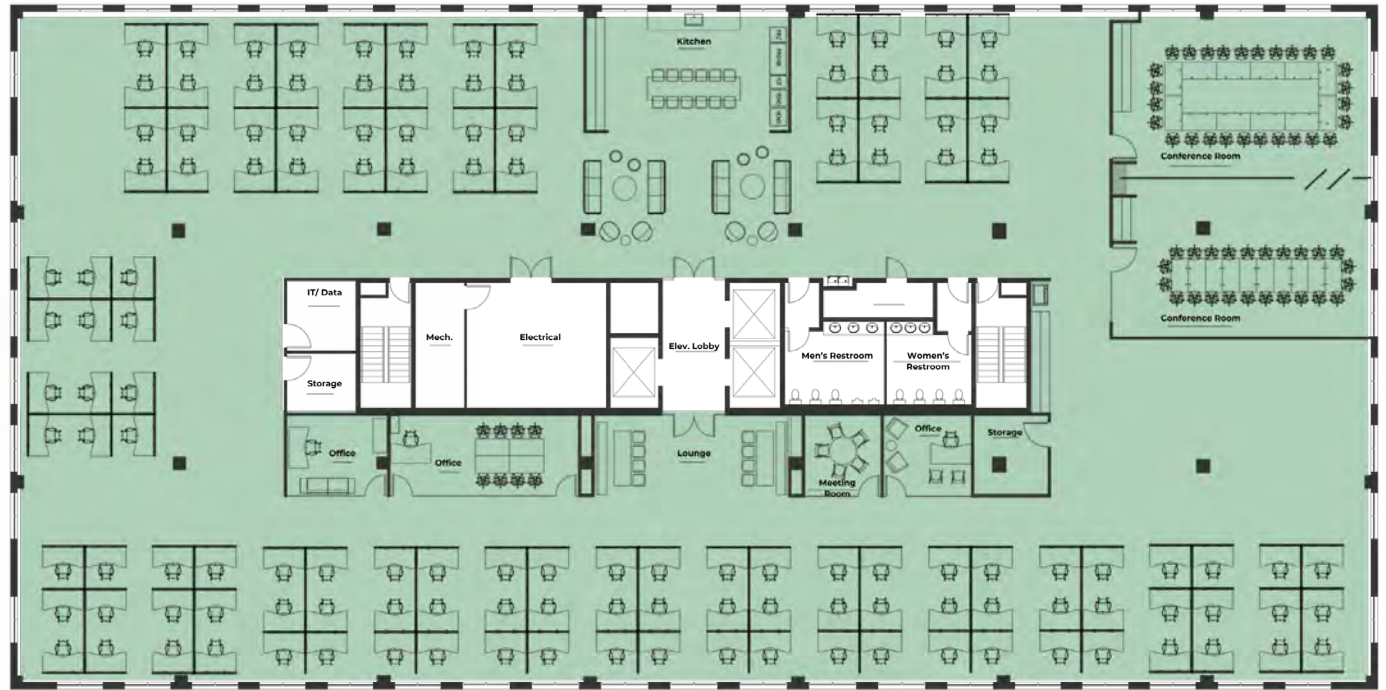
- ✂ New spec suites currently under construction
- ✂ Contemporary building finishes throughout
- ✂ Abundant natural light across the floorplate
- ✂ Exposed high ceilings with spiral ductwork
- ✂ Interior glass offices and conference rooms
- ✂ Multiple suite configurations to accommodate varying user needs

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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