

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
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS

WALKABLE RETAIL, DINING & LIFESTYLE AMENITIES



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 - $\pm 19,600$ 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 Floor - \$39.00 PSF | Delivered "As Is"

4th Floor - \$35.50 PSF | Delivered "As Is"

2nd Floor - \$39.00 PSF | Spec Suites

1st Floor Suites - Withheld | Contact Broker for Details

New Building Renovations in Progress



FAVORABLE RENT ECONOMICS



Two SouthPark **\$35.50 - \$39.00/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

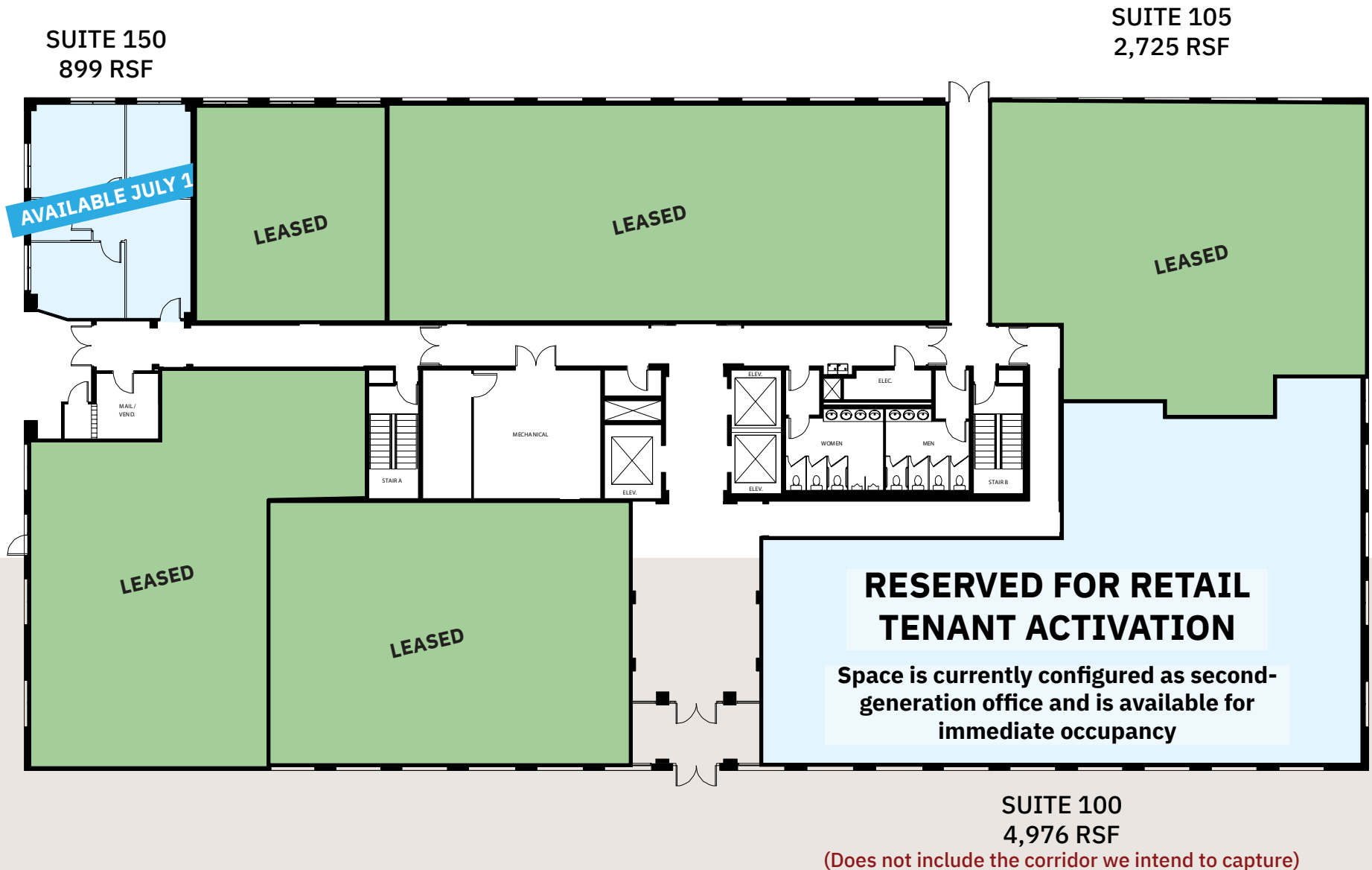
CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT - 20 Mins

UPTOWN - 23 Mins

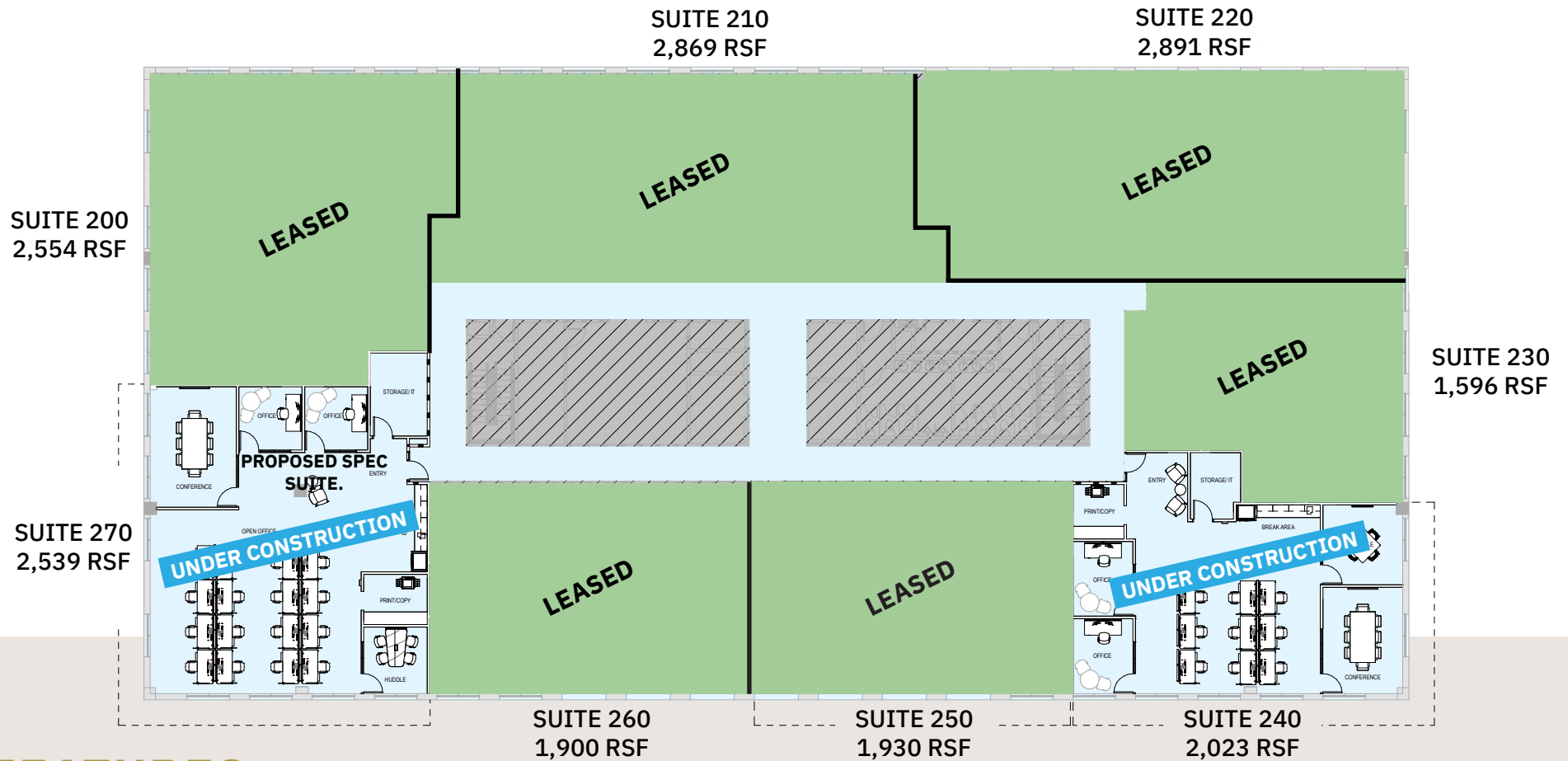
Source: Costar Research as of 1/19/2026

FIRST FLOOR AVAILABILITY

Planned activation opportunities designed to enhance the tenant experience over time

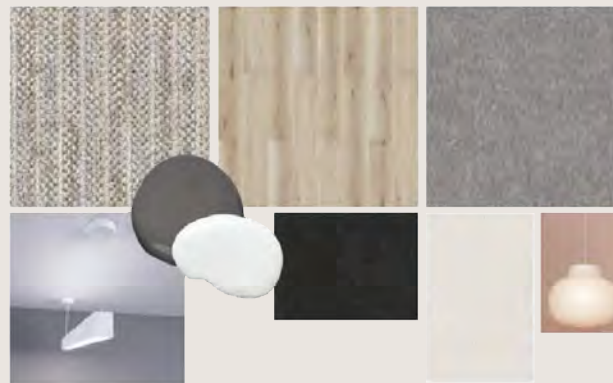


SECOND FLOOR AVAILABILITY | SPEC SUITES

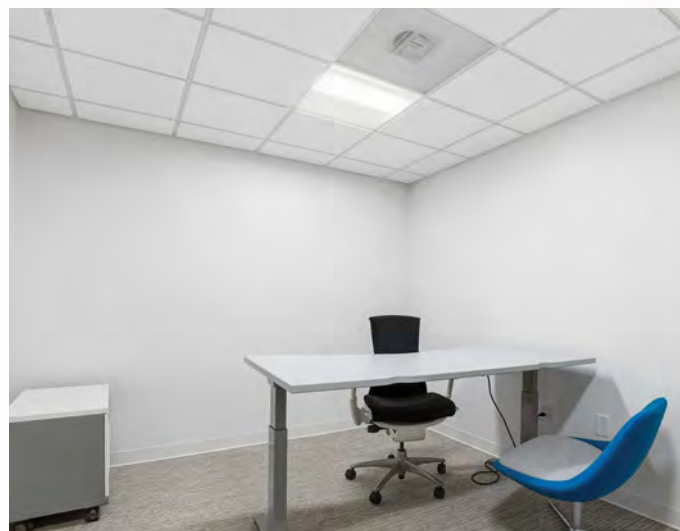


FEATURES

- ✂ Q1 2026 Delivery of New 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

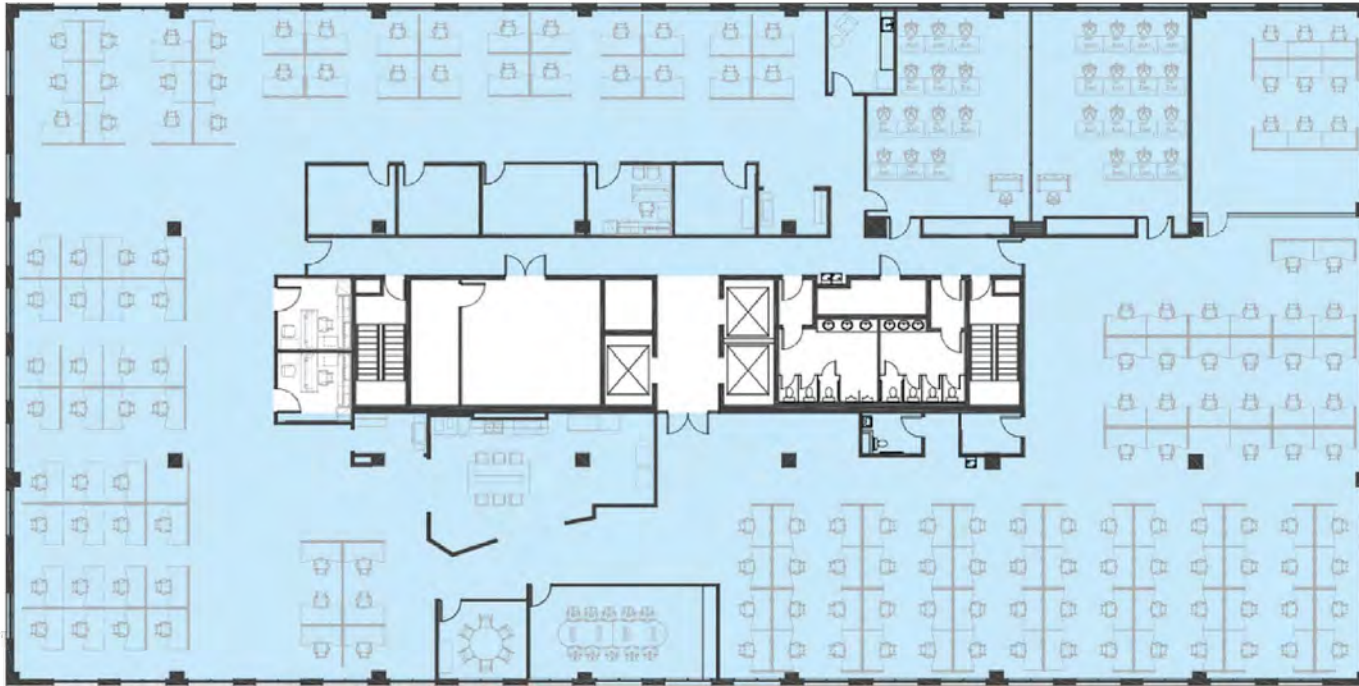


PHOTOS-2ND FLOOR



THIRD FLOOR AVAILABILITY | 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

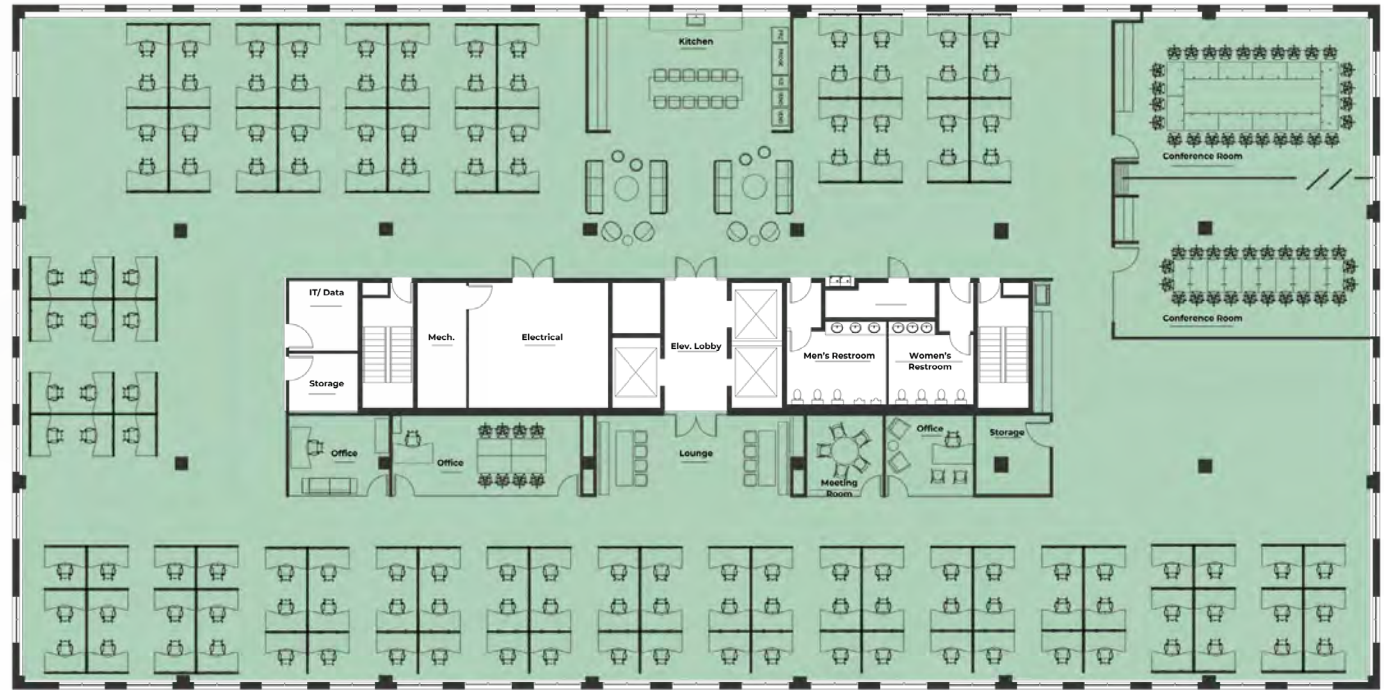
- ✓ Plug-and-play floor with minimal landlord work required
- ✓ Contemporary building finishes throughout
- ✓ Abundant natural light across the floorplate
- ✓ Exposed high ceilings with spiral ductwork
- ✓ Interior glass offices and conference rooms
- ✓ Optional Herman Miller furnishings available (negotiable)

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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