

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

KATIE CORRIE
Vice President
+1 704 317 1948
katie@firstearlypartners.com

André Collins, SIOR, CCIM
Founding Partner
+1 704 317 1946
andre@firstearlypartners.com

FIRST & EARLY
PARTNERS
COMMERCIAL REAL ESTATE ADVISORS

WALKABLE RETAIL, DINING & LIFESTYLE AMENITIES



Backlot Trail Head
TWO
 SOUTH PARK

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



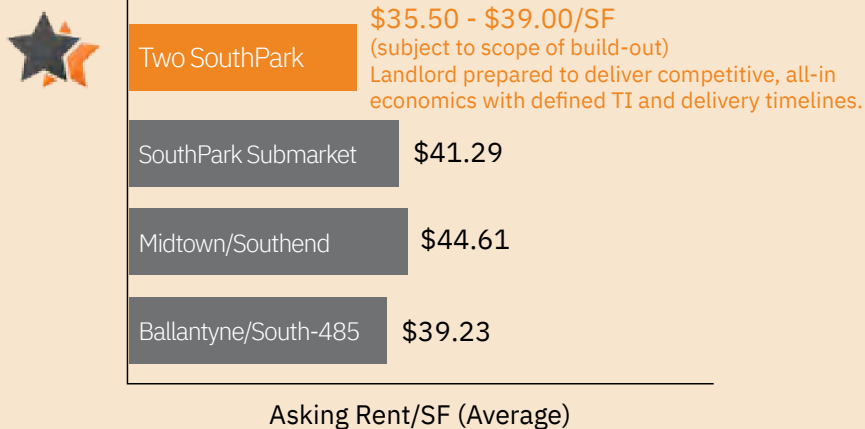
PROPERTY HIGHLIGHTS

-  **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**
 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



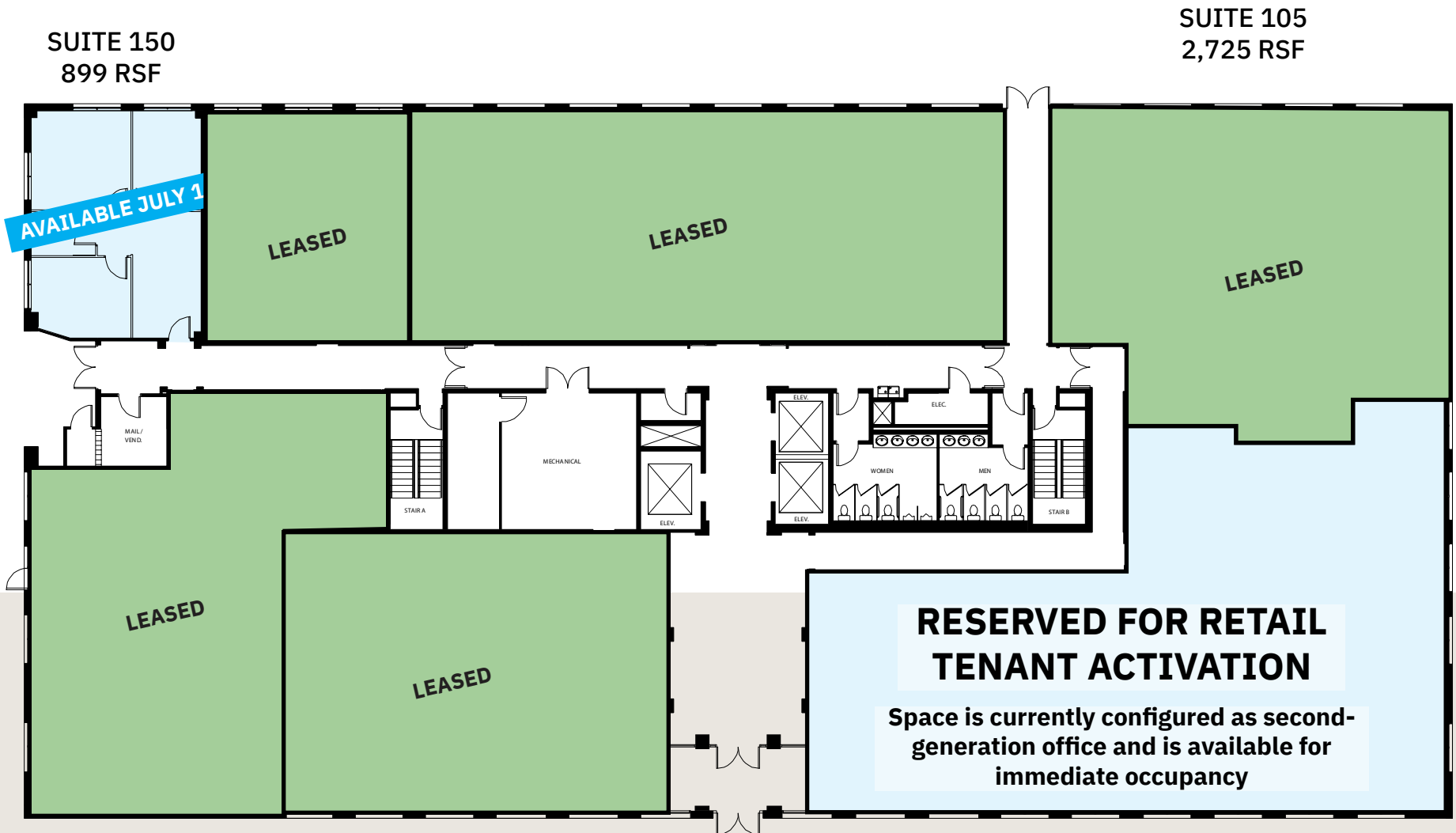
Source: Costar Research as of 1/19/2026

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

FIRST FLOOR AVAILABILITY

Planned activation opportunities designed to enhance the tenant experience over time



SUITE 100
4,976 RSF

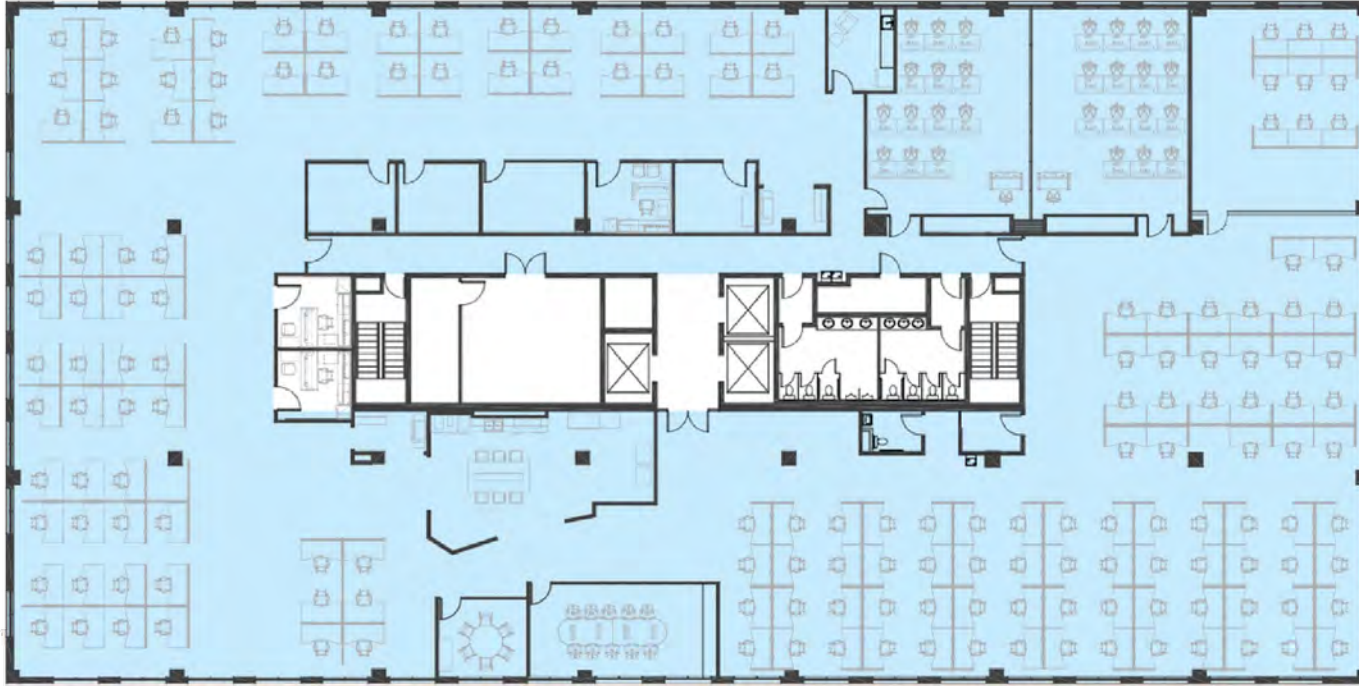
(Does not include the corridor we intend to capture)

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

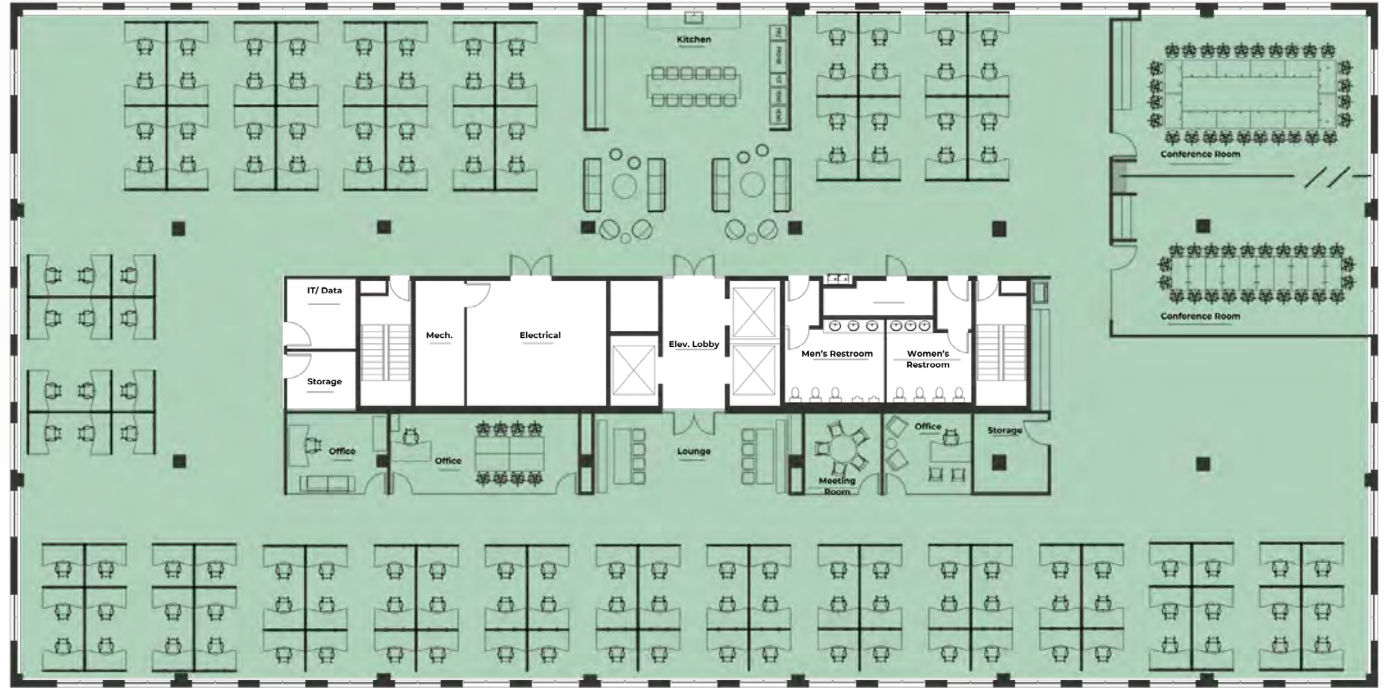
- ✔ Plug-and-play floor with minimal landlord work required
- ✔ Contemporary building finishes throughout
- ✔ Abundant natural light across the floorplate
- ✔ Exposed high ceilings with spiral ductwork
- ✔ Interior glass offices and conference rooms
- ✔ Optional Herman Miller furnishings available (negotiable)

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

CONTACT US

KATIE CORRIE

Vice President

+1 704 317 1948

katie@firstearlypartners.com

André Collins, SIOR, CCIM

Founding Partner

+1 704 317 1946

andre@firstearlypartners.com

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