

THE STATION

— AT LOSO —



CHARLOTTE, NORTH CAROLINA



THE STATION

— AT LOSO —

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive representative for the sale of The Station at LoSo (the “Property”, “Assets”, “Buildings”, or “Site”). The offering consists of two Tier 1 purpose-built creative office buildings, Station 3 and Station 4, totaling 199,673 square feet of office and retail space in Charlotte, North Carolina, one of the nation’s fastest growing major cities. The Assets are currently 90% occupied with 6.9 years of WALT to a diverse, creditworthy rent roll including Skyla Credit Union, Crete United, and CPL. The Station at LoSo anchors Lower South End (“LoSo”), a burgeoning mixed-use district and an extension of South End Charlotte, one of the fastest growing submarkets in the country. The asset is surrounded by multifamily, retail, and entertainment offerings, making it the epicenter of one of Charlotte's premier mixed-use micro markets. With direct frontage on South Boulevard, the LYNX Blue Line's Scaleybark Light Rail Station, and the Charlotte Rail Trail, The Station at LoSo provides unmatched multi-modal connectivity throughout the South End corridor.

Charlotte's South End office market has emerged as one of the nation's strongest performing submarkets, driven by a severe supply-demand imbalance that fueled unprecedented rent growth of 36%+ in 2025. With South End's Tier-1 office occupancy around 95% and no Tier 1 office deliveries scheduled in 2026, landlords have regained decisive pricing power, with new high watermark rental rates rapidly approaching \$70 PSF. This supply constraint, coupled with Charlotte's position among the nation's top employment growth markets and an accelerating wave of corporate relocations, has created a once-in-a-generation investment opportunity for institutional capital seeking outsized risk-adjusted returns in a supply constrained, amenity-rich urban environment.

ADDRESS

Station 3: 3700 South Blvd,
Charlotte, NC 28209

Station 4: 3600 South Blvd,
Charlotte, NC 28209

SQUARE FEET

Station 3: 95,245 SF

Station 4: 104,428 SF

Total: 199,673 SF

YEAR BUILT (STORIES)

Station 3: 2023 (5)

Station 4: 2024 (5)

OCCUPANCY

Station 3: 99%

Station 4: 82%

Total: 90%

WALT

6.9 Years

SITE AREA

2 Parcels: 2.2 Total Acres

PARKING

2.77 / 1,000 RSF Parking Within
Shared Parking Deck



STATION 3

MAA LOso (MULTIFAMILY)
SHARED 972 SPACE PARKING DECK

STATION 4

SOUTH BOULEVARD

LYNX BLUE LINE LIGHT RAIL



- MULTIFAMILY
- DINING
- RETAIL
- ENTERTAINMENT
- MIXED-USE





IDEALLY POSITIONED IN CHARLOTTE'S PATH OF GROWTH



The Station at LoSo anchors Lower South End ("LoSo"), Charlotte's fastest growing mixed-use neighborhood and an extension of the booming South End submarket. As South End has continued to densify and expand, this growth has naturally moved south along the LYNX Blue Line corridor into Lower South End, positioning The Station at LoSo at the epicenter of Charlotte's path of growth.

Once a thriving industrial neighborhood, Lower South End has since transformed into one of the city's most dynamic mixed-use destinations, home to an expansive roster of restaurants, breweries, entertainment venues, and retail offerings. This commercial expansion has simultaneously turned LoSo into one of Charlotte's most sought-after residential locations, evidenced by the nearly 10,000 existing multifamily units and 2,000+ units currently planned or under construction within one mile of The Station at LoSo.

ATHERTON MILL
TROLLEY BARN EATERY & FOOD HALL
O-KU
INDACO
NOT JUST COFFEE
LULULEMON
MADEWELL
WARBY PARKER
BONOBOS

EDGEFIELD SHOPPING CENTER
HARRIS TEETER
THE WATERMAN FISH BAR
GREEN BROTHERS JUICE
CORE 704

SOUTHPARK
13 MINUTES

THE SLOAN LOSO
368 UNITS
BUILT 2024

GOLDIE'S LIVE MUSIC BAR & RESTAURANT
JERSEY MIKE'S
TORA EXPRESS
SKI COUNTRY OUTDOORS

**FUTURE GROCERY ANCHORED
MIXED-USE DEVELOPMENT SITE**

**WITHIN
1-MILE
RADIUS**

1.1M
SF OF
RETAIL

9,553
EXISTING MULTIFAMILY
UNITS

2,043
MULTIFAMILY
UNITS PLANNED &
UNDER CONSTRUCTION

HUB OF SPENDING POWER

1-MILE RADIUS
Average household income is 53% higher than the Charlotte MSA median

3-MILE RADIUS
Average household income is 65% higher than the Charlotte MSA median

WHERE CHARLOTTE'S TALENT WANTS TO WORK

18% YOUNGER
Local Median Age Compared to Charlotte MSA Median

ELITE TALENT POOL
The concentration of adults with a Bachelor's degree or higher is 44% higher than the MSA average



fitwel



STATION 4

PURPOSE BUILT CREATIVE OFFICE

THE MOST DESIRED DESTINATION FOR TODAY'S OFFICE TENANT

The Station at LoSo is purpose-built to meet the demands of today's creative office tenants, offering a modern workspace that captures the character of adaptive reuse while providing the reliability of new construction. The design, featuring brick and steel "warehouse style" architecture, immediately gives the property a unique feel that is highly sought after by the modern workforce. This thoughtful design is complemented by features and amenities that appeal to today's dynamic professionals, including a fully equipped fitness center with locker rooms and showers, a shared conference center, indoor bike storage in both buildings, operable glass roll-up doors in lobbies and tenant suites, and private outdoor terraces on every floor. The combination of distinctive architecture, modern amenities, and flexible floor plates creates a competitive leasing advantage, supporting both long-term tenant retention and the ability to command premium rents in a supply constrained-market.

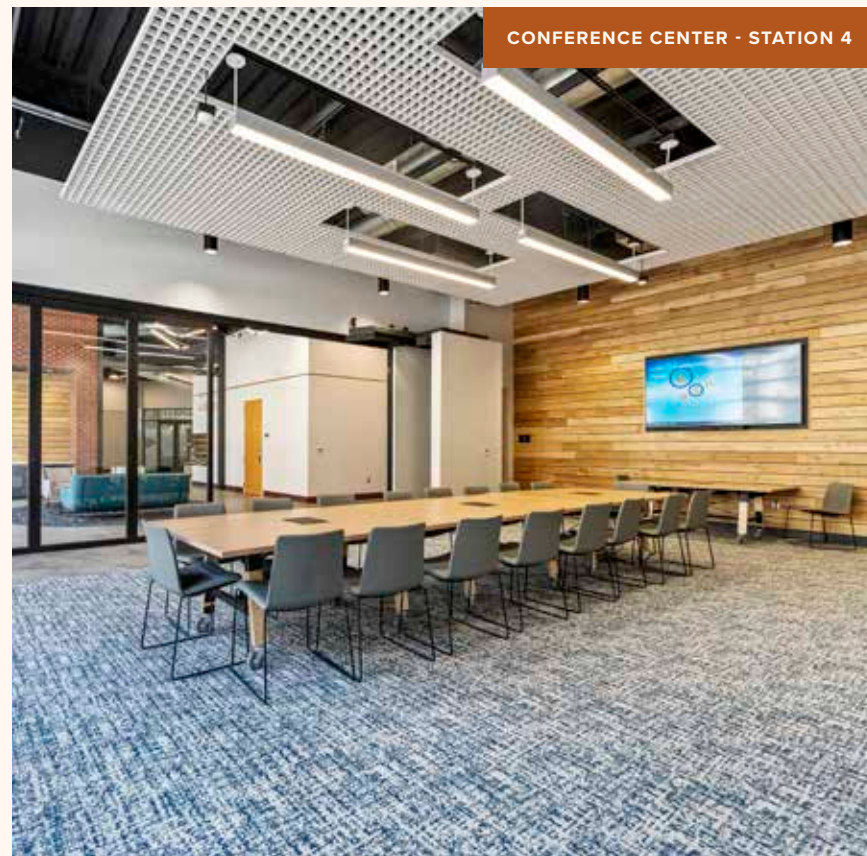
EFFICIENT FLOOR PLATES

NEW AGE AMENITIES & COMMON AREAS

OUTDOOR PATIOS & TERRACES

GROUND FLOOR RETAIL OFFERINGS

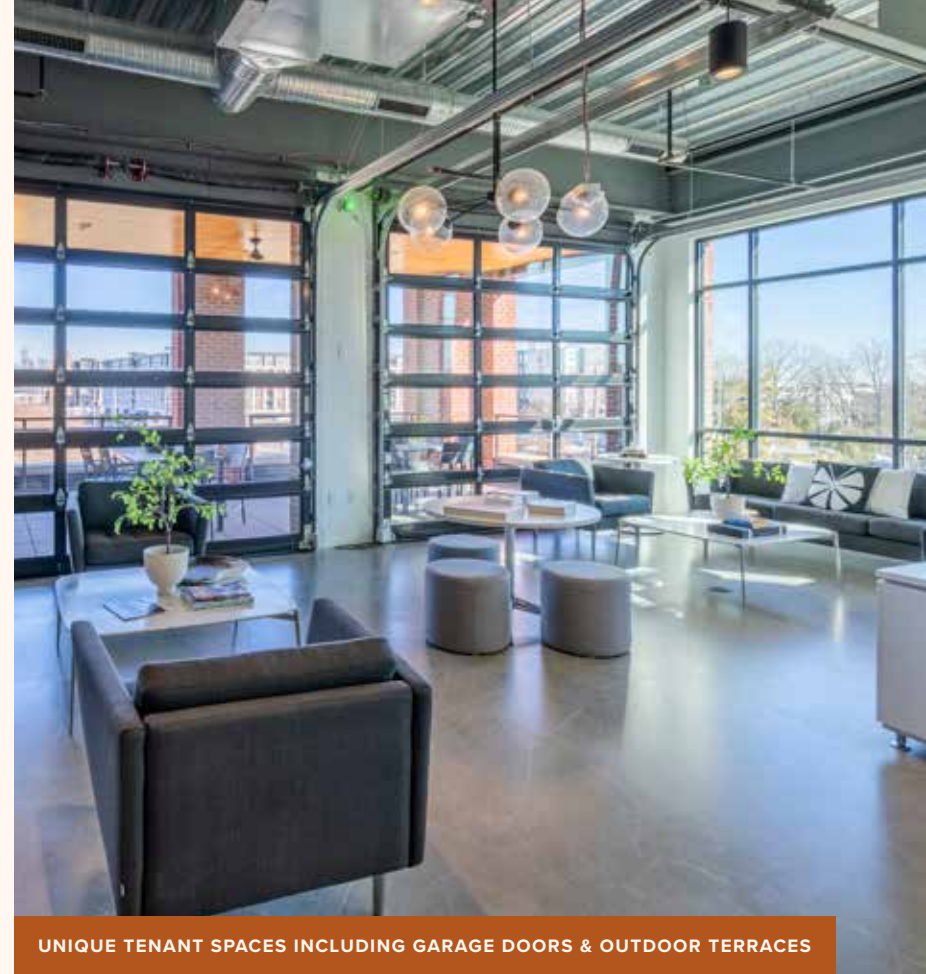
DYNAMIC & OPEN TENANT SPACES



CONFERENCE CENTER - STATION 4



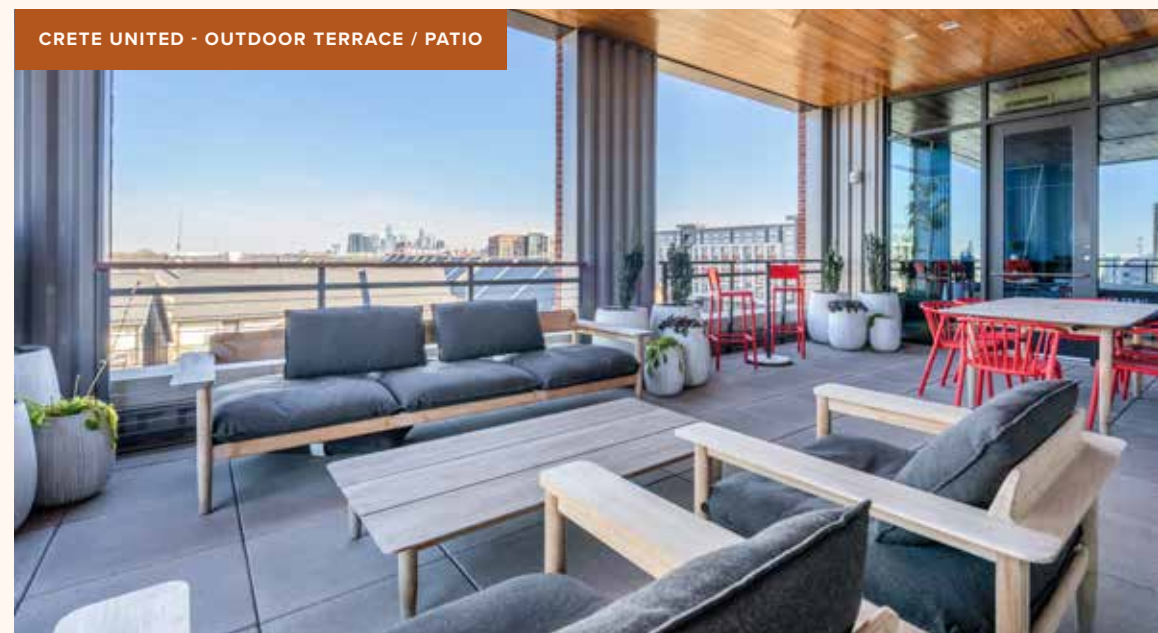
STATION 4 LOBBY



UNIQUE TENANT SPACES INCLUDING GARAGE DOORS & OUTDOOR TERRACES



FITNESS CENTER - STATION 3



CRETE UNITED - OUTDOOR TERRACE / PATIO

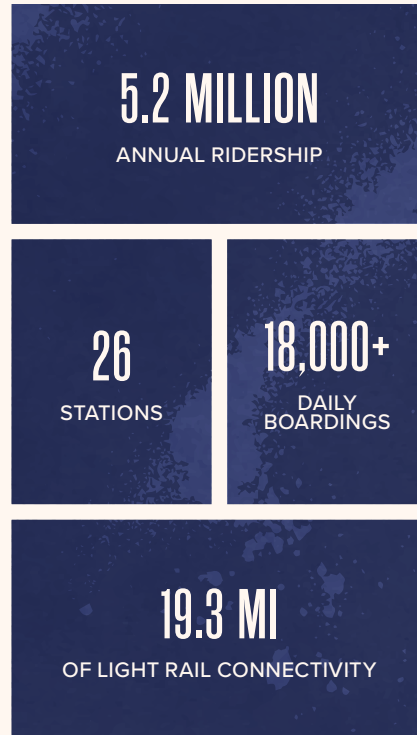


UNMATCHED ACCESSIBILITY AND WALKABILITY

Lower South End Charlotte represents one of the city's most walkable and transit-accessible submarkets, offering a compelling blend of urban amenities, transportation connectivity, and recreational access that has transformed this former industrial district into a highly desirable mixed-use neighborhood. The property provides tremendous access to I-77, S Tryon, and South Boulevard, the area's primary transportation arteries, while simultaneously avoiding the congestion currently experienced by many office workers in the heart of South End. This location also allows for backdoor access to Charlotte Douglas International Airport and many of the area's executive neighborhoods, such as SouthPark, Myers Park, Dilworth, and Freedom Park.

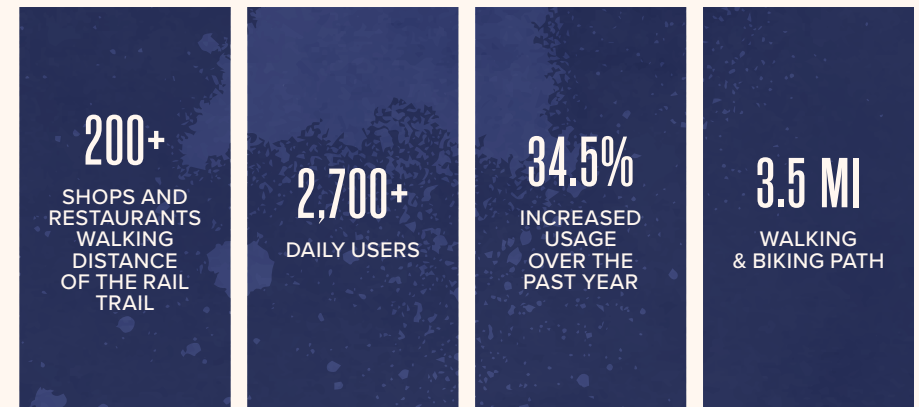
LYNX BLUE LINE LIGHT RAIL

Developed in 2007, the LYNX Blue Line Light Rail is the Charlotte region's first light rail service. It is 19.3 miles long and operates from I-485 to UNC Charlotte's main campus in University City. With 26 stations, including the Scaleybark Station located directly adjacent to The Station at LoSo, the LYNX Blue Line provides a congestion free commute and seven day a week operations. The development of the LYNX Light Rail was paramount in the evolution of South End and LoSo and created the transit oriented, highly connected mixed-use district that young professionals, corporations, and inbound new residents flock to today. On any given day, many of the residents of the surrounding multifamily and tenants of the Property can be seen using the LYNX Blue Line Light Rail as their primary means of transportation to the office and around the greater Charlotte area.



CHARLOTTE RAIL TRAIL

The Rail Trail is an urban walking and biking path that runs alongside the LYNX Blue Line from Charlotte's Midtown corridor to Lower South End. The Rail Trail has become an important part of Charlotte's urban fabric and connects thousands of South End residents that live and work within a stone's throw of the path. The trail is the pride of South End and LoSo and provides access to walking, cycling, dining, drinking, and shopping, all positioned along the trail that is animated with public plazas and works of art.



LOSO: CHARLOTTE'S PREMIER ENTERTAINMENT DISTRICT

While central South End has cemented itself as a primary office and shopping destination, Lower South End has quickly sustained a reputation as one of Charlotte's preeminent entertainment districts. With a plethora of retail and entertainment offerings, the submarket provides a live-work-play atmosphere for residents and employees. Additionally, many of the retailers located in Lower South End are focused on providing an experience rather than the standard food and beverage retailers. Tenants and visitors can test their golf swing at Tap In, play pickleball at Rally, enjoy duck pin bowling at SupperClub, try a boutique fitness class at Sweat Method, listen to live music at Goldie's, or join the weekly run club at OMB Brewery to name a few. LoSo has quickly made a name for itself and does not appear to be slowing down any time soon as Charlotte continues to expand south.

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

- MULTIFAMILY
- DINING
- ENTERTAINMENT





GILDE BREWERY



TAP IN



STATE OF CONFUSION

ANCHORING A PREMIER MIXED-USE ENVIRONMENT



The Station at LoSo occupies a gateway position in Lower South End, with direct frontage on South Boulevard, the Charlotte Rail Trail, and the LYNX Blue Line's Scaleybark Light Rail station. In addition to the ground floor retail within The Station at LoSo, which includes Salata, Taco Boy, and Sweat Method, tenants and visitors have access to 30+ dining options within a 10-minute walk or another 200+ establishments accessible within a quick trip on the LYNX or bike ride along the Rail Trail.

This results in a live-work-play ecosystem that provides The Station's tenants with the urban amenities, transit connectivity, and experiential offerings that are critical to attracting and retaining top talent in today's competitive labor market.

FUTURE MIXED-USE DEVELOPMENT DRIVING CONTINUED SUCCESS FOR THE STATION AT LOSO

Residential Density Driving Retail Demand: Adjacent to The Station at LoSo, Beacon Partners has planned a two-phase mixed-use development that contemplates 500+ additional multifamily units within steps of The Station at LoSo. This expanding residential density, combined with the 10,000+ existing units within a one-mile radius, creates a dedicated customer base and consistent foot traffic for The Station's ground-floor retail tenants.

Office Development Validates Mark-to-Market: Additionally, Phase 2 of the development contemplates a 180,000 SF office component. However, in order for the office to move forward, preleasing at rental rates well in excess of current Class A market levels would be required to justify current construction costs. The increasing delta between in-place and new construction rents creates upward rent pressure that validates and protects The Station's mark-to-market opportunity for the long term.

PHASE 1 MULTIFAMILY
357 Units
Q4 2026 Groundbreaking



PHASE 2 MULTIFAMILY & OFFICE
+/- 165 Multifamily Units
+/- 185,760 SF Office

FUTURE GROCERY
ANCHORED
MIXED-USE
DEVELOPMENT

SCALEYBARK LIGHT RAIL STATION

LYNX BLUE LINE LIGHT RAIL

DEWITT LANE

SOUTH BOULEVARD

LAND OF A
THOUSAND HILLS
COFFEE

STATION 3

STATION 4

TACO BOY

YAMA

BODYROK

SUPPERCLUB
SOUTHEND

CHARLOTTE
RAIL TRAIL

salata
salad kitchen

Goldies
WHOLEY'S ALWAYS GOLDEN HOUSE

HARAZ
COFFEE HOUSE

EST 2025
Dom's
DIVE BAR

SINCE 1988
Jersey
Mike's
SUBS

BEAT
THE
BOMB

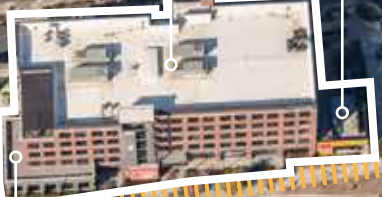
Gilde
BREWERY

STATE OF
CONFUSION

THE EVERYDAY
Market

STAPIN

PHAT
BURRITO



A DIVERSE & STABLE TENANT MIX WITH HIGHLY FUNCTIONAL SPACES

The Station at LoSo presents investors with an exceptional opportunity anchored by a diverse, credit-worthy tenant base spanning multiple industries including professional services, technology and digital media, sports and entertainment, construction and engineering, and commercial real estate. At 90% occupancy with a 6.9-year weighted average lease term, the property delivers immediate stable cash flow while benefiting from a flight-to-quality trend where tenants have specifically relocated from premium Charlotte submarkets including Uptown and SouthPark, drawn by the Property's connectivity, creative office environment, and surrounding amenity base.

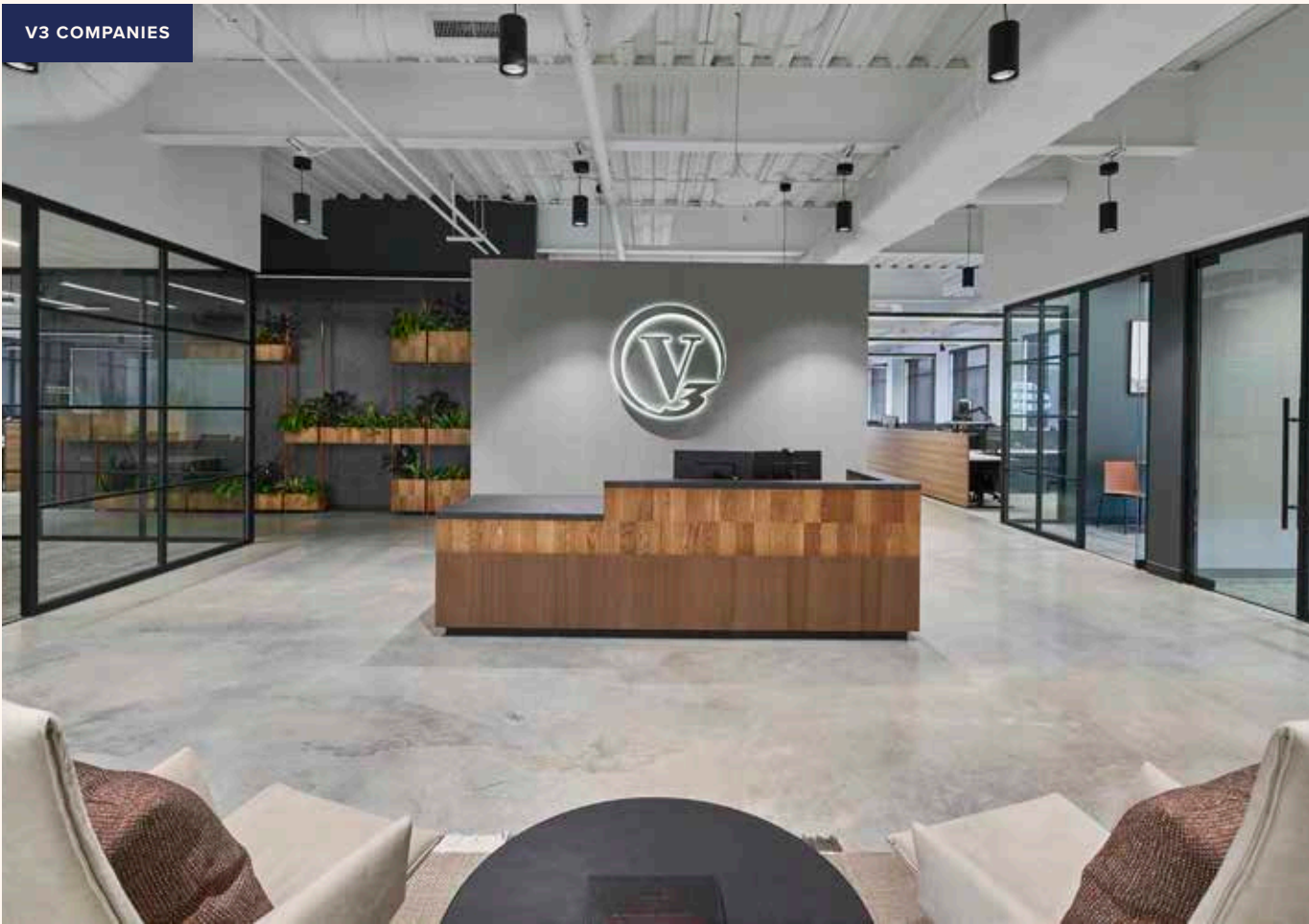




SKYLA CREDIT UNION



BEACON PARTNERS



V3 COMPANIES



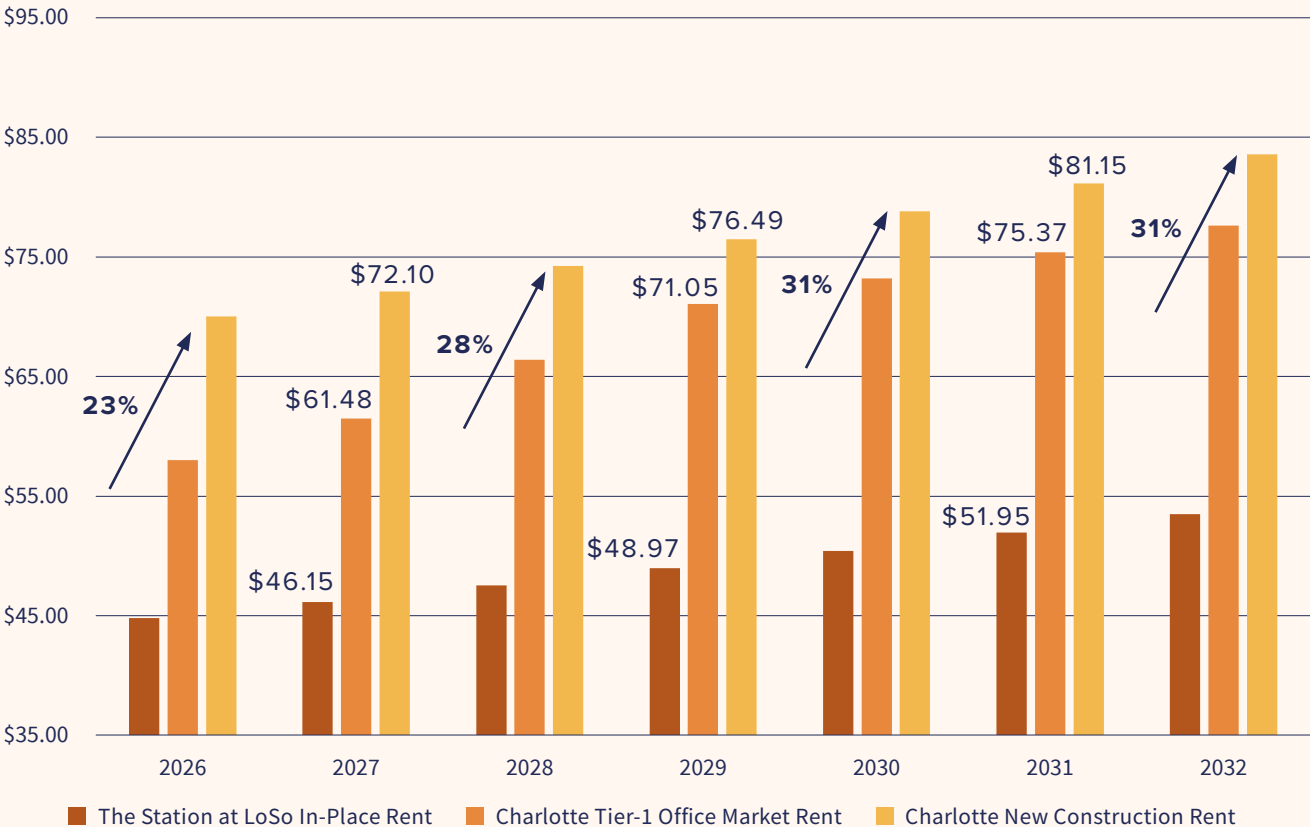
GDC AMERICA

+49% YOY
 #1 LEASING VELOCITY IN THE NATION

40%
 REMAINING SUPPLY ABSORBED IN 2025, SECOND NATIONALLY TO NYC

36%
 TEIR-1 YEAR-TO-DATE RENT GROWTH

UNPRECEDENTED RENT GROWTH DRIVES EMBEDDED MARK-TO-MARKET OPPORTUNITY



CHARLOTTE'S ONCE IN A CENTURY SUPPLY SHOCK IS DRIVING UNPRECEDENTED RENT GROWTH

The Station at LoSo represents a premier investment opportunity in the nation's hottest office market. Charlotte's office market has experienced a dramatic resurgence driven by the halt in new developments, creating exceptional rent growth and severely constrained supply.

The market fundamentals are compelling. Charlotte has **zero Tier-1 office deliveries scheduled for 2026**, and tier-one occupancy is rapidly approaching full capacity. JLL forecasts that Charlotte will exhaust its tier-one availability by Q3 2026. Additionally, Charlotte posted the **highest office-using employment growth rate nationally in 2025 at 2.8%**.

South End stands as Charlotte's premier office submarket, with office utilization reaching 162% of pre-pandemic levels demonstrating exceptional return-to-office momentum that significantly outpaces national trends.

CHARLOTTE'S ONCE IN A CENTURY SUPPLY SHOCK

0
TIER 1 DELIVERIES
IN 2026

0-5%
PROJECTED TIER 1 VACANCY
RATE BY THE END OF 2026

0 SF
PROJECTED TIER 1
AVAILABILITY BY Q3 2026

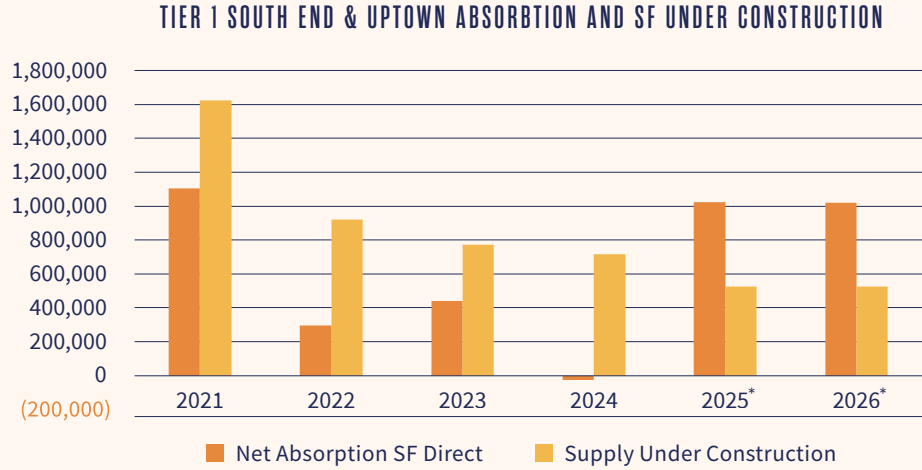


CHARLOTTE MACRO ECONOMIC FACTORS

<p>2.8% YOY JOB GROWTH, THE HIGHEST IN THE NATION. 38,700 NEW JOBS IN THE PAST YEAR</p>	<p>162% GROWTH IN OFFICE WORKING JOBS SINCE THE PANDEMIC</p>	<p>3,000+ NEW JOBS CONTRIBUTING BY CORPORATE RELOCATIONS HAVE ALSO RE-ENTERED THE MARKET, AND ABSORBING OVER 1MSF OF TIER 1 OFFICE SPACE</p>
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Recent new to market tenants and corporate relocations have re-entered the market in the 2nd half of 2025 and have **contributed 3,000+ jobs and absorbed nearly 1 million sf of Tier 1 office**

 60k SF	 55k SF	 30k SF	 300k SF
 90k SF	 75k SF	 75k SF	



*Square feet under construction includes Queens Bridge, which is 90% pre-leased and will not deliver until 2027.

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