



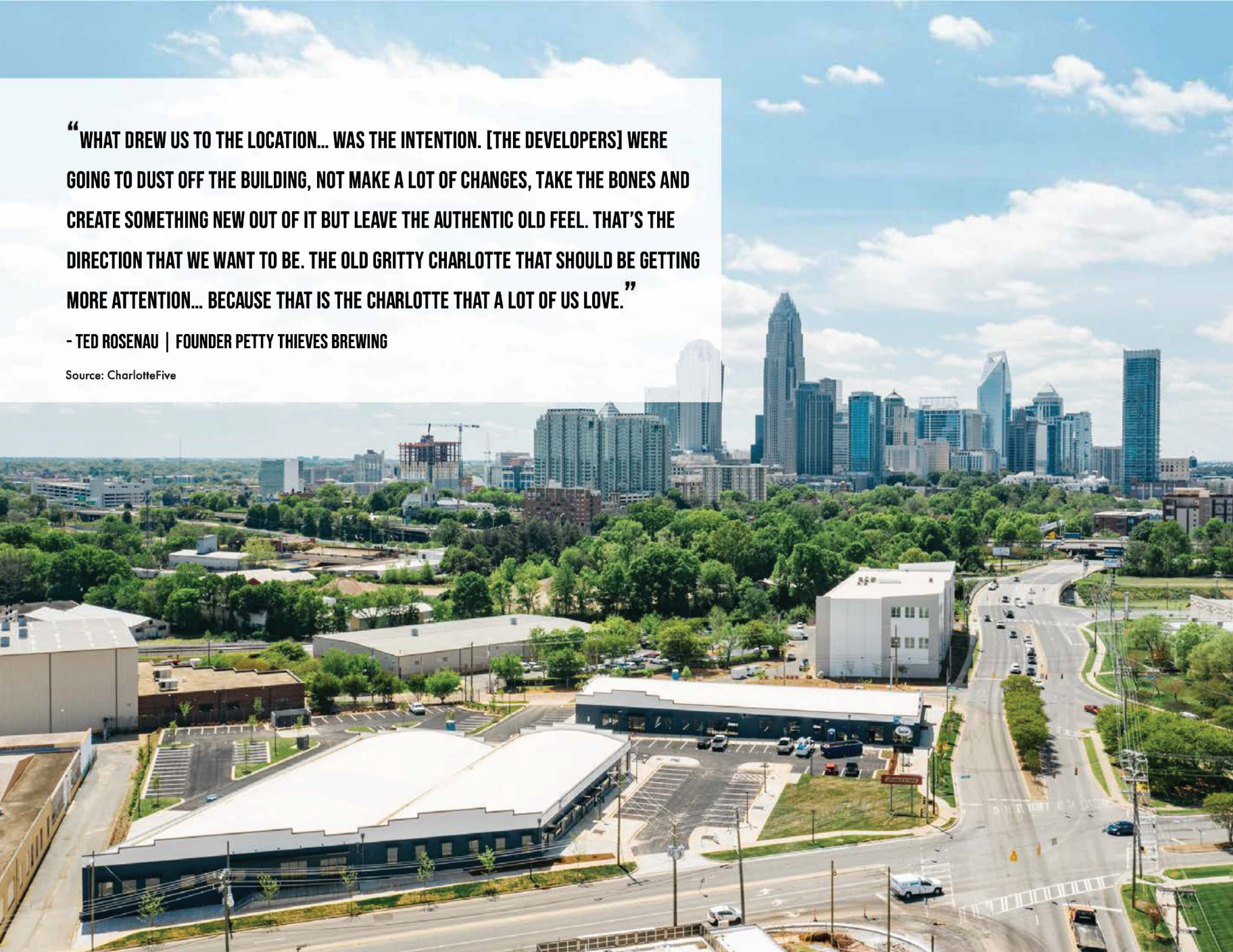
The **SHOP**

1100 N Graham, Charlotte, NC 28206

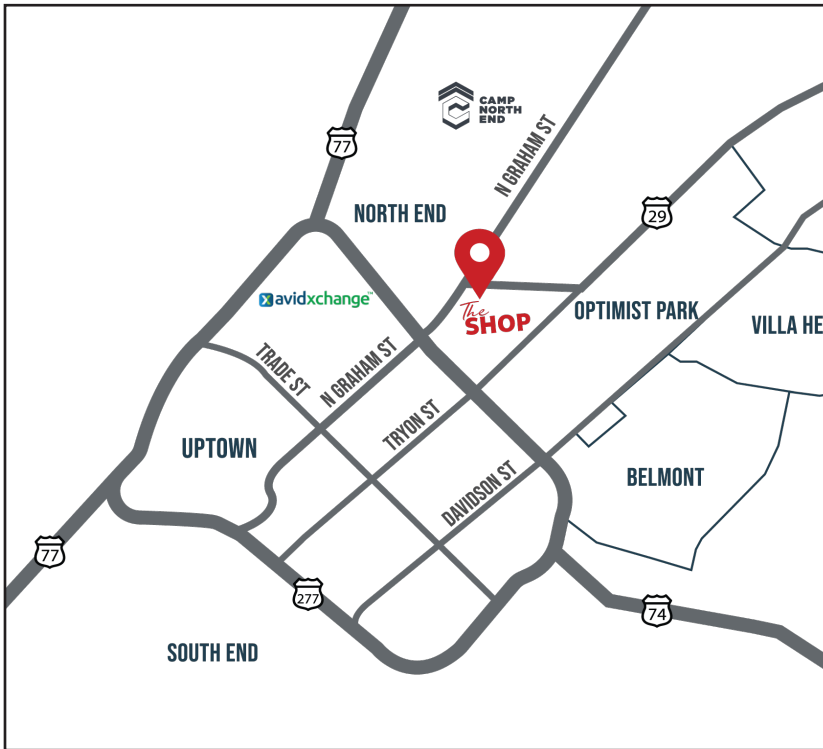
“WHAT DREW US TO THE LOCATION... WAS THE INTENTION. [THE DEVELOPERS] WERE GOING TO DUST OFF THE BUILDING, NOT MAKE A LOT OF CHANGES, TAKE THE BONES AND CREATE SOMETHING NEW OUT OF IT BUT LEAVE THE AUTHENTIC OLD FEEL. THAT’S THE DIRECTION THAT WE WANT TO BE. THE OLD GRITTY CHARLOTTE THAT SHOULD BE GETTING MORE ATTENTION... BECAUSE THAT IS THE CHARLOTTE THAT A LOT OF US LOVE.”

- TED ROSENAU | FOUNDER PETTY THIEVES BREWING

Source: CharlotteFive



LOCATION



CAMP NORTH END

A 75-acre redevelopment project that will ultimately encompass more than 1.8 million SF of office, retail, hotel and residential space.

AVIDXCHANGE HEADQUARTERS

A 400k SF Class A office campus adjacent to the Music Factory. Phase I is complete with Phase II now in development to house 1,200 new jobs.

AVIDXCHANGE MUSIC FACTORY

Landmark entertainment hub featuring multiple Live Nation-operated concert venues, nightlife establishments and restaurants.

2014 COMMUNITY INVESTMENT PLAN (IN PROCESS)

\$30mm in public improvement projects now underway.

CHARLOTTE FIRE DEPARTMENT HQ

\$16mm headquarters building completed in 2015.

NORTH TRYON STREET IMPROVEMENTS (IN PROCESS)

\$9.5mm road re-alignment and modernization now underway.



Camp North End



Charlotte Fire Department HQ



AvidXchange Headquarters

THE PROPERTY



The **SHOP** is a 41,500 SF mixed-use project located at the gateway to North End from Uptown. The project offers 36,500 SF of adaptive re-use in existing masonry buildings and a new 5,000 SF build-to-suit opportunity on a prime corner location. The property is encompassed by dynamic open space and plentiful parking.

Retail / Office Space -
2,000 - 9,000 SF

Build-to-Suit Opportunity
5,000 SF (+/- 5,000 SF)

CURRENT TENANTS





AVAILABLE

1108 N GRAHAM ST



Highlights

- 9,000 SF retail building
- Excellent visibility
- Bow Truss Style Roof
- Outdoor Patio
- Abundant Natural Light
- Exposed Masonry



For additional information and pricing please contact:



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