

2825 SOUTH

THE NEXT GENERATION OF
SOUTH END IS HERE



2825



the details

137,957 SF CLASS A BOUTIQUE OFFICE BUILDING WITH 23,152 SF OF GROUND-LEVEL RETAIL

Unmatched building signage opportunity

3 per 1,000 parking ratio + available street parking

1st floor retail with 4 floors of office space

Elevated balconies overlook South Boulevard with picture-perfect views of Uptown

Large, open floorplates let you design the right space for how you work

Floor-to-ceiling windows let all the natural light in

Grab some fresh air and a change of scenery on 2825's patio

Established, responsive, and local ownership and property management

Parking? Not a problem with our parking deck and surface spots



availabilities

1st floor	1,000 - 23,152 SF
3rd floor	3,234 SF
4th floor	3,000 SF - 9,155 SF
5th floor	3,000 SF - 13,711 SF
6th floor	3,000 SF - 34,396 SF



the neighborhood

Centrally located on South Boulevard, 2825 South is completely connected to the South End experience.

A block from The Rail Trail and Light Rail

Surrounded by retail, restaurants, and multi-family

Positioned at a key intersection that allows for easy access for your team and your clients, bypassing congestion.



the access

Get in and out fast. Our multiple entries and exits and the stoplight at Marsh Rd and South Blvd make it easy to get to major highways, Uptown, and popular neighborhoods while avoiding traffic hotspots. That, and we're a block away from the light rail station.



the visibility

SOUTH END'S MOST PROMINENT
SIGNAGE OPPORTUNITY, WITH
AT LEAST 34,000 VIEWS A DAY.



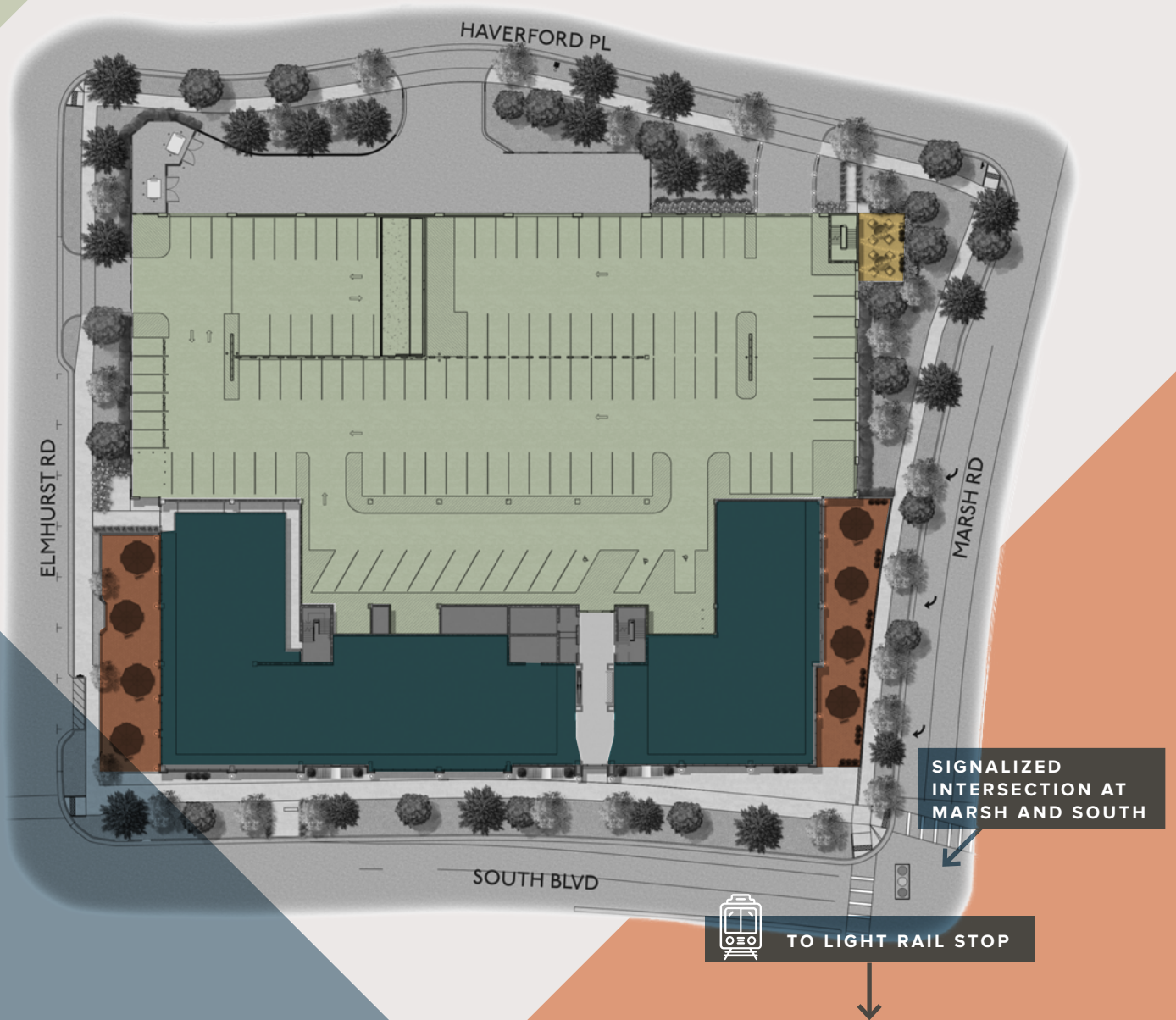
2

5



site plan

- 23,152 SF RETAIL
- CHARLOTTE VIEWS
- SURFACE LEVEL PARKING DECK
- OUTDOOR PATIO & SEATING



2825

The Shops

SHOP	TENANT	SF
1	AVAILABLE	6,062
2	LEASED	1,235
3	AVAILABLE	1,215
4	AVAILABLE	1,739
5	AVAILABLE	3,360
6	LEASED	5,111
7	AVAILABLE	2,573



the developers



For over 40 years, Aston has built an impeccable reputation in the retail real estate industry across the Southeast and Mid-Atlantic. This reputation has been earned through the skills and dedication of Aston's people and is manifested in client success. Our reputation is built on honoring commitments and respecting relationships. Aston is known by employees, business partners, lenders, tenants and contractors alike for performance, reliability and integrity. We remain true to our vision of improving the quality of shopping experiences through responsible retail development and best practices in property leasing and management.



Marsh Properties has been positively influencing the heritage of the Charlotte community since 1926 when 26-year-old North Carolina native Lex Marsh built his first multi-family residence. The family-owned company continues to exceed the standards of the real estate industry by focusing on superior craftsmanship and progressive concepts in various new developments across the Charlotte market. In Mecklenburg County and surrounding areas, Marsh Properties has developed and maintained iconic landmark communities and currently owns and manages nearly 2,000 residences, as well as neighborhood shopping centers and office buildings throughout the Queen City.

FOR MORE INFORMATION, CONTACT



LAUREN HANSEN
LAHANSEN@ASTONPROP.COM
704.319.4937

2825south.com

RETAIL
LEASING BY

