

EXPLORE DINE EXPLOR
E WORK LIVE WORK
DRE DINE EXPLOR
K LIVE

SAVONA

*CREATIVE OFFICE SPACE
IN CHARLOTTE'S
HISTORIC WEST END*



**PORTMAN
HOLDINGS**



ARGOS

FOUNDRY
COMMERCIAL

WEST END, CHARLOTTE
±200,000 SF

savona project

- 30+ acres
- +/- 180,000 RSF office and retail space
- 600 multifamily units in the development
- Q2 2023 delivery for the mill
- Ample surface and structured parking
- Roof terrace with skyline views

location & access

The project is located 1 mile outside Charlotte's vibrant central business district, and provides tremendous access via interstates and public transportation.

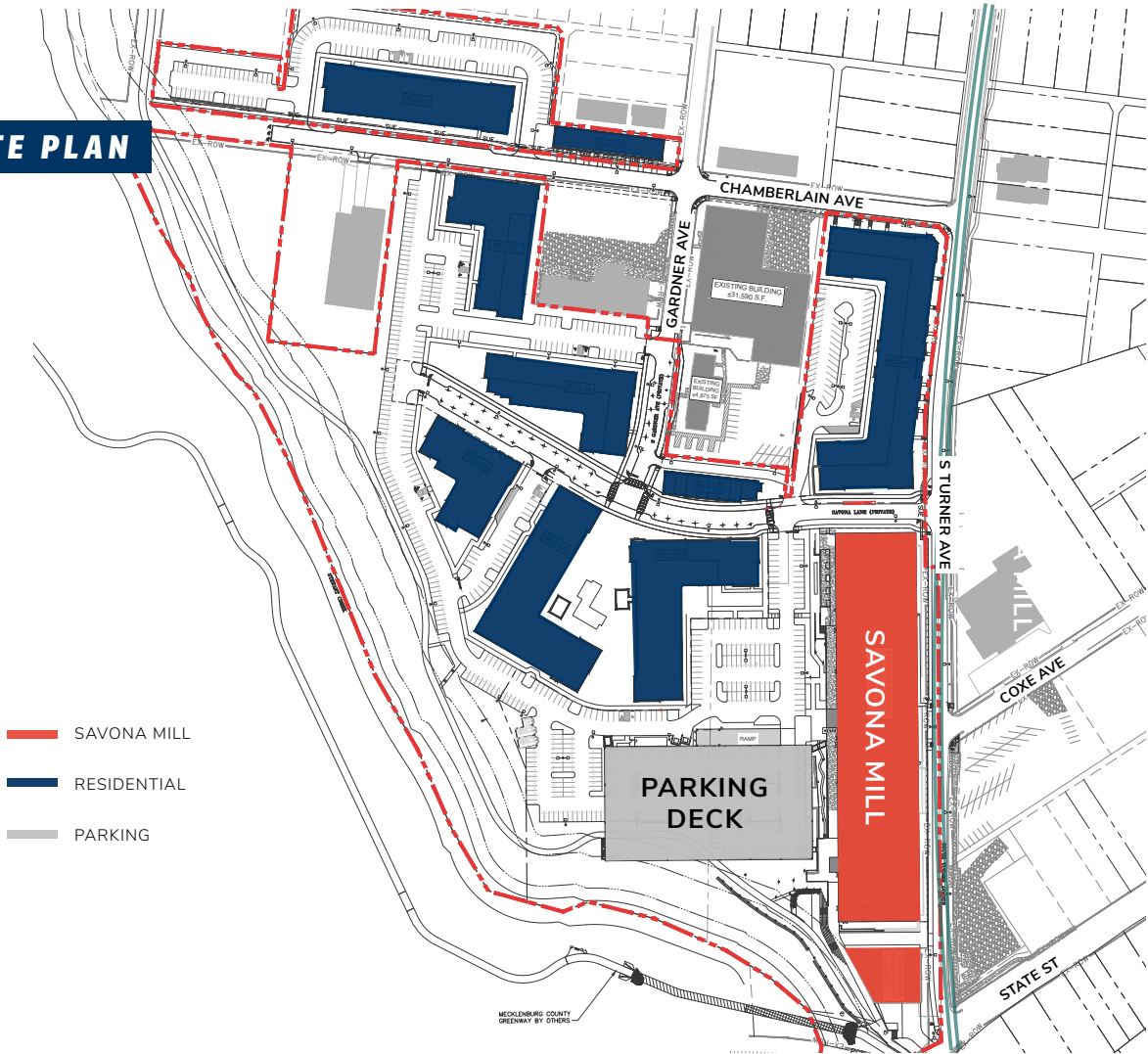
the mill

A 100+ year old textile mill which will be revitalized to offer +/- 180,000 SF of Class A creative office and retail leasing availabilities. The Mill represents Phase One of the overall Savona project, and **tenants will be able to occupy in Q2 2023**. The Mill includes a superior parking ratio for office and retail tenants.

experience & amenities

Savona will focus heavily on the quality of time spent on-site for office tenants, retailers, residents and visitors. The project will feature state-of-the-art amenities and an unprecedented connection to greenspace and gardens with direct access to the expanded Stewart Creek Greenway and nearly 40 acres of immediately adjacent parks.

SITE PLAN



SAVONA



THE WEST END - CHARLOTTE'S NEXT DESTINATION SUBMARKET

location & access

The area is booming with recent announcements signaling a new critical mass for retail, residential and significant adaptive reuse office projects. The submarket is driven by both its historic character, and proximity to the dynamic Uptown and South End neighborhoods. Additionally, Savona is ideally positioned less than one mile from both I-85 and I-77 for vehicular access. Charlotte's Gold Line streetcar, a modern 17 stop and 4 mile track, further connects the West End to the city's urban core and blossoming mass transit system.

CHARLOTTE

120
PEOPLE RELOCATE
TO THE REGION
EACH DAY

#2
IN THE NATION
IN DIVERSE
TECH TALENT

#1
STATE TO DO
BUSINESS IN

WEST END

1.5m sf
ADAPTIVE
REUSE PROJECTS
EXISTING OR IN
DEVELOPMENT

57%
INCREASE IN
RESIDENTIAL
HOME PRICES

100+
RETAILERS
WITHIN 2 MILES
OF SAVONA



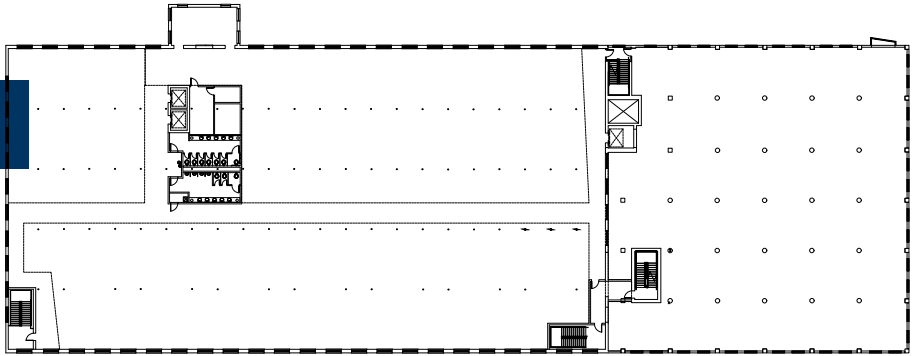


THE ANCHOR, AND CENTER OF
GRAVITY FOR THE SAVONA PROJECT

the mill

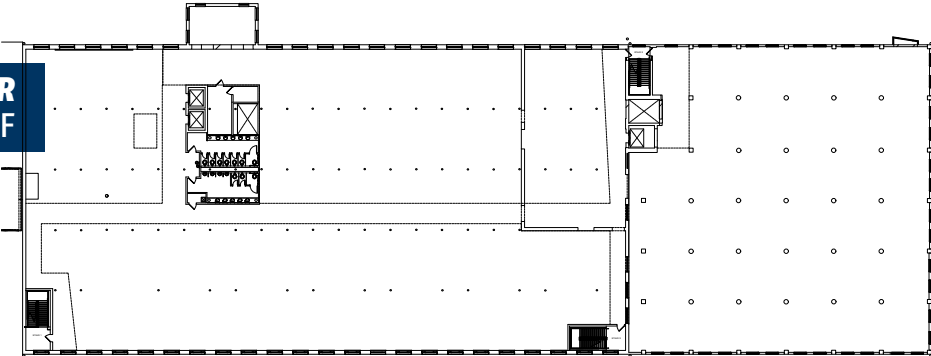
Originally built in 1915, this historic textile mill will once again come to life with +/- 180,000 SF of Class A creative office and retail space. Balancing modern expectations with a nod to its former textile history, tenants will enjoy large functional floorplates, vaulted ceilings, restored hardwood flooring, and expansive window lines.

3RD FLOOR
±51,251 SF



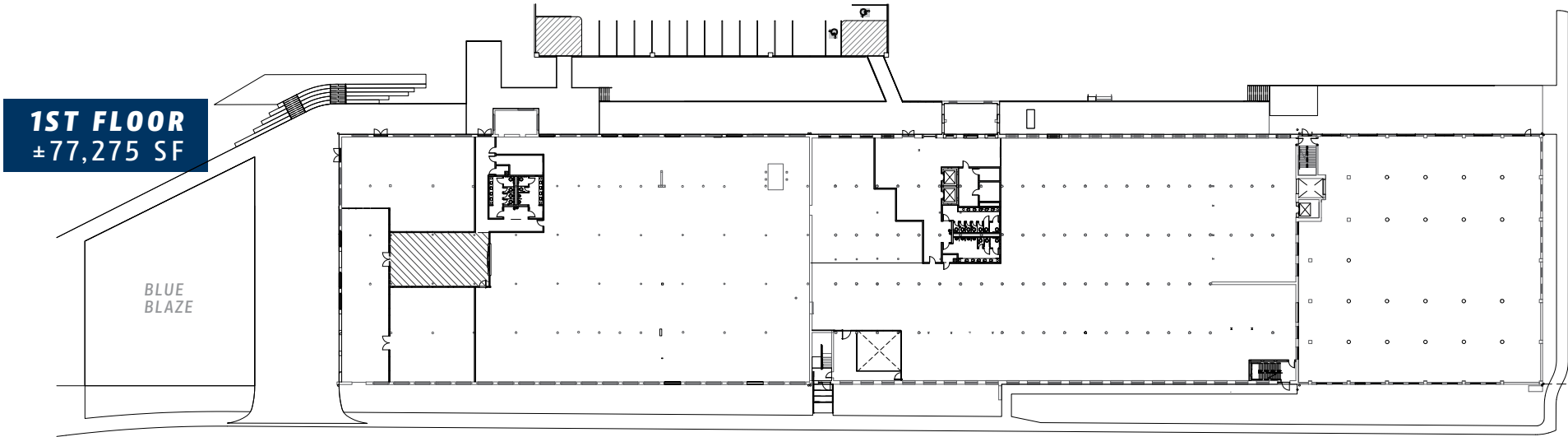
TURNER AVE.

2ND FLOOR
±51,394 SF



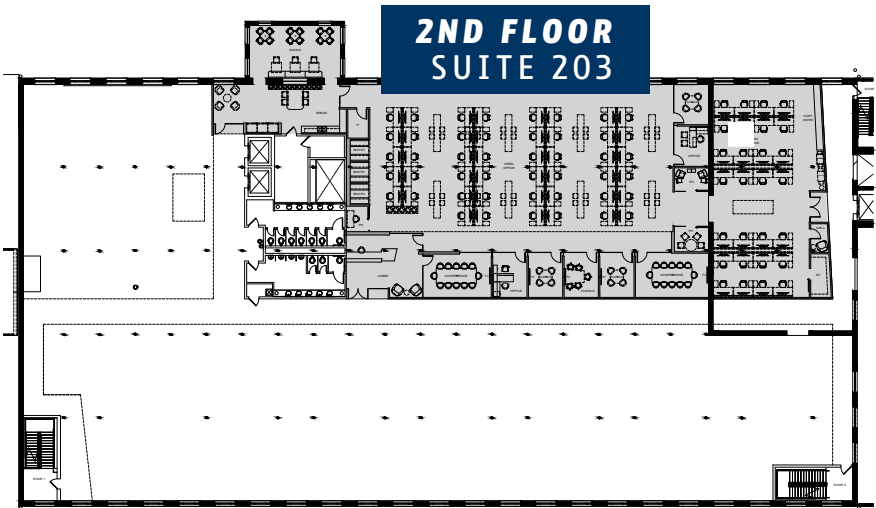
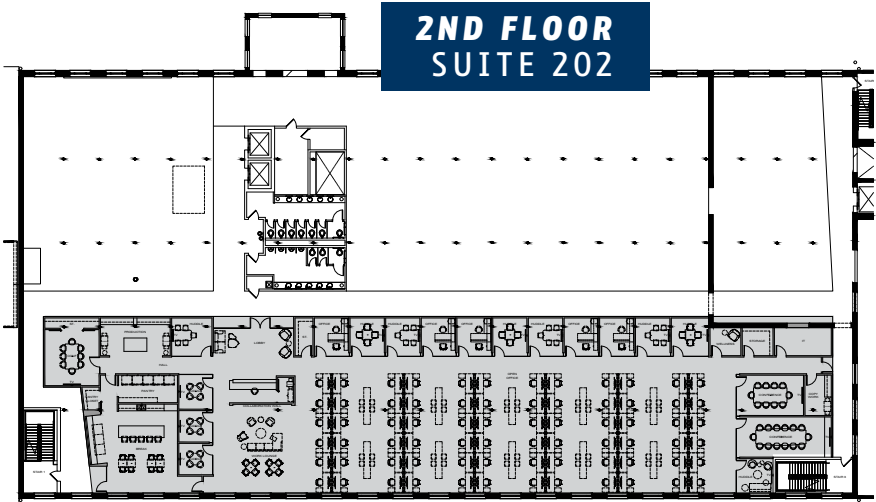
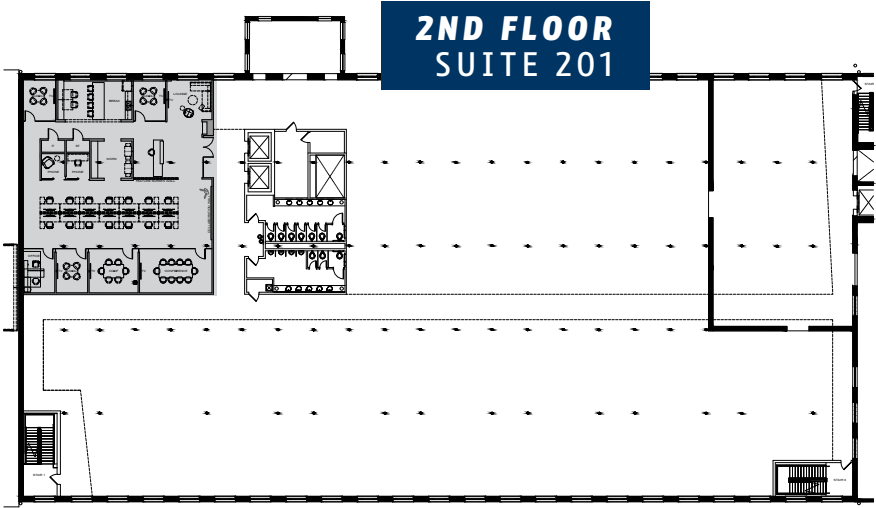
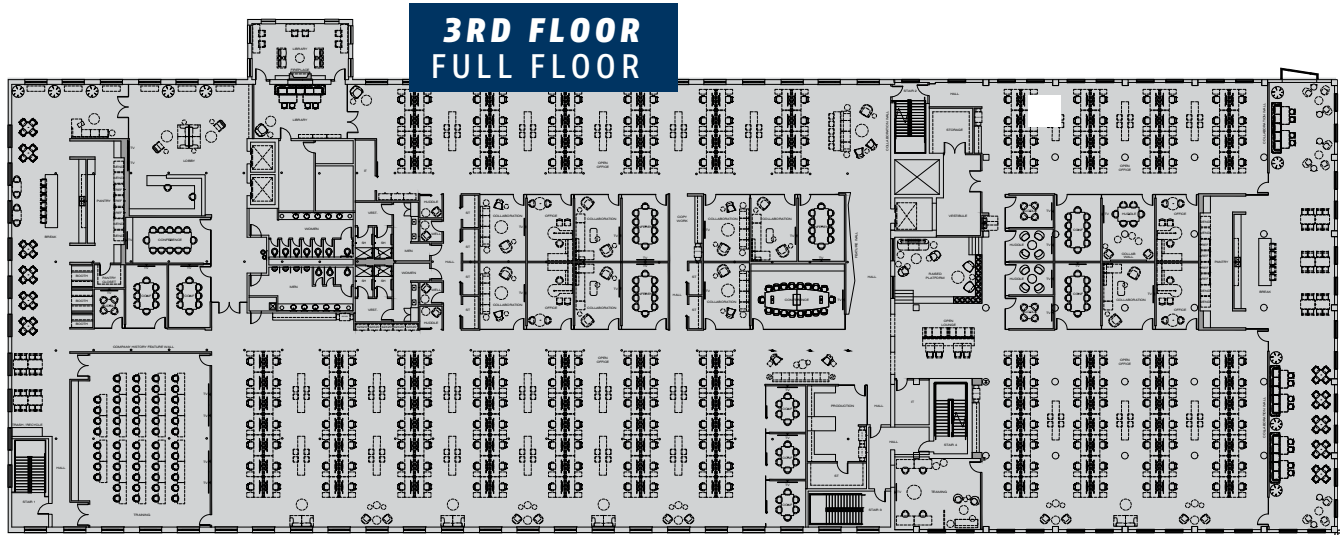
TURNER AVE.

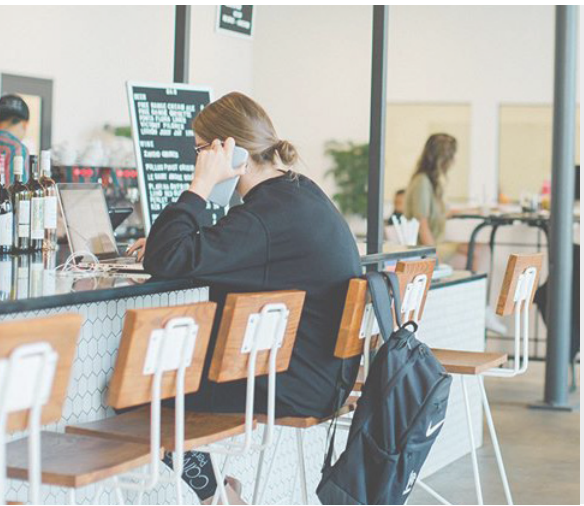
1ST FLOOR
±77,275 SF



TURNER AVE.

test fits





BUILDING ON THE STRONGEST OF FOUNDATIONS

the neighborhood

Savona is embedded in a highly diverse set of neighborhoods with rich cultural amenities, renowned educational institutions and some of the city’s most iconic and historic landmarks. Coursing through the veins of its heavily tree-lined streets and undulating topography, the West End has an undeniable authenticity that is simply hard to replicate in other urban enclaves. Tenants and visitors of Savona will greatly benefit from the surrounding businesses, retailers, and residents that call this part of Charlotte home.



CHECKING THE BOX IS ONLY THE BEGINNING

the experience

Whether its grabbing a beer with a coworker at Blue Blaze Brewing, hitting the greenway for a quick break from your workday, or spearheading a charity event on the campus, tenants and visitors of Savona will arrive each day excited for what comes next.

Expect engaging, creative amenities and complementary retail at Savona with a strong physical connection to nature and the 80+ acres of connected public greenspace.

LIVE WORK LIVE
EXPLORE DINE EXPL
WORK LIVE WORK
EXPLORE DINE

HOW IS SAVONA BRINGING PEOPLE TOGETHER?

the connections

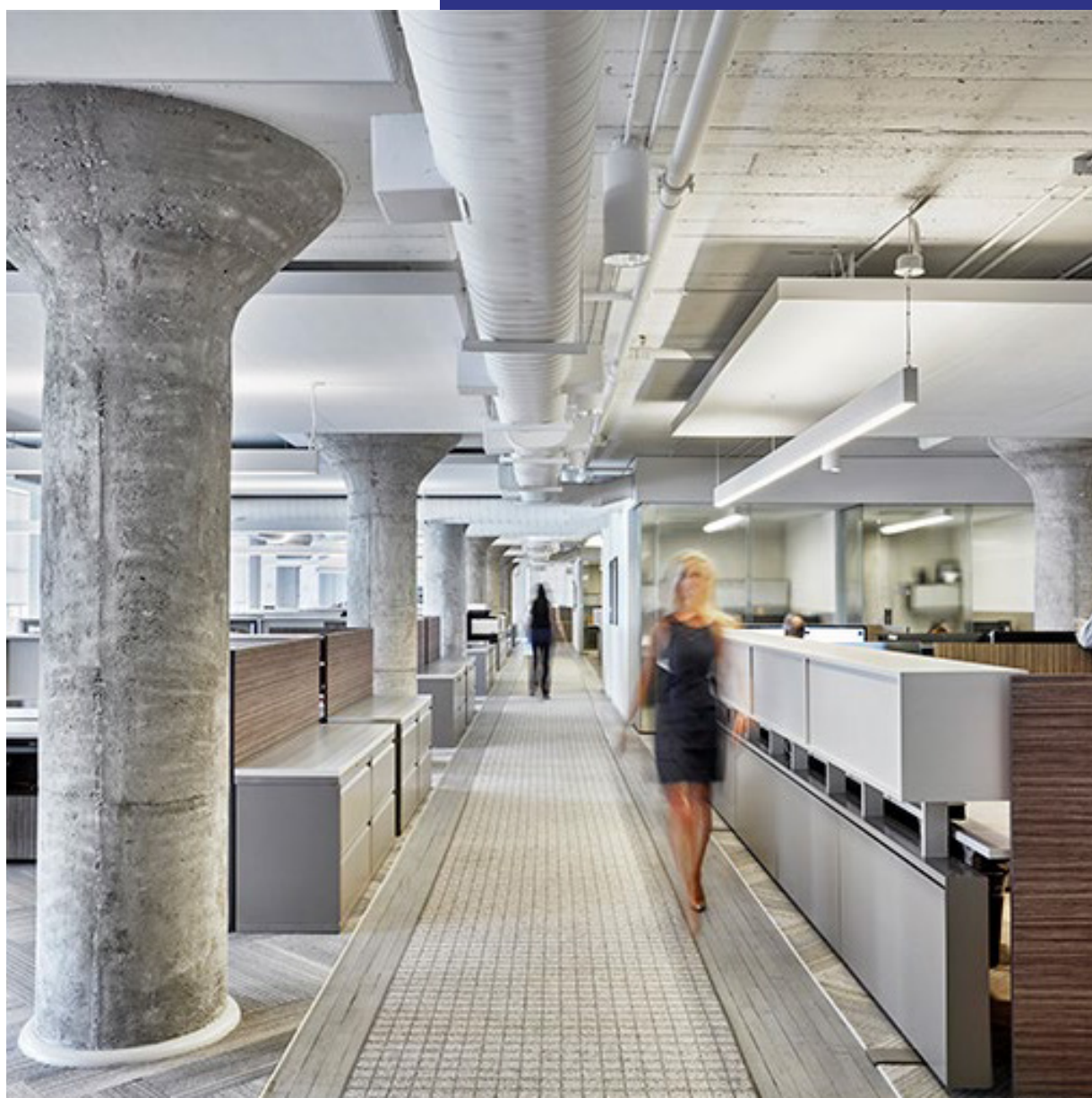
No other project in Charlotte is as well positioned to provide tenants and visitors with direct access to the city’s greenway and park system. The existing Stewart Creek Greenway begins at the southern end of the site, at Blue Blaze Brewing, and runs just over 1 mile to Uptown. A 1.5 mile expansion is underway and will provide even better access to trail, including a new footbridge spanning the creek into the adjacent 28-acre park.

The CityLynx Gold Line, a 4 mile streetcar transit route that connects the Historic West End to Midtown, was recently extended and provides further connectivity to the project.



SAVONNA

EXPLORE DINE EXPLORE
LIVE WORK LIVE WORK
EXPLORE DINE EXPLORE
WORK LIVE WORK LIVE
EXPLORE DINE EXPLORE



OFFICE LEASING CONTACT

JOHN BALL

JOHN.BALL@FOUNDRYCOMMERCIAL.COM
704.705.3860

CLAIBORNE DANDRIDGE

CLAIBORNE.DANDRIDGE@FOUNDRYCOMMERCIAL.COM
704.319.5083

RETAIL LEASING CONTACT

KEELY HINES

KEELY.HINES@FOUNDRYCOMMERCIAL.COM
704.577.1329

commercial

**PORTMAN
HOLDINGS**



ARGOS

FOUNDRY
COMMERCIAL