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SAVONNA

***DISTINCTIVE RETAIL &
CREATIVE OFFICE SPACE
IN CHARLOTTE'S
HISTORIC WEST END***



**PORTMAN
HOLDINGS**



ARGOS

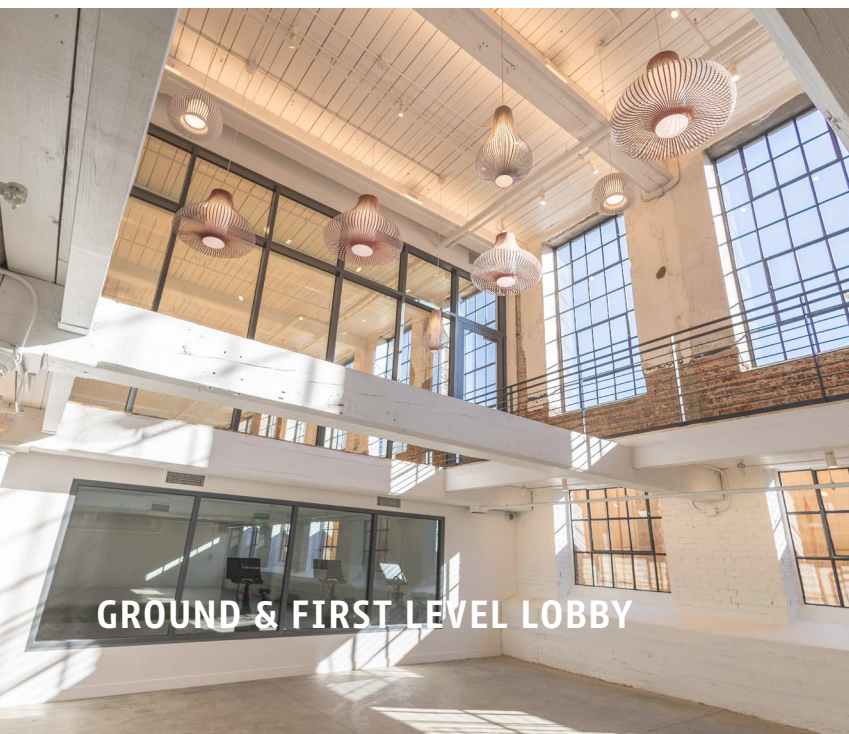
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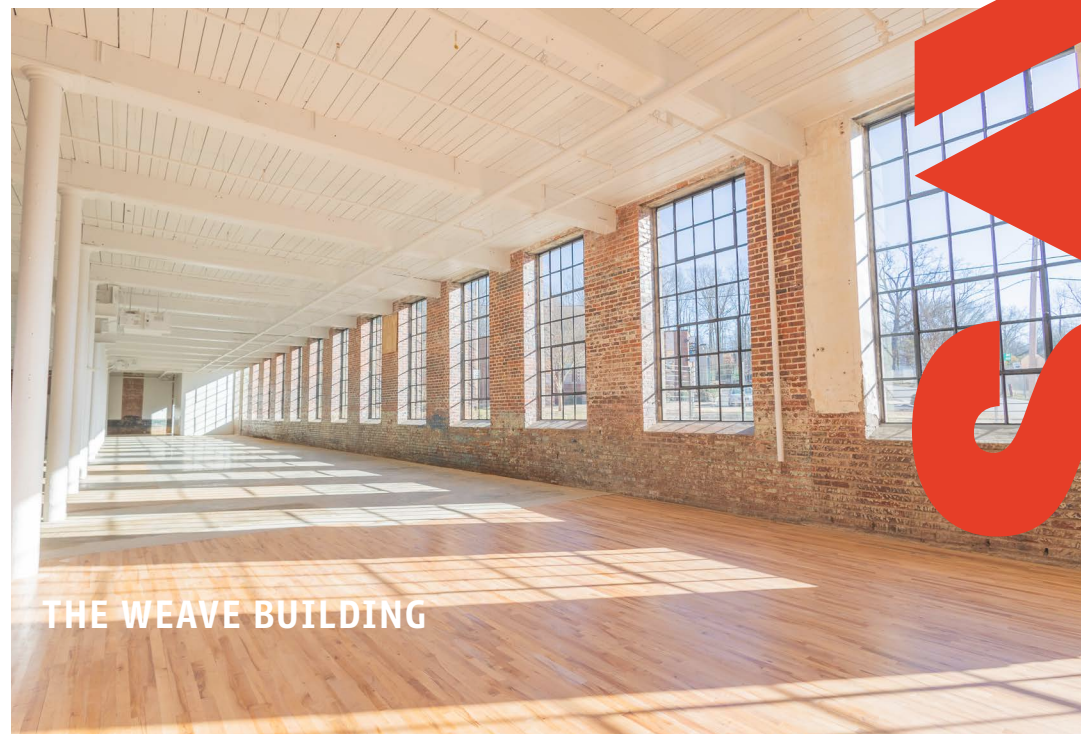
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THE GALLERY



GROUND & FIRST LEVEL LOBBY



THE WEAVE BUILDING

WEST END, CHARLOTTE
±200,000 SF
RETAIL & OFFICE

SAVONA

savona project

A landmark mixed use 30+ acre development in Charlotte's Historic West End featuring creative office, retail, and residential opportunities.

location & access

- Located 1 mile outside Charlotte's vibrant central business district
- Tremendous access via interstates and public transportation
- Surrounding area is booming with recent announcements for retail, residential and significant adaptive reuse office projects
- Proximate to the dynamic Uptown and South End neighborhoods

the mill

The Mill represents Phase One of the overall Savona project, a 100+ year old textile mill that has been revitalized to offer:

- +/- 200,000 SF of Class A creative office and retail leasing opportunities
- 600 planned luxury apartments
- Superior parking ratio for office and retail tenants

experience & amenities

Savona focuses heavily on the quality of time spent on-site for office tenants, retailers, residents and visitors. The project features:

- State-of-the-art amenities
- An unprecedented connection to greenspace and gardens
- Direct access to the expanded Stewart Creek Greenway
- Nearly 40 acres of immediately adjacent parks

THE WEST END - CHARLOTTE'S NEXT DESTINATION SUBMARKET

retail market

CHARLOTTE

100

PEOPLE RELOCATE TO THE REGION EACH DAY

#1

FASTEST GROWING MARKET FOR TECH TALENT

60%

INCREASE IN GDP SINCE 2010

WEST END

800k sf

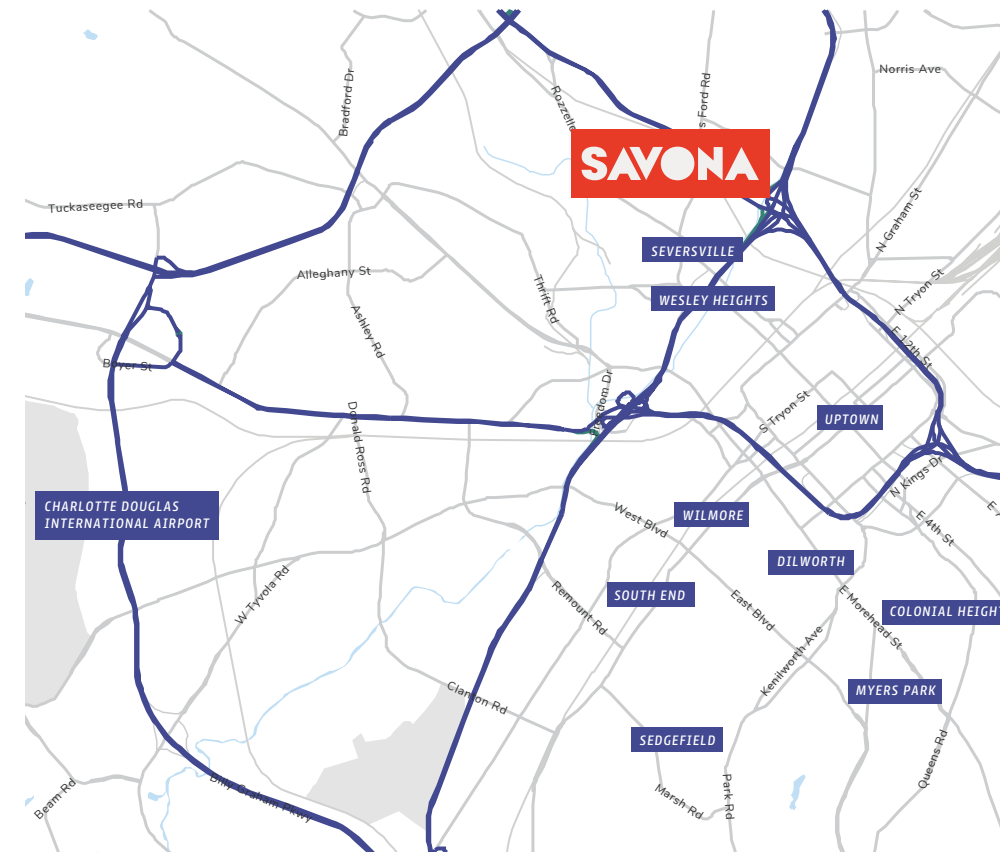
ADAPTIVE REUSE PROJECTS IN DEVELOPMENT

57%

INCREASE IN RESIDENTIAL HOME PRICES

50+

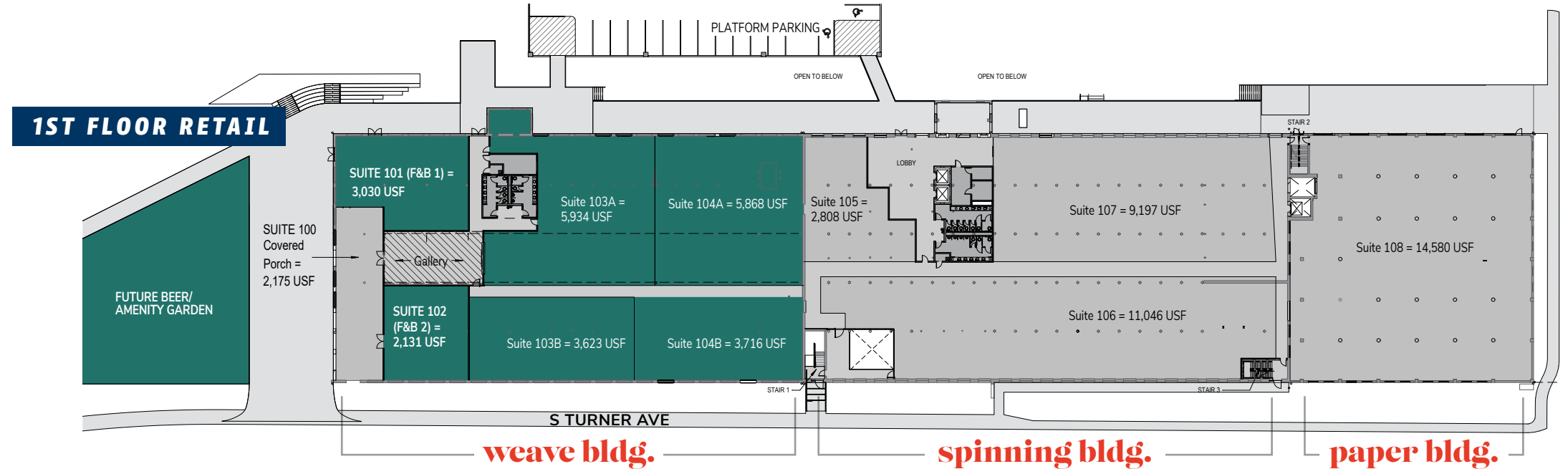
RETAILERS WITHIN 2 MILES OF SAVONA



THE ANCHOR, AND CENTER OF GRAVITY FOR THE SAVONA PROJECT

the mill

Originally built in 1915, this historic textile mill has once again come to life with +/- 200,000 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.



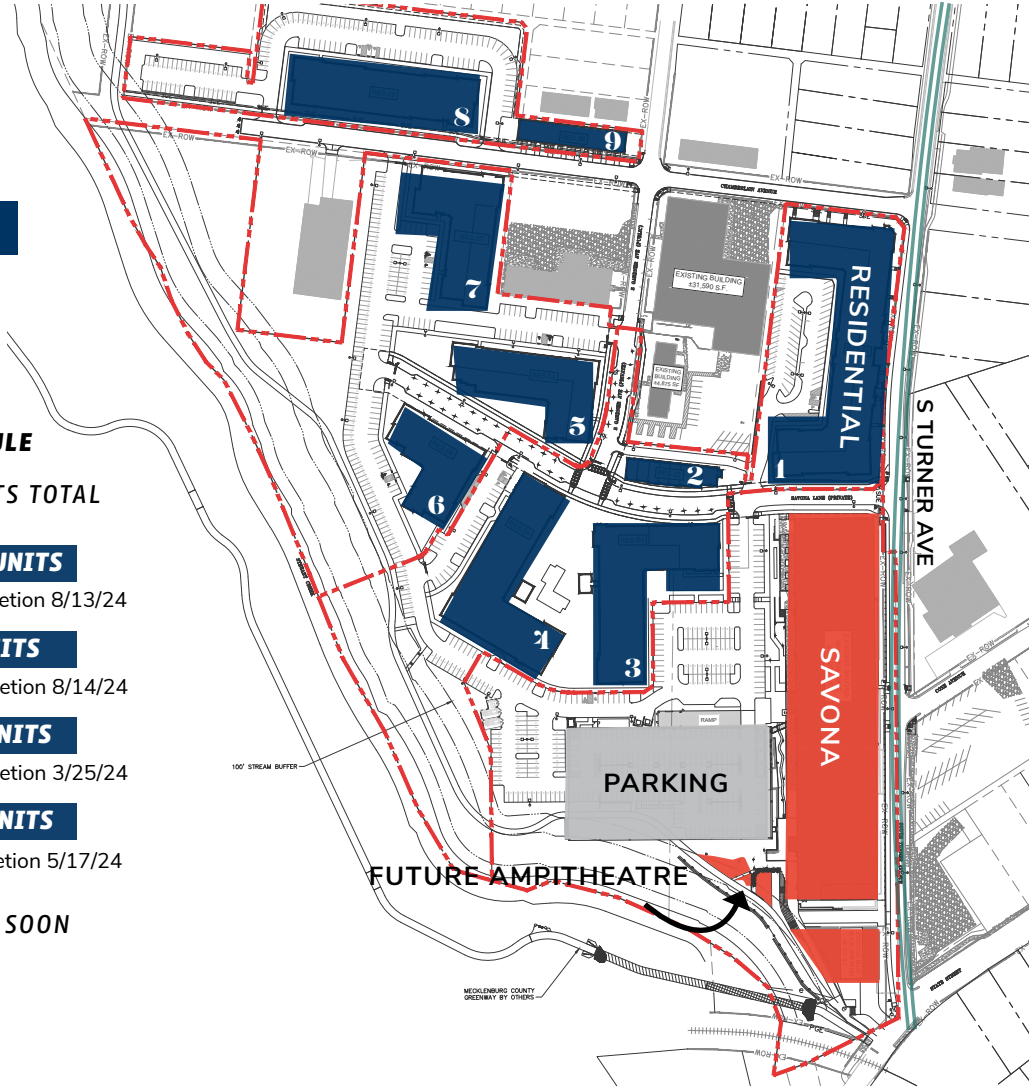
SITE PLAN

RESIDENTIAL DELIVERY SCHEDULE

PHASE 1: 319 UNITS TOTAL

- BUILDING 1 - 146 UNITS**
substantial completion 8/13/24
- BUILDING 2 - 8 UNITS**
substantial completion 8/14/24
- BUILDING 3 - 73 UNITS**
substantial completion 3/25/24
- BUILDING 4 - 92 UNITS**
substantial completion 5/17/24

PHASE 2: COMING SOON



LOWER LEVEL RETAIL

RETAIL
OFFICE

SPEAKEASY OPPORTUNITY

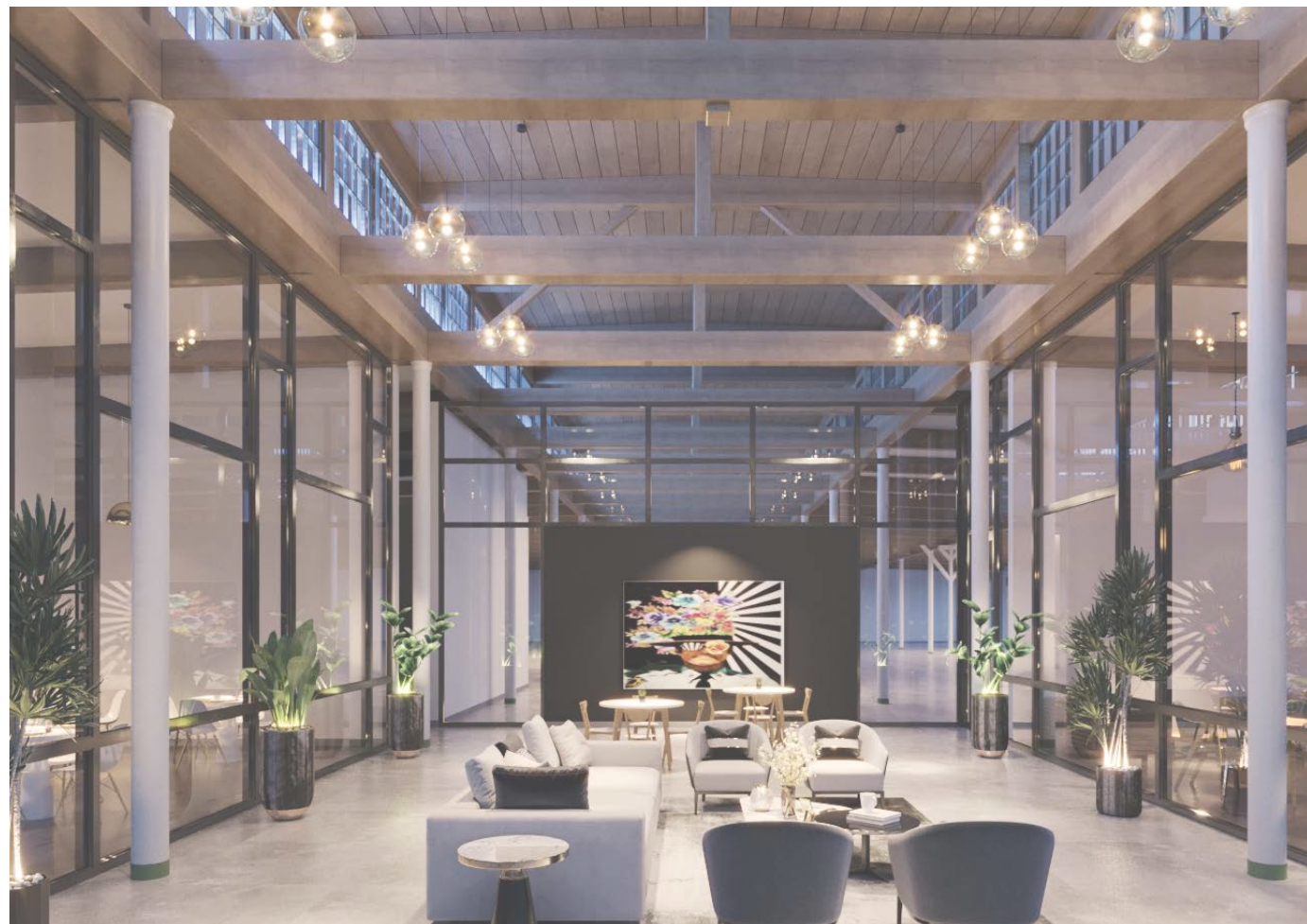




BUILDING ON THE STRONGEST OF FOUNDATIONS

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 in the neighborhood, 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.

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 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.



RETAIL LEASING CONTACT

KEELY HINES

KEELY.HINES@FOUNDRYCOMMERCIAL.COM
704.577.1329

OFFICE LEASING CONTACT

JOHN BALL

JOHN.BALL@FOUNDRYCOMMERCIAL.COM
704.705.3860

CLAIBORNE DANDRIDGE

CLAIBORNE.DANDRIDGE@FOUNDRYCOMMERCIAL.COM
704.319.5083

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