

CLT THE NC  
**QUARTER**  
SOUTH END



# A NEW DESTINATION FOR CHARLOTTE'S CREATIVE CLASS.

2218 TOOMEY AVENUE, CHARLOTTE, NC 28203

±9,841 SF AVAILABLE



## PROJECT DETAILS

The Quarter is a new adaptive reuse project that brings 140,000 square feet of first generation creative office and retail space across three buildings to the Toomey corridor in Charlotte. The overall project encompasses 15 acres and will also include a 306-unit multifamily community, which is expected to deliver in 2024. The Quarter is located in South End, well-known as one of the most dynamic submarkets in the Southeast. The Quarter offers the direct access to I-77 that a suburban office user would expect, while also featuring immediate access to the abundant retail and entertainment amenities in South End that today's urban office users seek.

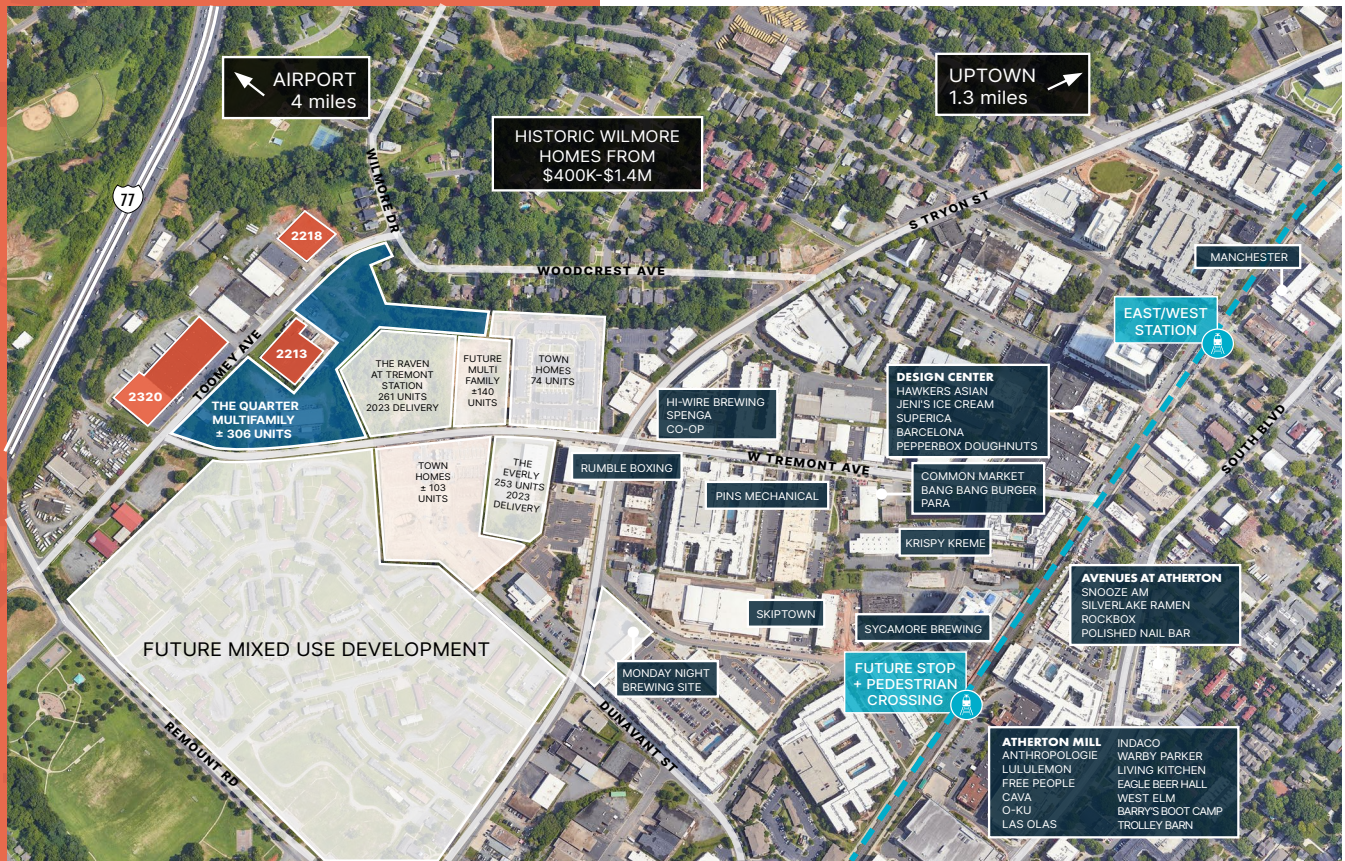
## BUILDING FEATURES

ADDRESS	2218 TOOMEY AVENUE
BUILDING SF	24,252 SF
AVAILABLE SF	±9,841 SF
PARKING	3.0/1,000+
CEILING HT.	19'
DELIVERY	2022





## SOUTH END OVERVIEW



### SOUTH END STATS



**1.22M**

SF OFFICE AND RETAIL  
UNDER CONSTRUCTION  
OR PLANNED



**16.5K**

WORKERS



**621K**

LIGHTRAIL  
PASSENGERS  
BOARDED YEARLY



**197**

SHOPS &  
RESTAURANTS



**4.5**

MILES OF  
RAIL TRAIL



**5.21%**

PROJECTED ANNUAL  
POPULATION GROWTH  
RATE (2019-2024)



**\$486.2K**

AVERAGE HOME VALUE



**1.9**

AVERAGE  
HOUSEHOLD SIZE



**41.6%**

MILLENNIALS

FOR MORE INFORMATION, PLEASE CONTACT:

#### OFFICE LEASING

**JOHN BALL | 704.705.3860**  
john.ball@foundrycommercial.com

**CLAIBORNE DANDRIDGE | 704.319.5083**  
claiborne.dandridge@foundrycommercial.com

**ELIZA GORDON | 704.910.8695**  
eliza.gordon@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

A TACTICAL OPPORTUNITY BY:

**ABACUS**  
CAPITAL

**FCP**

**BIG CYPRESS CAPITAL**