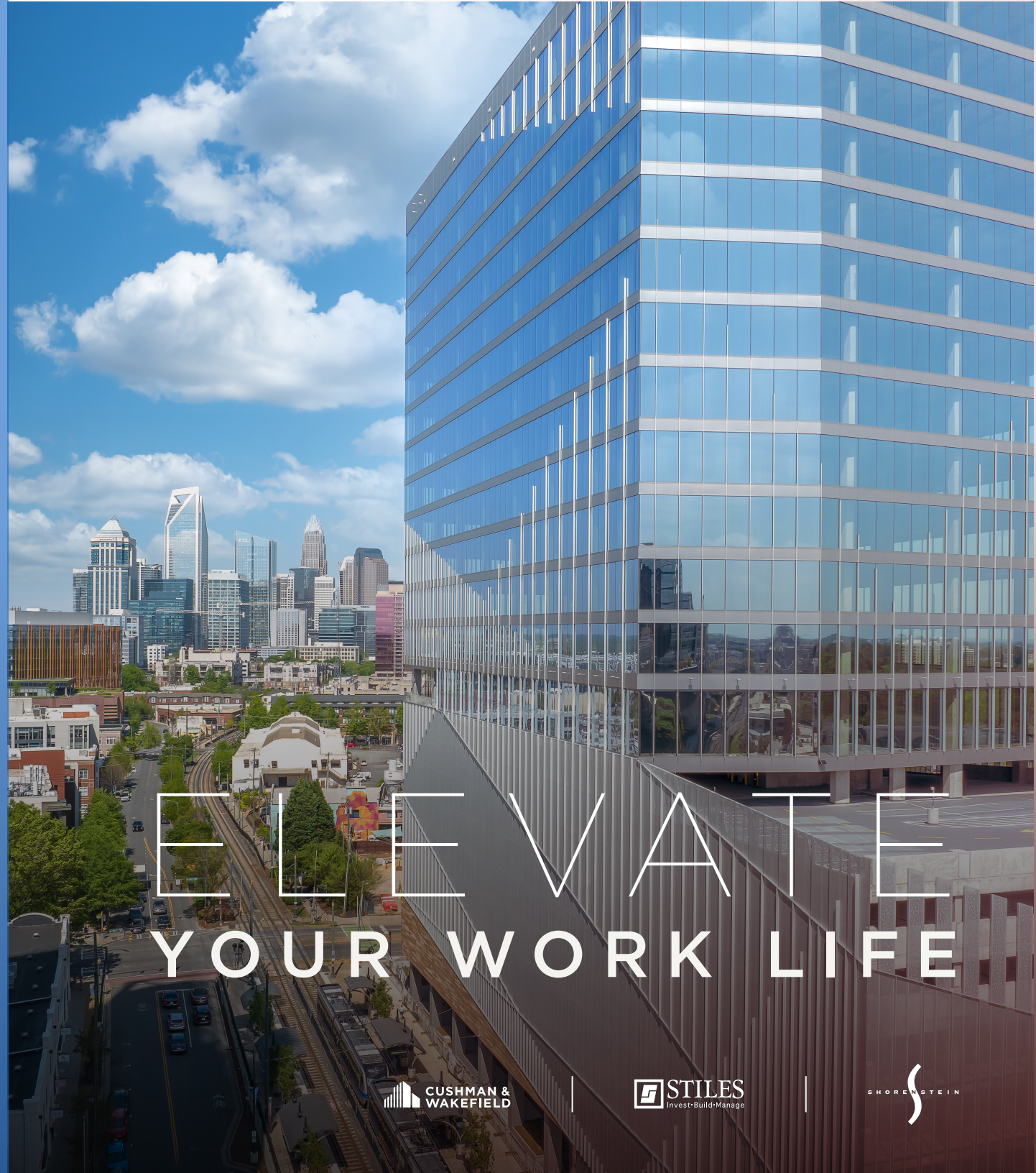



110 EAST BOULEVARD | CHARLOTTE, NC 28203

110

EAST



ELEVATE
YOUR WORK LIFE

 CUSHMAN &
WAKEFIELD

 STILES
Invest-Build-Manage

 SHORENSTEIN

WELCOME TO 110 EAST

WHERE EAST MEETS WEST IN
THE HEART OF SOUTH END.

110 East brings a premium office experience to Charlotte's vibrant South End district, boasting the only Class A+ office tower in the market with a stop on the light rail, sweeping skyline views and elegantly refined amenity spaces.

A truly distinctive addition to one of Charlotte's most desirable neighborhoods, 110 East is the premiere address for top global talent and executives in the Charlotte region.

110 EAST BOULEVARD | CHARLOTTE, NC 28203





EXPERIENCE THE 110 DIFFERENCE

BUILDING SIZE

- 24 Stories / 370,000 square feet (sf)

LOCATION & ACCESS

- Charlotte, NC - South End
- Corner of East Blvd. & South Blvd at the LYNX Light Rail East/West Station

FLOOR PLANS

- Level 1: Retail, Signature Restaurants & Concierge Visitor Lobby
- Level 2-10: Parking Garage
- Level 11: Sky Lobby | Amenity Deck | Fitness | Conference
- Level 12-24: Office Floors (29,000 SF Typical)

PARKING

- Garage with 925 parking spaces
- Electric vehicle (EV) charging stations
- On-site bicycle storage

PLATFORM/ GROUND LEVEL

- Direct access to LYNX Light Rail East/West Station
- Plaza outdoor amenity space for gatherings and special events

DELIVERY DATE

- Base Building: April 2024

BUILDING CERTIFICATIONS

- Pursuing LEED® Gold certification
- WiredScore Platinum Certified

TELECOM

- AT&T
- Spectrum

SECURITY

- Exterior cameras
- FOB access

THE NEW ICON OF SOUTH END

THE DIFFERENCE IS IN THE DETAILS

110 East is distinguished by rich materials, modern textures, thoughtful design and top-line lifestyle amenities that offer unique opportunities to work, collaborate and stay active.

With a stunning 11th floor Sky Lobby and terrace, flex multipurpose spaces, and a state-of-the-art fitness center, 110 East presents a refreshing departure from the typical office experience and provides additional ways to work or unwind.



11TH FLOOR | SKY LOBBY



STATE-OF-THE-ART FITNESS CENTER



FLEXIBLE CONFERENCE SPACES



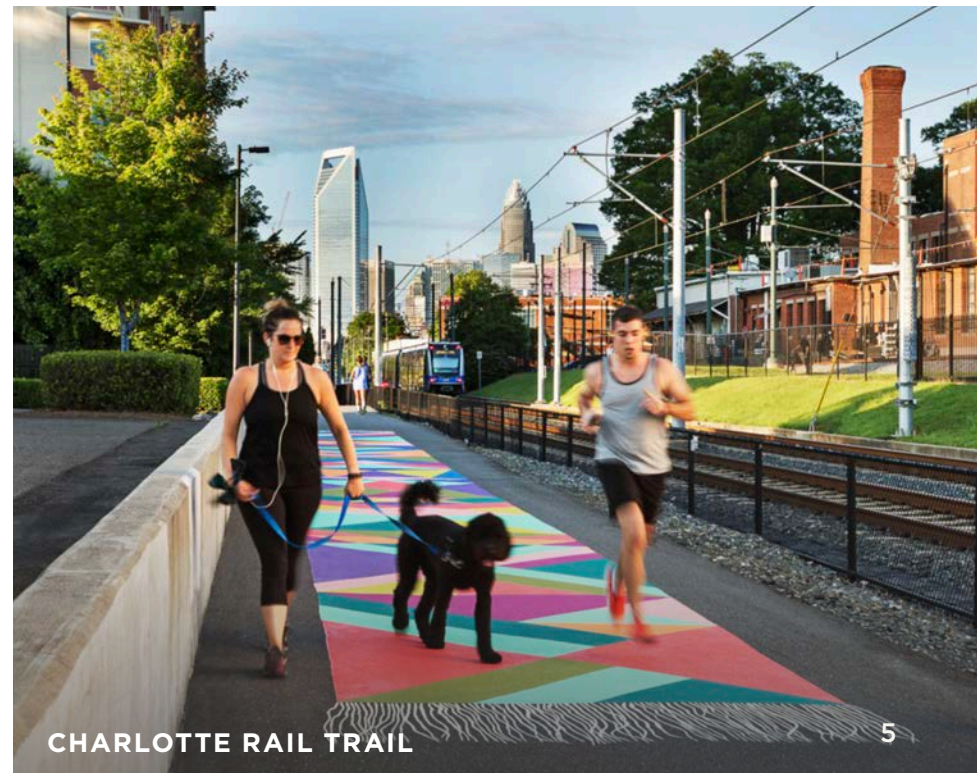
1ST FLOOR | CONCIERGE VISITOR LOBBY

THE PLATFORM

Direct access to the East/West Station Platform (LYNX Light Rail)
& the Charlotte Rail Trail and 6,000 sf of restaurants and retail



11' CLEAR VISION GLASS



CHARLOTTE RAIL TRAIL



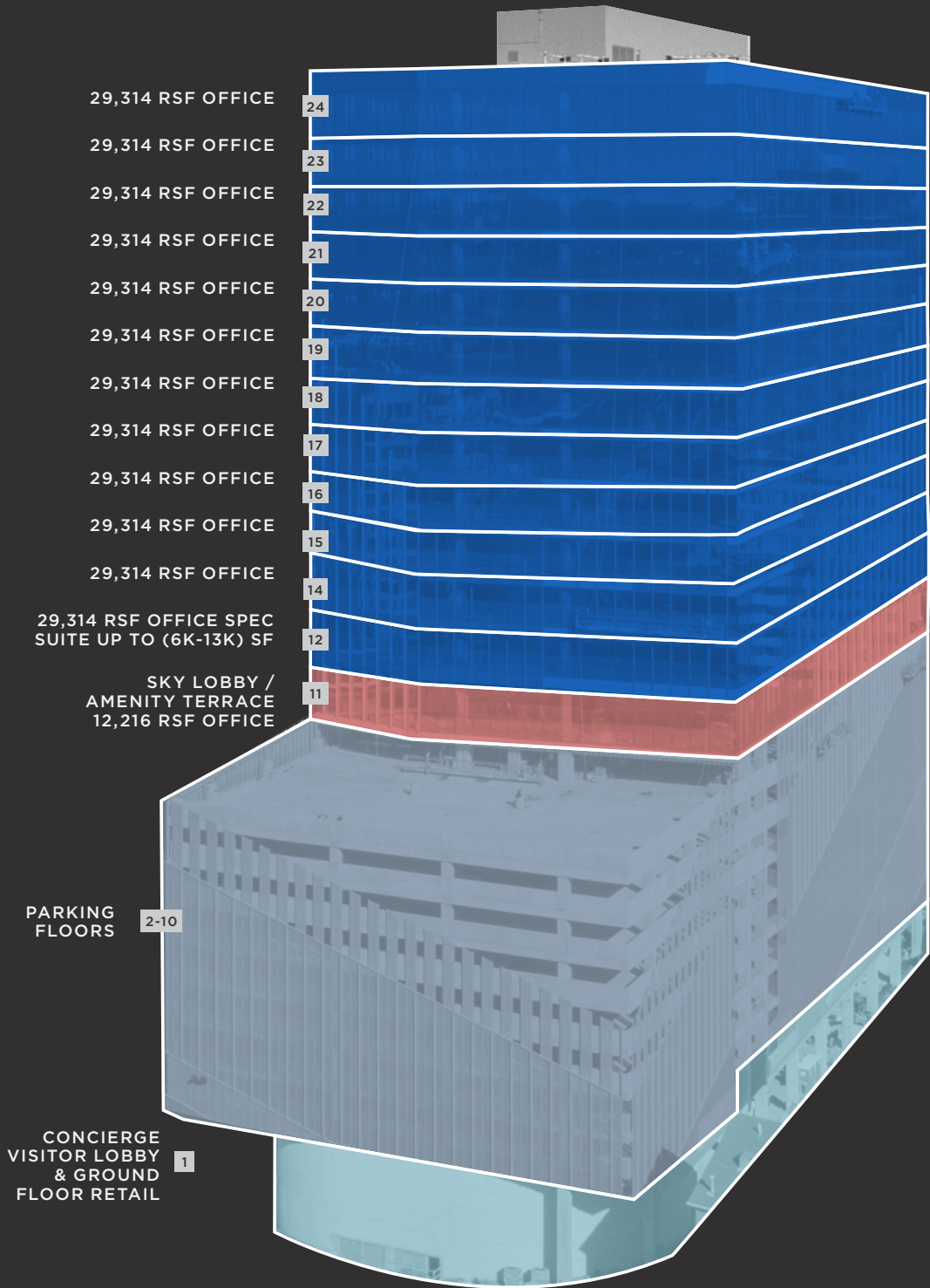
PANORAMIC VIEWS

Outfitted with 11' vision glass, each floor unveils captivating views of the Queen City skyline, vibrant South End, and surrounding neighborhoods.





110 EAST BOULEVARD | CHARLOTTE, NC 28203



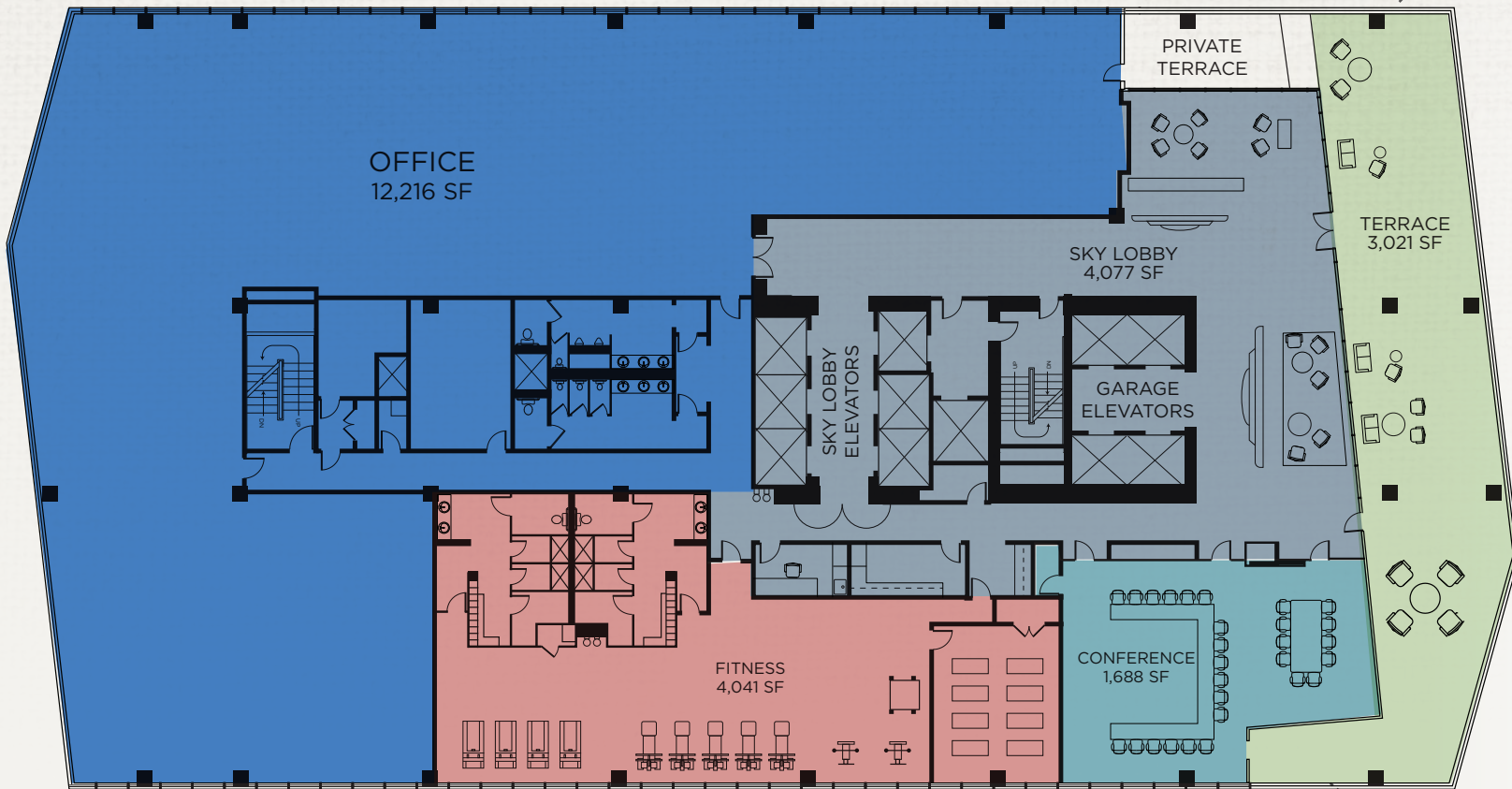
ROTATING SIGNATURE ART EXHIBIT



SKY LOBBY

The 11th floor Sky Lobby and outdoor terrace at 110 East offer one of Charlotte's most unique and sophisticated business amenities. Delivering unobstructed views of Uptown, this stunning space also provides flexible multipurpose rooms for events and large meetings.





PANORAMIC VIEWS OF UPTOWN



UPTOWN CHARLOTTE
TO THE NORTH

East Blvd Access & Visitor Drop Off Entrance

East/West Station Platform

1st Floor Concierge Visitor Lobby

110 EAST

Restaurant with Outdoor Seating

SOUTH BOULEVARD

EAST BOULEVARD



THE PLATFORM

110 East is the only class-A office building in South End, featuring a platform at the East/West Station along Lynx Blue Line.



A SITE WITH CONNECTIVITY

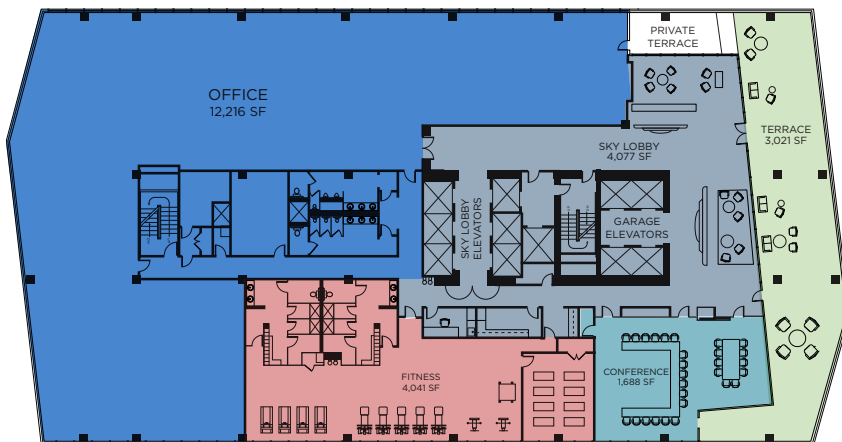
A PARKING ACCESS

- A1. Access garage via South or East Blvd. Park in the garage deck.
- A2. Take the garage elevator to the 11th Floor Sky Lobby
- A3. Transfer to the tower elevators to reach your suite destination.

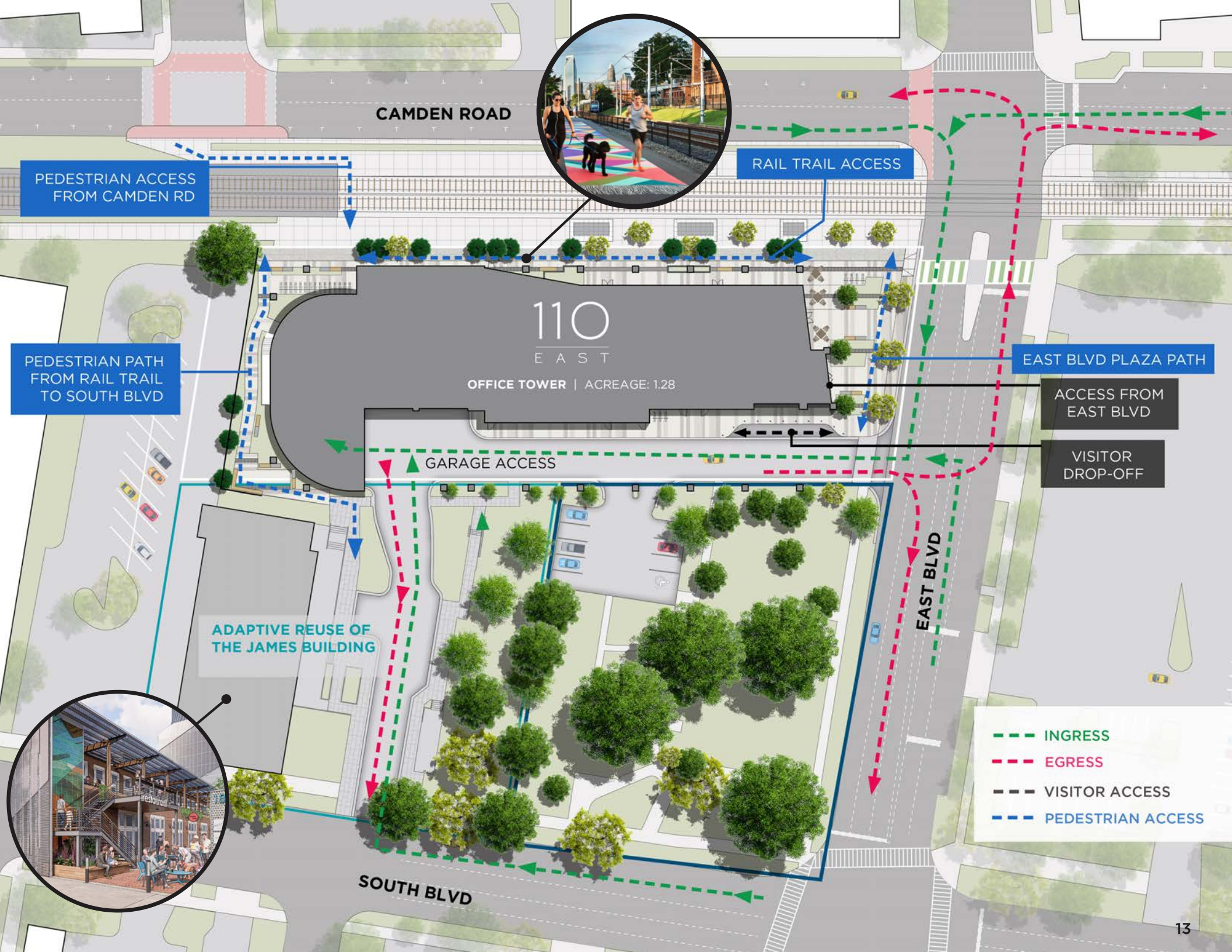
B DROP OFF ACCESS

- B1. Drive thru drop off at First Floor Lobby Concierge level
- B2. Take the lobby elevator to the 11th Floor Sky Lobby
- B3. Transfer to the tower elevators to reach your suite destination.

SKY LOBBY | 11TH FLOOR TRANSITION



STREET & PARKING LEVEL ACCESS



CAMDEN ROAD

PEDESTRIAN ACCESS FROM CAMDEN RD

RAIL TRAIL ACCESS

110
EAST

OFFICE TOWER | ACREAGE: 1.28

EAST BLVD PLAZA PATH

PEDESTRIAN PATH FROM RAIL TRAIL TO SOUTH BLVD

ACCESS FROM EAST BLVD

GARAGE ACCESS

VISITOR DROP-OFF

ADAPTIVE REUSE OF THE JAMES BUILDING

EAST BLVD

SOUTH BLVD

- INGRESS
- EGRESS
- VISITOR ACCESS
- PEDESTRIAN ACCESS

A VIBRANT NEIGHBORHOOD AT YOUR FINGERTIPS

110 East embraces the energy and vibrant culture of South End, providing immediate access to hundreds of captivating neighborhood boutiques, restaurants and nightlife, all within a short walk or ride along the LYNX Light Rail.

Meet with colleagues over dinner, drinks, or coffee at more than 200 restaurants and cafes in South End or take a quick train ride to Uptown Charlotte or any number of the Queen City's exciting neighborhoods.

BY THE NUMBERS

200

shops, restaurants & brewers

5.2 M

regional & out of town visitors

Hotels

1 open | 3 planned

16,500

workers

2

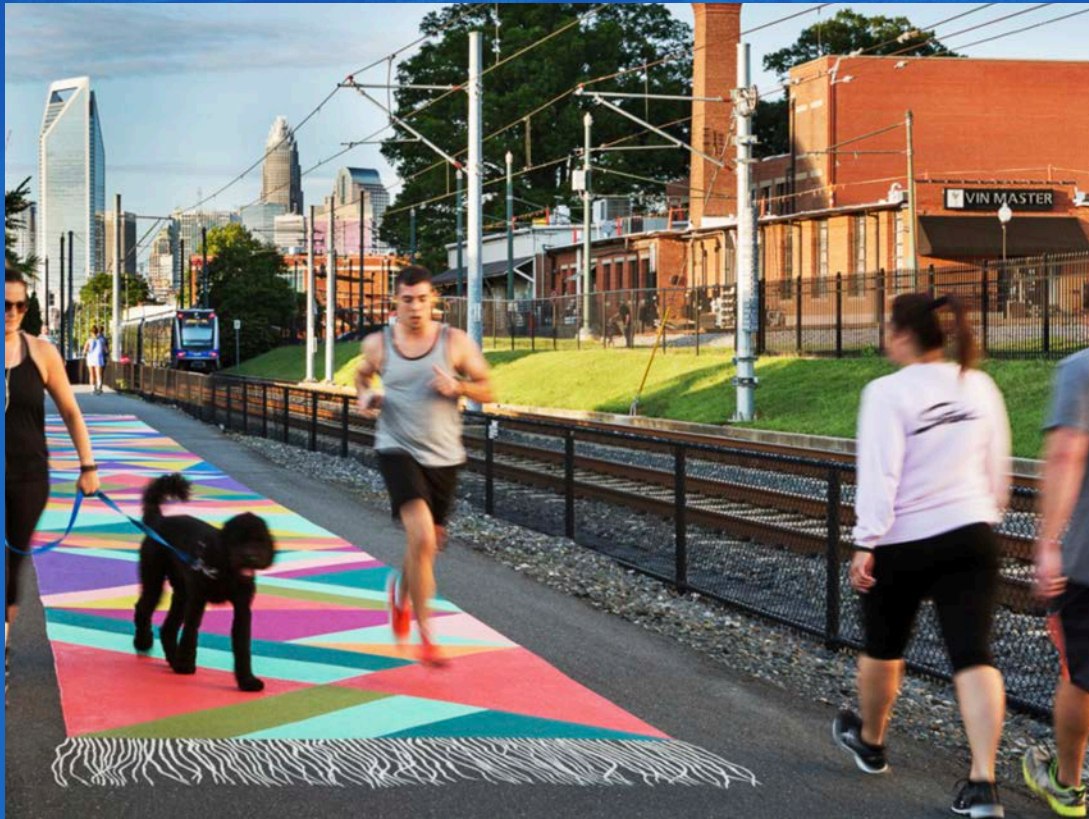
grocery stores

2,650

multi-family units



EXPLORE THE RAIL TRAIL



THE 3.5 MILE TRAIL

connects communities
and knits together
neighborhoods
from Sedgefield,
Southside Park,
Brookhill, Dilworth,
Wilmore, and South
End to Uptown, but it
belongs to everyone
in the Queen City.



REIMAGINE YOUR ROUTINE

110 East is redefining the workday routine with a convenient location that puts tenants at the center of a booming South End neighborhood filled with a growing selection of exciting dining and retail experiences.

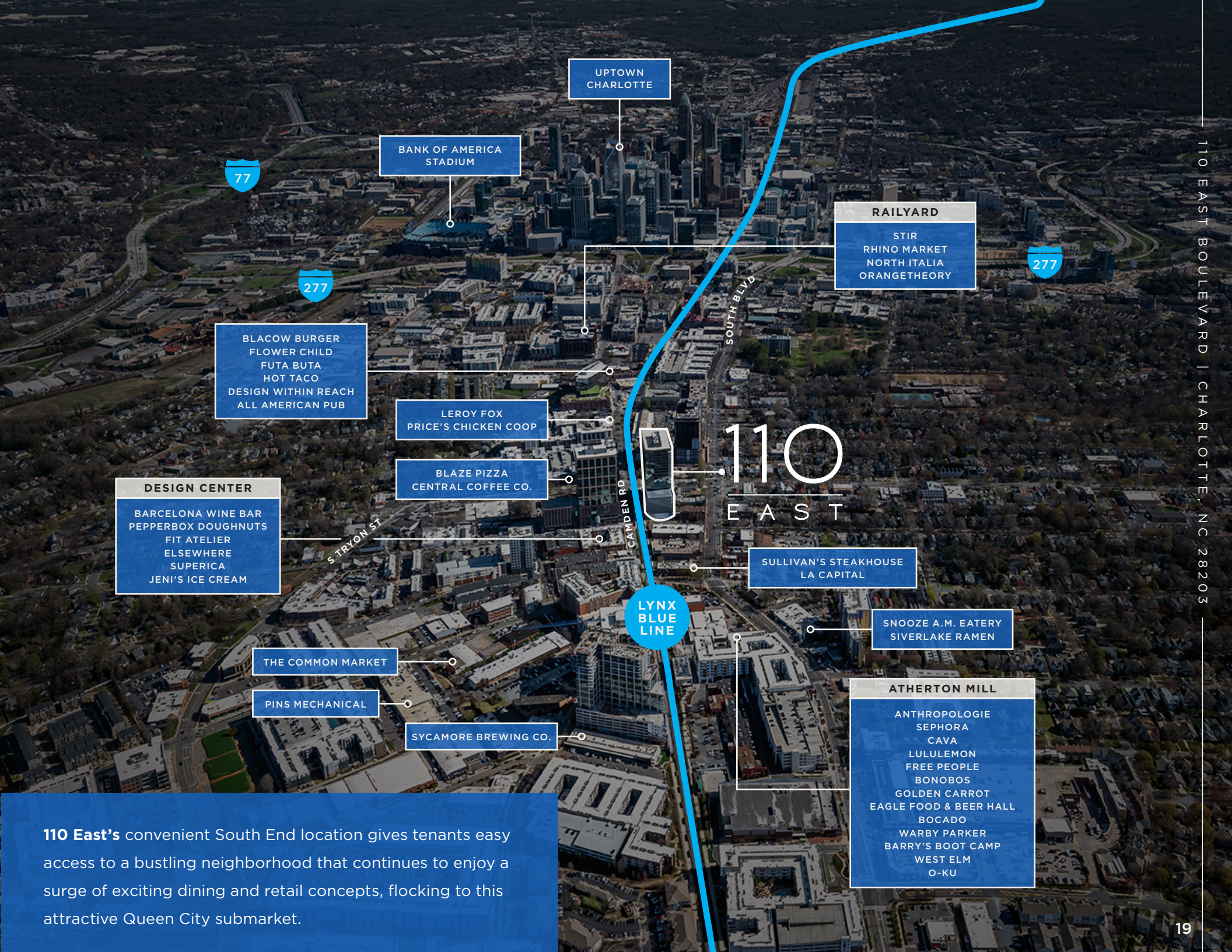
Nestled amidst numerous cozy residential neighborhoods, buildings, unique eateries, craft breweries, art galleries, and more, everything you need is just a short stroll or swift rail ride away.



19
DINING

22
RETAIL

6
SERVICES



UPTOWN
CHARLOTTE

BANK OF AMERICA
STADIUM



RAILYARD
STIR
RHINO MARKET
NORTH ITALIA
ORANGETHEORY



BLACOW BURGER
FLOWER CHILD
FUTA BUTA
HOT TACO
DESIGN WITHIN REACH
ALL AMERICAN PUB

LEROY FOX
PRICE'S CHICKEN COOP

BLAZE PIZZA
CENTRAL COFFEE CO.

DESIGN CENTER
BARCELONA WINE BAR
PEPPERBOX DOUGHNUTS
FIT ATELIER
ELSEWHERE
SUPERICA
JENI'S ICE CREAM

SOUTH BLVD

CAMDEN RD

S TRYON ST

110
EAST

SULLIVAN'S STEAKHOUSE
LA CAPITAL

**LYNX
BLUE
LINE**

SNOOZE A.M. EATERY
SIVERLAKE RAMEN

THE COMMON MARKET

PINS MECHANICAL

SYCAMORE BREWING CO.

ATHERTON MILL
ANTHROPOLOGIE
SEPHORA
CAVA
LULULEMON
FREE PEOPLE
BONOBOS
GOLDEN CARROT
EAGLE FOOD & BEER HALL
BOCADO
WARBY PARKER
BARRY'S BOOT CAMP
WEST ELM
O-KU

110 East's convenient South End location gives tenants easy access to a bustling neighborhood that continues to enjoy a surge of exciting dining and retail concepts, flocking to this attractive Queen City submarket.

SEAMLESS CONNECTIVITY

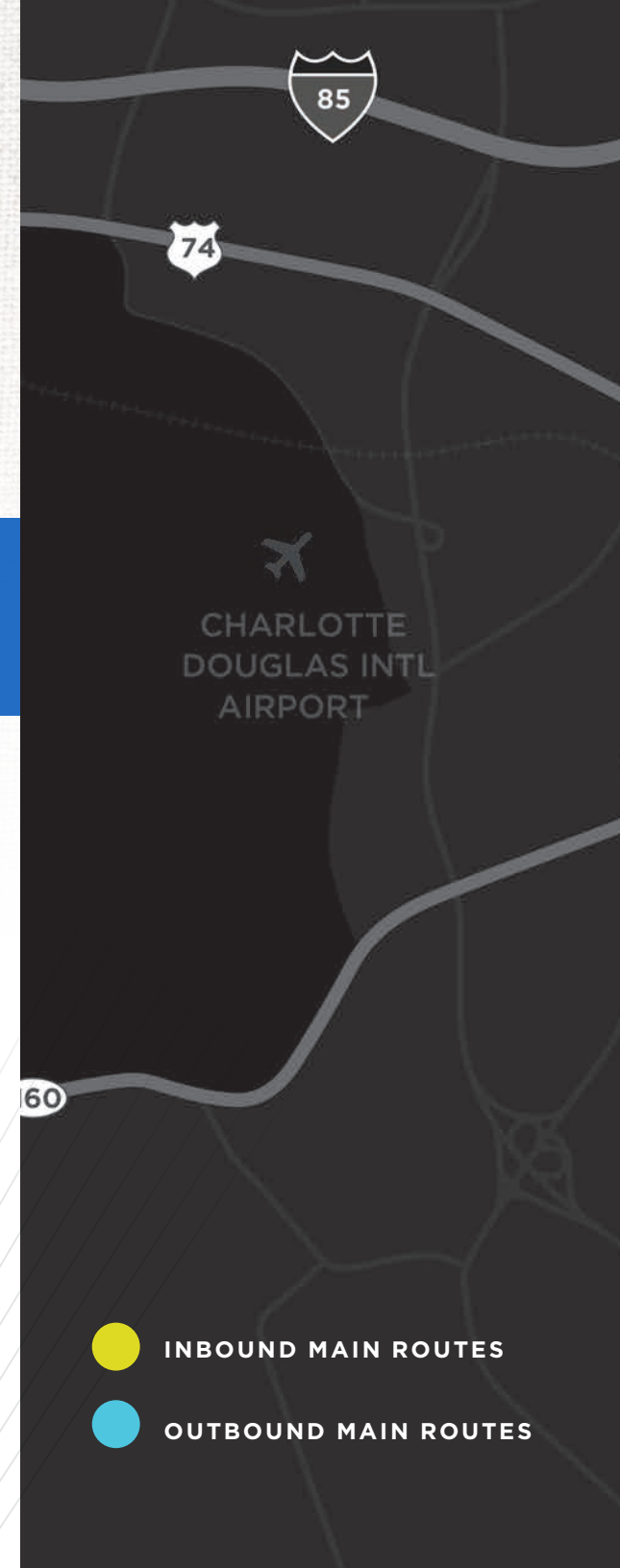
96 WALK
SCORE

52 TRANSIT
SCORE

61 BIKE
SCORE

110 East is Charlotte's preeminent transit-oriented asset, sitting adjacent to the LYNX Blue Line Light Rail, the Charlotte Rail Trail, and the intersection of East and South Boulevard to keep tenants connected to neighborhoods and destinations all over the Charlotte region.

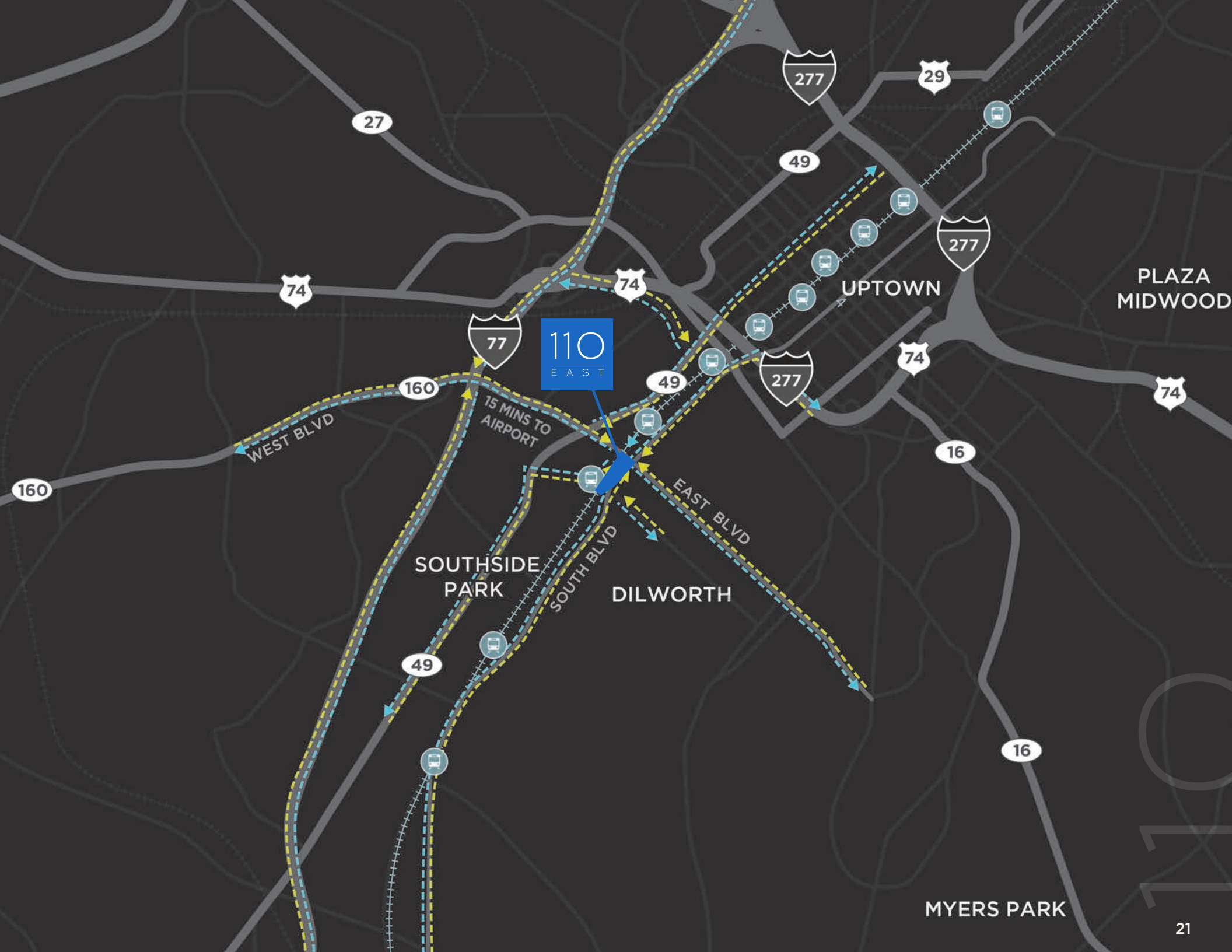
- **DIRECT STOP AT EAST/WEST STATION** on the Lynx Blue Line Light Rail, which connects to UNC Charlotte, NoDa, South End, LoSo and 485
- **SITUATED IN THE HEART OF SOUTH END** and surrounded by multi-family, office, retail, restaurants, and breweries
- **24K DAILY RIDERS** on the 18.6-mile Lynx Blue Line
- **1 MILE** to Uptown Charlotte
- **4 MILES** to NoDa, Charlotte's Arts & Entertainment District
- **5 MILES** to South Park Mall
- **8 MILES** to Charlotte Douglas International Airport
- **14 MILES** to UNC Charlotte - **TAKE THE LYNX BLUE LINE THE ENTIRE WAY!**



INBOUND MAIN ROUTES



OUTBOUND MAIN ROUTES



110
EAST

15 MINS TO AIRPORT

UPTOWN

PLAZA MIDWOOD

SOUTHSIDE PARK

DILWORTH

MYERS PARK

DEDICATED TO
WORLD-CLASS
TENANT EXPERIENCE



Developed in partnership by renowned real estate leaders, Stiles and Shorenstein Properties LLC, and designed by the nationally acclaimed architecture firm Hastings Architecture LLC, 110 East represents the latest chapter in a rich legacy shared by these award-winning institutions.

Established in 1951, Stiles has developed more than 52 million SF of award-winning office, retail, mixed-use and luxury residential high-rises throughout the Southeast, and is most notably associated with shaping the Downtown Fort Lauderdale skyline with Class A office projects that are unrivalled and revered across the country.

Privately-owned real estate firm Shorenstein was founded in 1924 and today owns and operates high-quality office, residential and mixed-use properties across the U.S., with offices in San Francisco and New York.

The two companies forged a partnership in the mid-2000s and have continued working together, creating iconic office developments in key markets across the Southeast. With 110 East, Stiles and Shorenstein proudly carry on the spirit of the late visionary, Terry Stiles, to establish memorable landmark projects and communities where people live, work, create, dine and entertain.



stiles.com



shorenstein.com



hastingsarchitecture.com



THE BEST OF
SOUTH END
AT YOUR DOORSTEP

**EVERYTHING YOU NEED TO BUILD YOUR QUEEN CITY
LEGACY, ALL WITHIN A 5-MINUTE WALK.**



www.110East.com



FLOWER CHILD

CHARLOTTE

110
EAST

WILMORE

DILWORTH

SEDFIELD

MYERS P

Clean Eatz
KITCHEN
SELENITE+
GIRL TRIBE CO
Rowan

LEROY FOX
SABOR

futobuta

CONDADO
TACOS • TEQUILA • MARGARITAS

HELLENIC
GREEK KITCHEN & BAKERY

POTBELLY
SANDWICH SHOP

URBAN
SWEETS

Early Girl
EATERY

BLAZE
BULGOGI BOX
KOREAN STEAK & BBQ

Rai Lay
ASIAN BISTRO

brown bag
seafood co.
Salted Melon
MARKET & EATERY
allbirds

Emmy SQUARED
PIZZA

barcelona
Superica

QC
POUR HOUSE
THE NEIGHBORHOOD SPOT

HAWKERS
ASIAN STREET FOOD
SHAKE SHACK
PADDYWAX

CHAP
TERO

300 EAST

med tile
Kitchen & Bath
Design

OMJ

ATHERTON
MILL

INDACO
ITALIAN FOOD & WINE

sun flour
baking company

COPPER

Brideside
ANTHROPOLOGIE
O-KU

DILWORTH

J. MAJOR'S
wedding boutiques

THAI
TASTE

LA CAPITAL-MX

DILWORTH
EYE
ASSOCIATES

SULLIVAN'S
STEAKHOUSE

TOUS
les
JOURS
Snooze
AN A.M. EATERY BY
SILVERLAKE
Ramen

110

E A S T





110

E A S T

THE NEW ICON OF SOUTH END

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