

# 110

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E A S T

[www.110East.com](http://www.110East.com)

110 East Boulevard | Charlotte, NC 28203



## A NEW OFFICE ICON

**Welcome to 110 East, South End's only Class A office building directly on a Light Rail platform.**

This 370,000-square-foot, 23-story, transit-oriented, state-of-the-art office building is distinguished by its sophisticated design, Class A office space, and a platform level featuring retail and restaurants that is directly connected to the LYNX Light Rail East/West Station.

110 East's innovative design and stylish lifestyle amenities blend seamlessly, creating an unmatched office experience inspired by connectivity and the rich history of the neighborhoods by which it is surrounded. The building's platform level allows users to go from ride to work in just a few short steps. 110 East will be an instant icon in the heart of Charlotte's vibrant and fast-growing South End submarket.

With sweeping views of Charlotte's city skyline, 110 East embodies the energy and culture of one of the city's most exciting neighborhoods. South End's captivating boutiques, restaurants, and nightlife are all within blocks and easily accessible via the Light Rail or Rail Trail. At 110 East, all the Queen City has to offer is within reach. 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's most exciting attractions.

110 East is being developed in partnership by Stiles and Shorenstein Properties LLC – two of experienced real estate leaders with more than a century of development expertise behind them – and designed by the nationally acclaimed architecture firm, Hastings Architecture LLC.





PROJECT  
OVERVIEW

BUILDING SIZE

23 Stories / 370,000 sf

LOCATION & ACCESS

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

FLOOR PLAN

Level 1: Retail, Restaurants & Jump Lobby  
Level 2-10: Parking Garage  
Level 11: Sky Lobby | Amenity Deck | Fitness | Conference  
Level 12-23: Office Floors (29,000+ SF Typical)

PARKING

Garage with 900+ parking spaces

PLATFORM/GROUND LEVEL

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

DELIVERY DATE

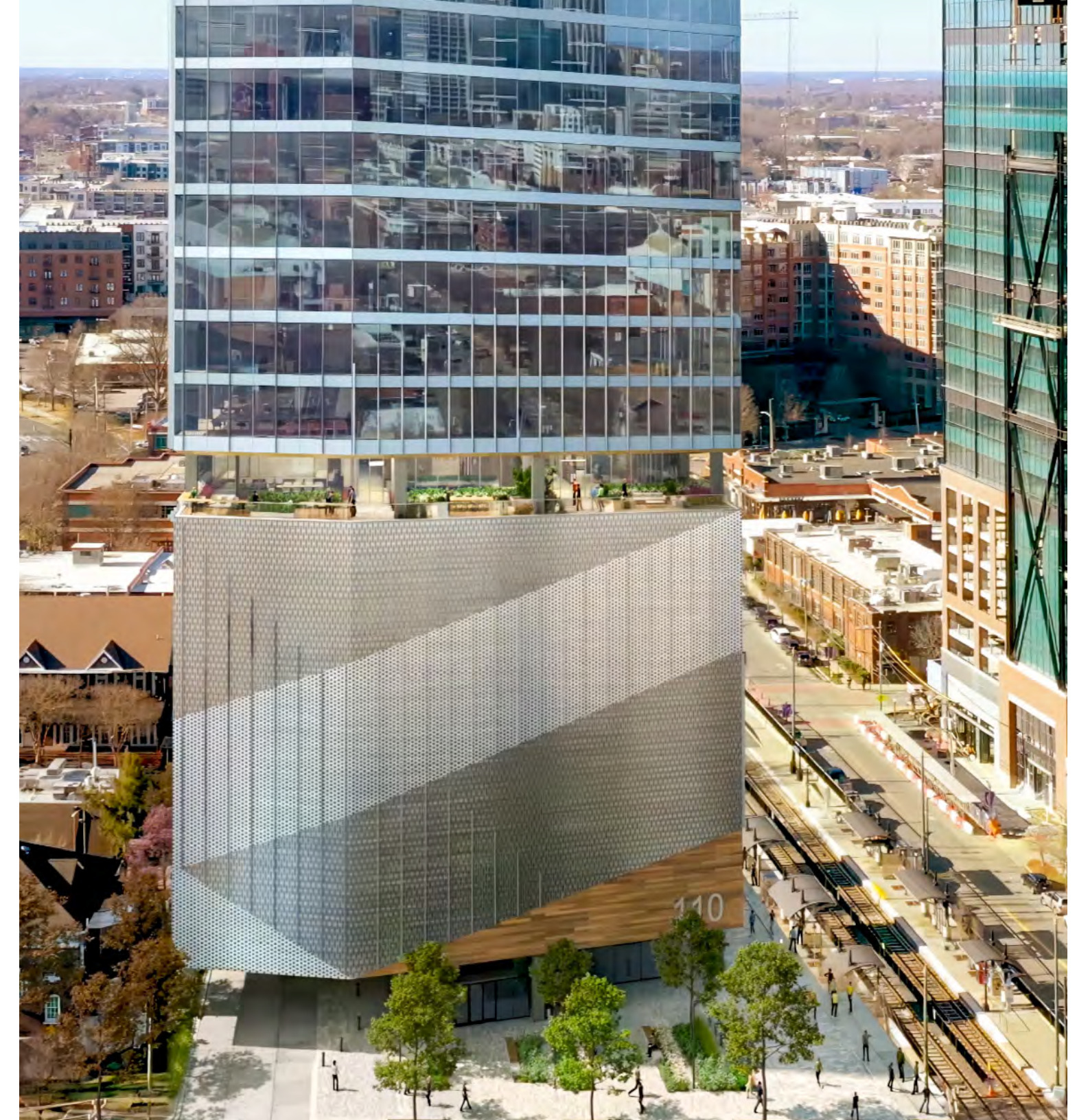
Ready for occupancy March 2024





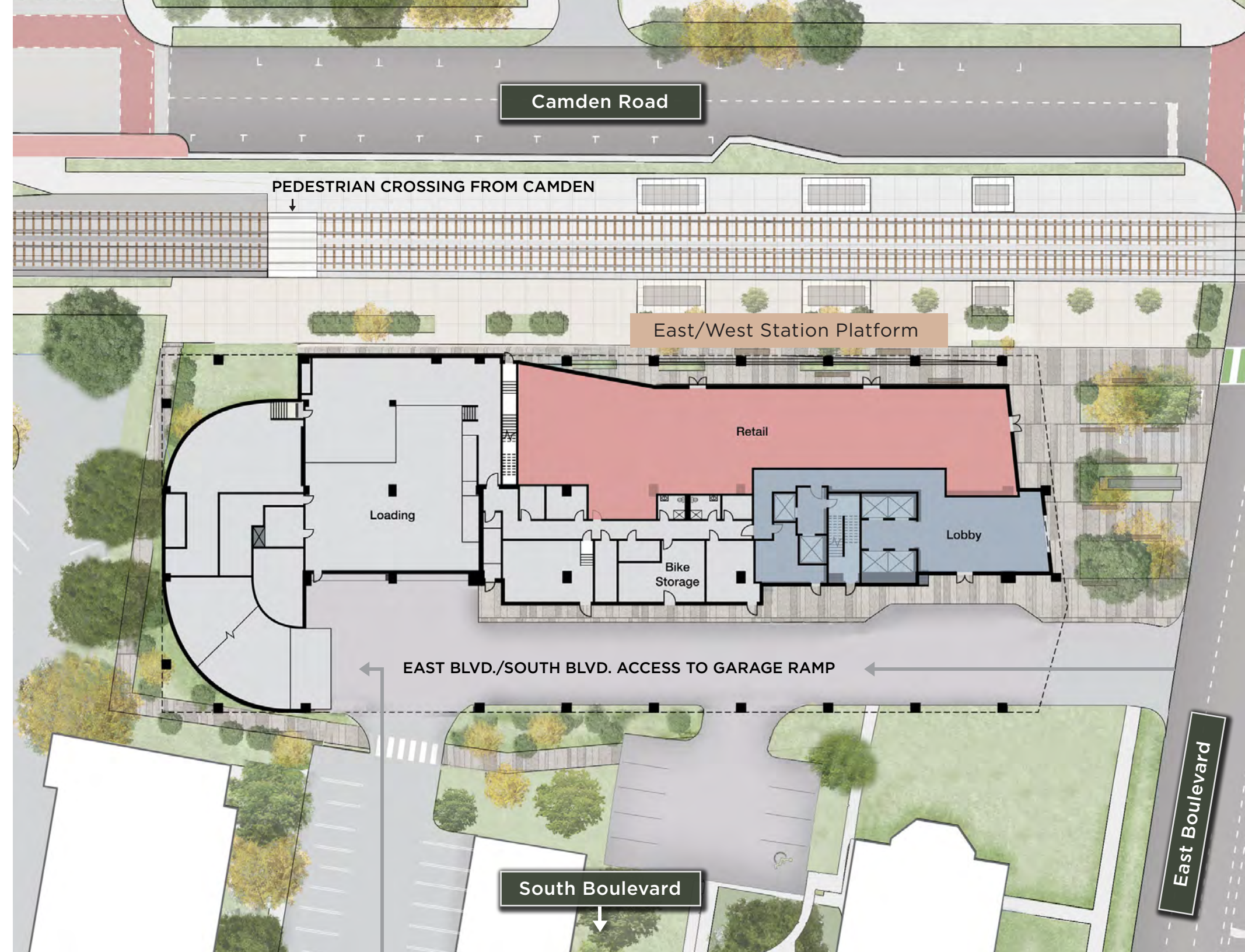
# PROJECT FEATURES

- Direct access to the East/West Station Platform (LYNX Light Rail) & the Charlotte Rail Trail
- Steps from South End's over 200 walkable amenities
- Minutes from Uptown, CLT Airport & Charlotte's most desirable neighborhoods
- 29,000+ SF floor plates
- 13'4" floor-to-floor heights
- 11' clear vision glass
- 11th floor Sky Lobby & Amenity Level
- 3,000 SF terrace with unobstructed views of Uptown
- 4,000 SF fitness center
- 100-seat community conference room
- 6 Destination Elevators
- 5,803 SF of platform-level retail & restaurant space
- Highly visible top of building signage opportunities
- Pursuing LEED Gold Certification
- WiredScore Platinum Certification





# PLATFORM LEVEL





# THE PLATFORM





RETAIL &  
RESTAURANTS



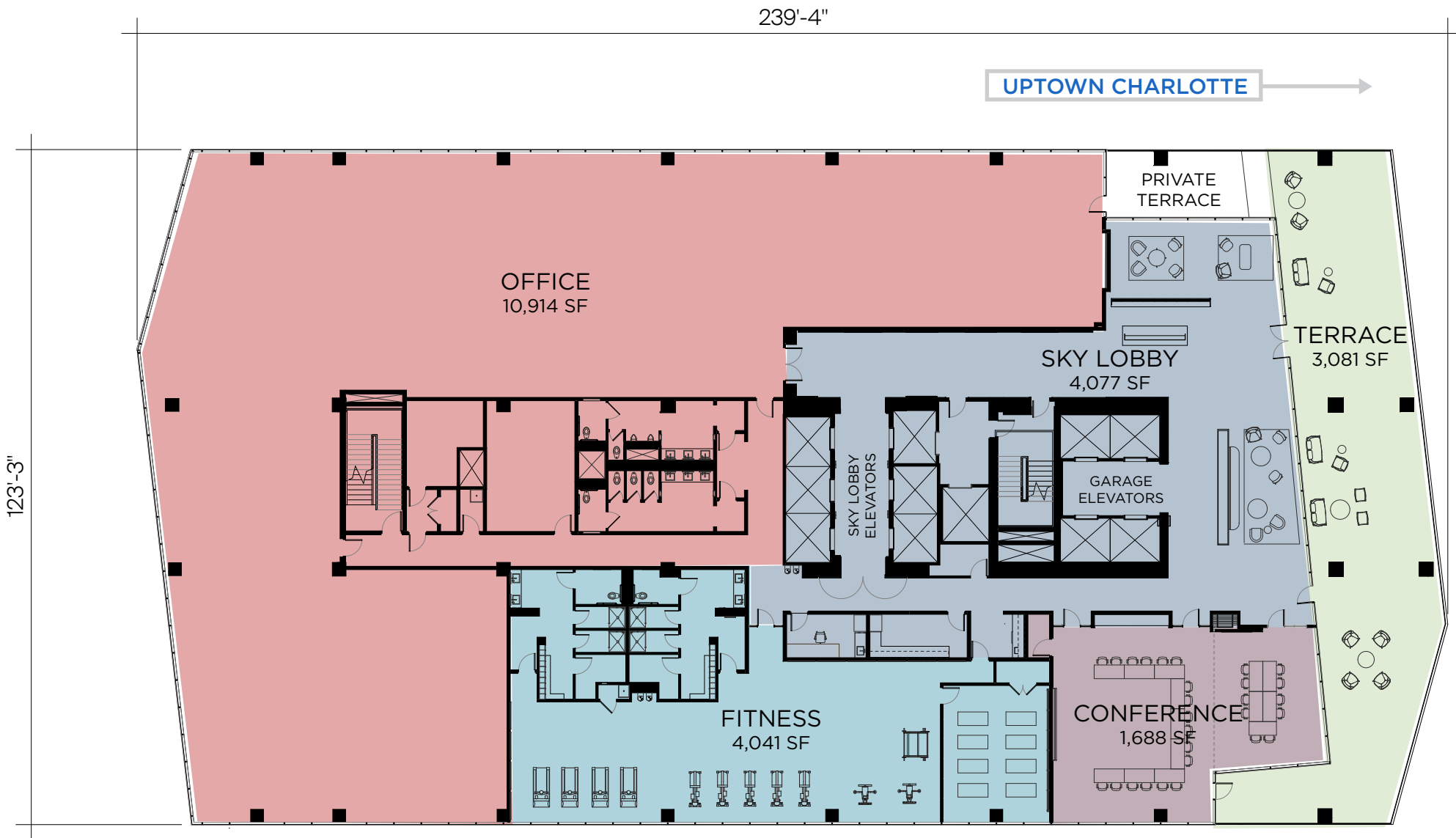


JUMP  
LOBBY





11<sup>TH</sup> FLOOR  
SKY LOBBY &  
AMENITY DECK





## SKY LOBBY FINISHES & AMENITIES

Rich materials, modern textures, soft tones. 110 East is distinguished by its thoughtful design and top-line amenities that provide a variety of spaces to work, collaborate and stay active. The Sky Lobby and terrace feature unobstructed views of Uptown while the flex multipurpose spaces allow for events and large meetings. The state-of-the-art fitness center and outdoor Rail Trail is a welcome respite, offering a break from the busy work day. From finishes to location to amenities, 110 East has it all.

- Contemporary Finishes
- Outdoor Terrace with Unobstructed View of Uptown
- Flexible Conference Spaces
- State-of-the-Art Fitness Center
- Direct Access to the Charlotte Rail Trail





FLEXIBLE  
CONFERENCE  
SPACE

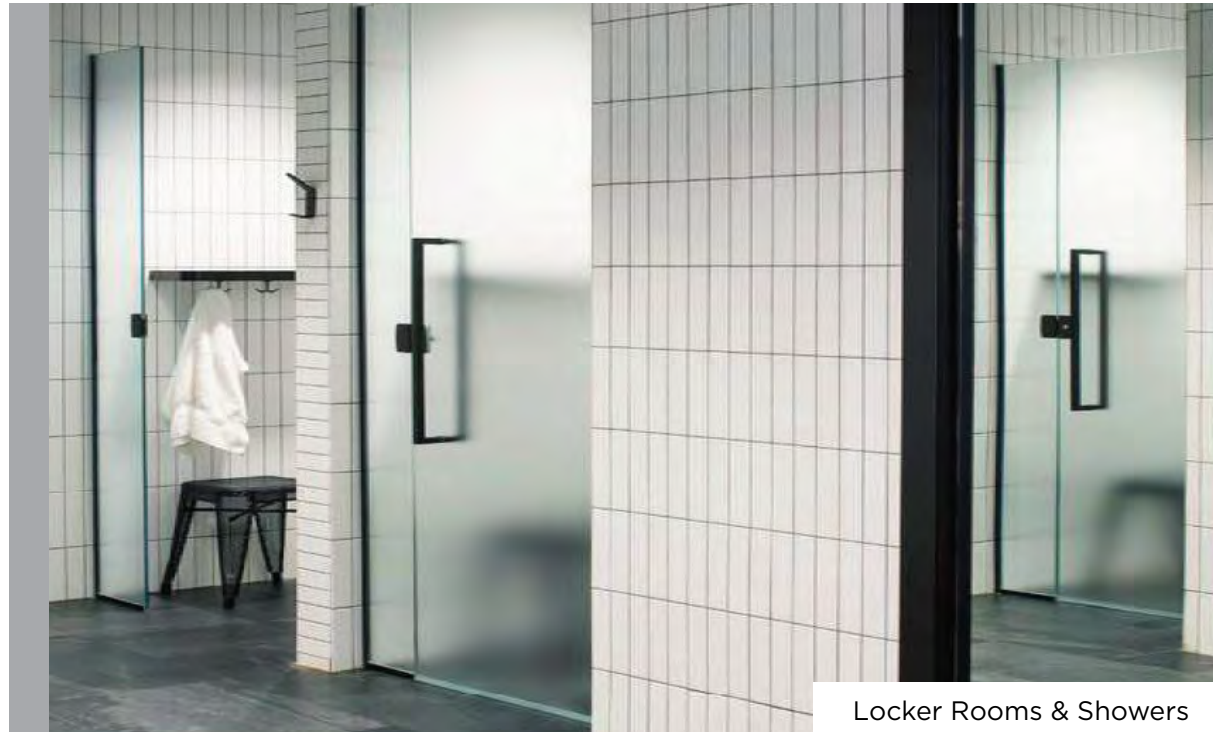


Featuring retractable wall for split layout with up to six configurations and a maximum of 100 seats.





# STAY ACTIVE



Locker Rooms & Showers



4,000 SF Fitness Center



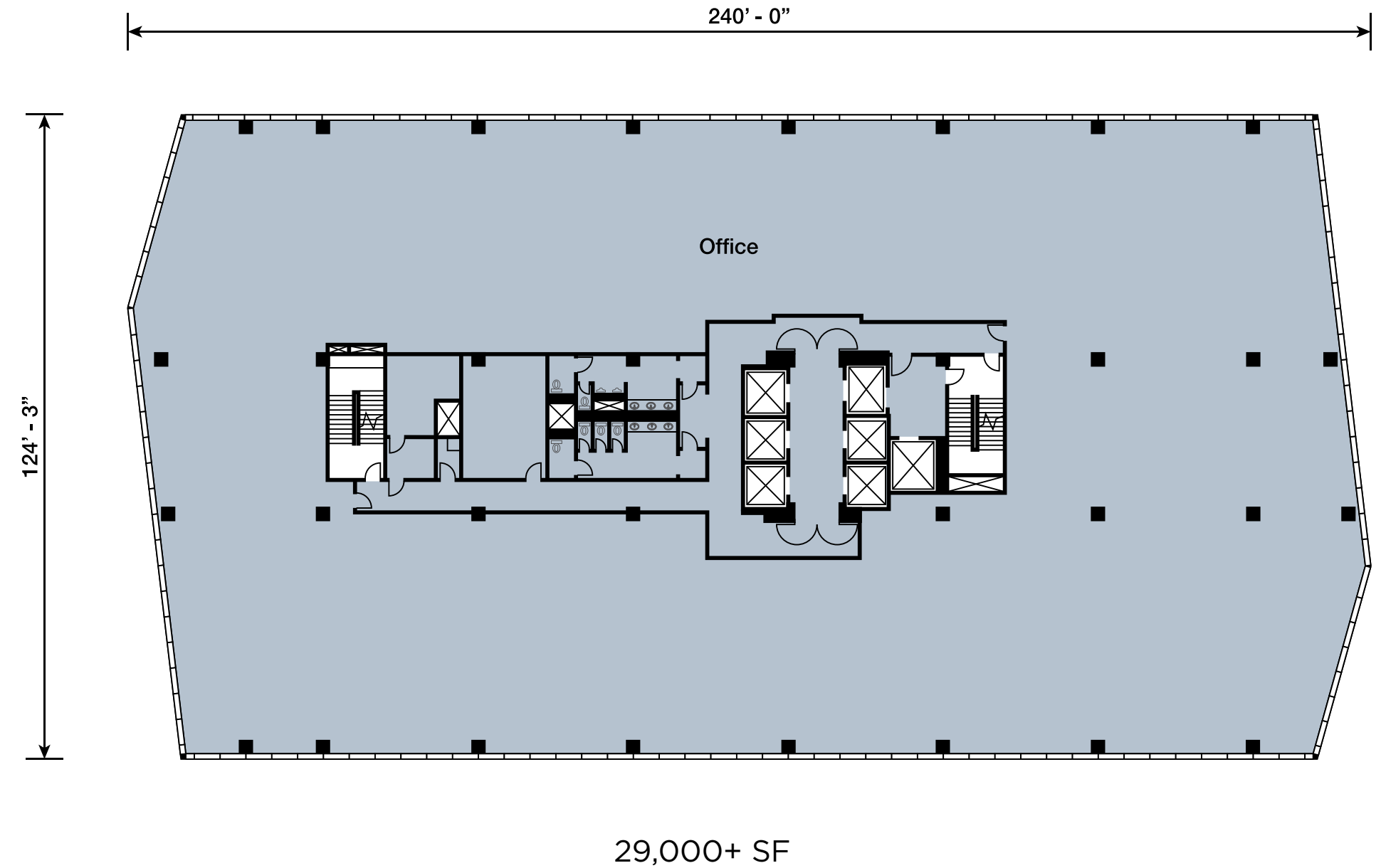
Rail Trail Exercise Path



Rail Trail Restaurants & Retail



TYPICAL  
FLOOR PLAN





ENVISION  
YOUR SPACE

SAMPLE SPACE CONFIGURATION

Type of Space	Quantity
Work Stations	114
Private Offices	8
Private Flex/Office	5
Conference Rooms	5
Collaboration Rooms	3
Enclaves	3
Break Room	1
Wellness Room	1





## A CLEAR VIEW

110 East brings a new-age, modern design that features 13'4" floor-to-floor heights with 11' clear vision glass along the building's exterior, creating maximum light, volume and transparency in every space and sweeping views of Uptown Charlotte.

- 11' floor to ceiling vision glass
- 13'4" floor-to-floor heights

A photograph of the Charlotte skyline, including the Bank of America Corporate Center, viewed through a window with vertical glass panes. The text "11' CLEAR VISION GLASS" is overlaid in large white letters.

# 11' CLEAR VISION GLASS



24<sup>TH</sup> FLOOR  
UPTOWN VIEWS





# DESIGNED FOR WELLNESS

Through intelligent design and a thoughtful range of high-end amenities, 110 East provides a work-life environment focused on comfort, productivity and wellness.

- Fully equipped fitness center with showers & locker rooms
- Electric vehicle charging stations and onsite bicycle storage
- Touchless fixtures, entry ways and hand-sanitizing stations
- Non-VOC cleaning, disinfectant and pest control products
- Cleaning staff operational day and night to disinfect high touch points
- Pursuing LEED® Gold certification
- Direct access to Rail Trail Fitness Path
- Sky Lobby features terrace outdoor seating



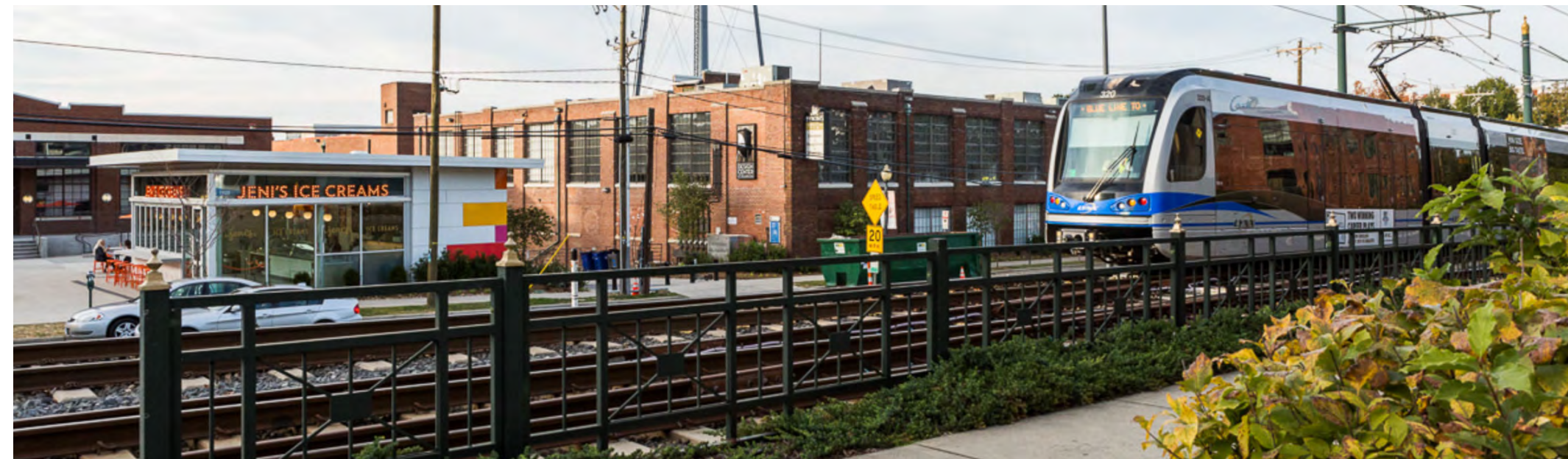


# EXPERIENCE SOUTH END

110 East embraces the energy and vibrant culture of South End. Hundreds of captivating neighborhood boutiques, restaurants and nightlife are all within a short walk or ride on the rail. Everything today's workforce needs and desires is within convenient reach. Meet with colleagues and create relationships over dinner, drinks or coffee at any of the numerous restaurants and cafes in South End.

- 200 shops, restaurants & brewers
- 5.2 million regional & out of town visitors
- 2 hotels planned or under construction
- 16,500 workers
- 2 grocery stores
- 2,650 multi-family units

Corporate tenants include:

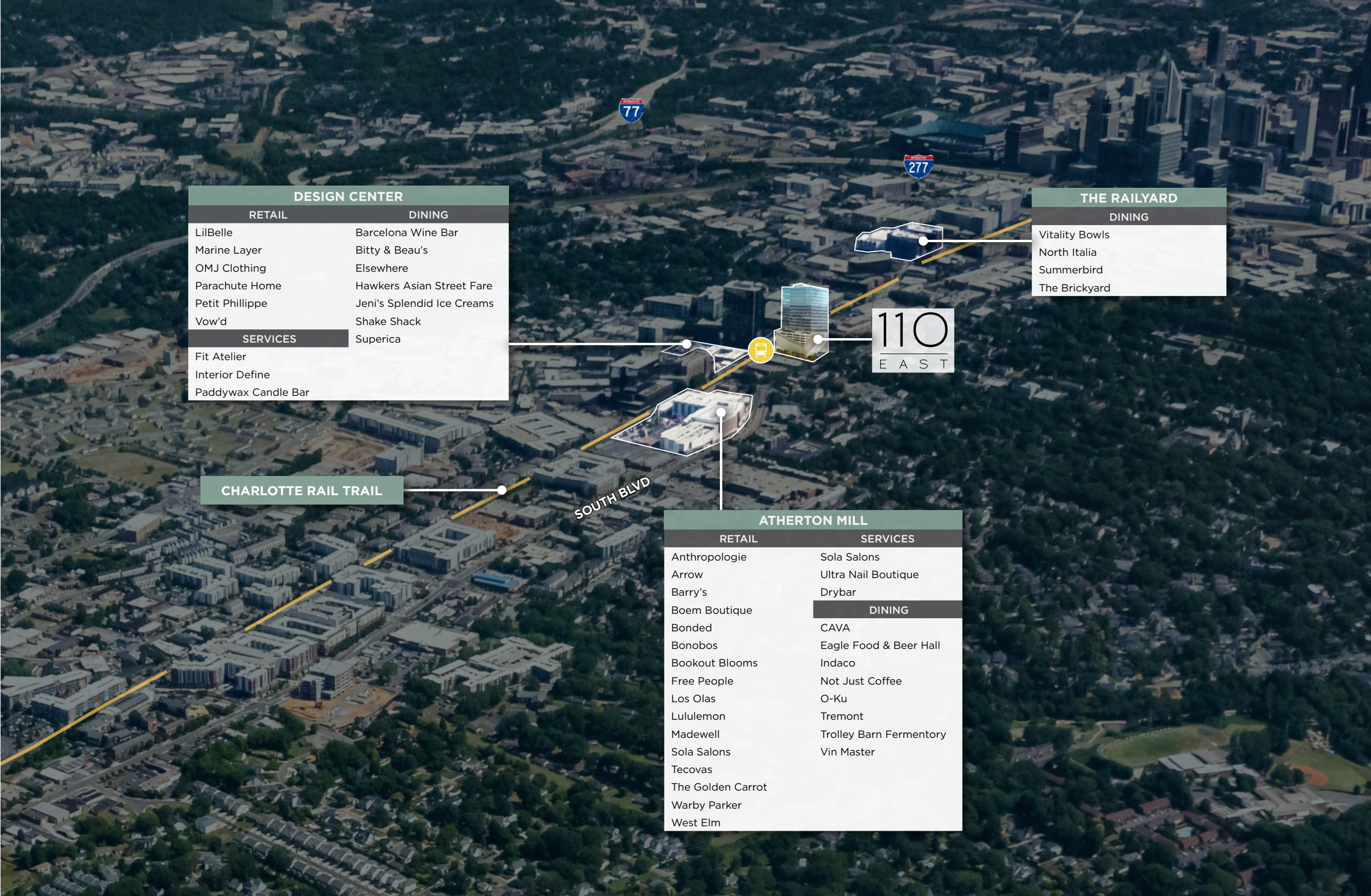




# PREMIER LOCATION

As South End’s premier location at the heart of the Queen City, 110 East boasts easy access to key neighborhoods and amenities in the greater Charlotte region.

- 1.6 miles to Uptown Charlotte
- 4 miles to NoDa, Charlotte’s Arts & Entertainment District
- 5.5 miles to South Park Mall
- 8 miles to Charlotte Douglas International Airport
- 14 miles to UNC Charlotte; 2 minutes to closest Park & Ride



DESIGN CENTER	
RETAIL	DINING
LilBelle	Barcelona Wine Bar
Marine Layer	Bitty & Beau's
OMJ Clothing	Elsewhere
Parachute Home	Hawkers Asian Street Fare
Petit Philippe	Jeni's Splendid Ice Creams
Vow'd	Shake Shack
SERVICES	Superica
Fit Atelier	
Interior Define	
Paddywax Candle Bar	

THE RAILYARD	
DINING	
Vitality Bowls	
North Italia	
Summerbird	
The Brickyard	

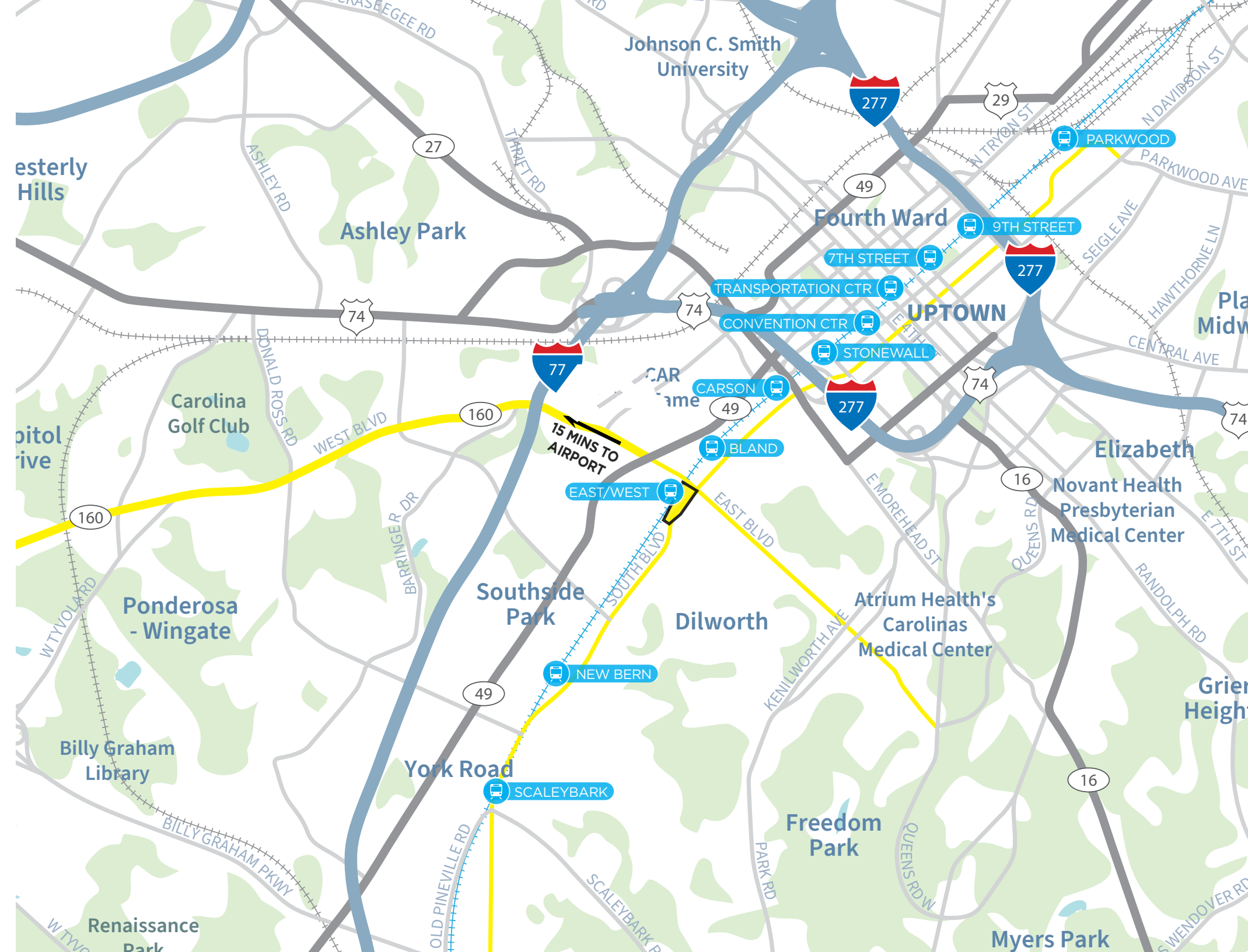
ATHERTON MILL	
RETAIL	SERVICES
Anthropologie	Sola Salons
Arrow	Ultra Nail Boutique
Barry's	Drybar
Boem Boutique	DINING
Bonded	CAVA
Bonobos	Eagle Food & Beer Hall
Bookout Blooms	Indaco
Free People	Not Just Coffee
Los Olas	O-Ku
Lululemon	Tremont
Madewell	Trolley Barn Fermentory
Sola Salons	Vin Master
Tecovas	
The Golden Carrot	
Warby Parker	
West Elm	



## SEAMLESS CONNECTIVITY

110 East is Charlotte's preeminent transit-oriented asset and location. The project sits adjacent to the LYNX Blue Line Light Rail, the Charlotte Rail Trail, and the intersection of East and South Boulevard.

- 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
- 15 minute drive to Charlotte Douglas Airport via West Blvd





## EXPLORE THE RAIL TRAIL

The 3.5-mile Charlotte Rail Trail connects communities and knits together neighborhoods from Sedgefield, Southside Park, Brookhill, Dilworth, Wilmore, and South End to Uptown. It is the place to discover cafés and bars, hear concerts, explore galleries, stroll with your family, or relax on a bench and watch the city come alive around you.

- 15 art installations along or viewable from the trail
- 200 shops, restaurants and bars within walking distance of the trail
- 2,000 daily visitors
- 62 bike share bikes
- 6,600+ residents live along the Rail Trail
- 3,800+ homes adjacent to the Rail Trail





## ABOUT THE DEVELOPERS

110 East represents the latest chapter in a rich legacy shared by developers Stiles and Shorenstein and architect Hastings Architecture LLC. Stiles is known for having shaped the Downtown Fort Lauderdale skyline with Class A office projects that are unrivalled and revered across the country. Established in 1951, the company has developed more than 48 million square feet of award-winning office, retail, mixed-use and luxury residential high-rises throughout the Southeast, with offices in Florida, North Carolina, and Tennessee.

Founded in 1924, Shorenstein is a privately-owned, real estate firm that 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 continued to work together throughout the years on iconic office developments. With 110 East, Stiles and Shorenstein proudly carry on the spirit and vision of the late Terry Stiles to establish memorable communities where people can live, work, create, dine and entertain.

Most recently, the duo completed construction on one of Fort Lauderdale's newest iconic projects – The Main Las Olas, a 1.4 million-square foot multi-use community encompassing a Class A office tower, luxury apartment high-rise, a shared podium garage, as well as retail and a GreenWise grocer on the ground floor. The project covers an entire city block on the world-renowned Las Olas Blvd. in downtown Fort Lauderdale.



[www.stiles.com](http://www.stiles.com)



[www.shorenstein.com](http://www.shorenstein.com)





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## E A S T

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