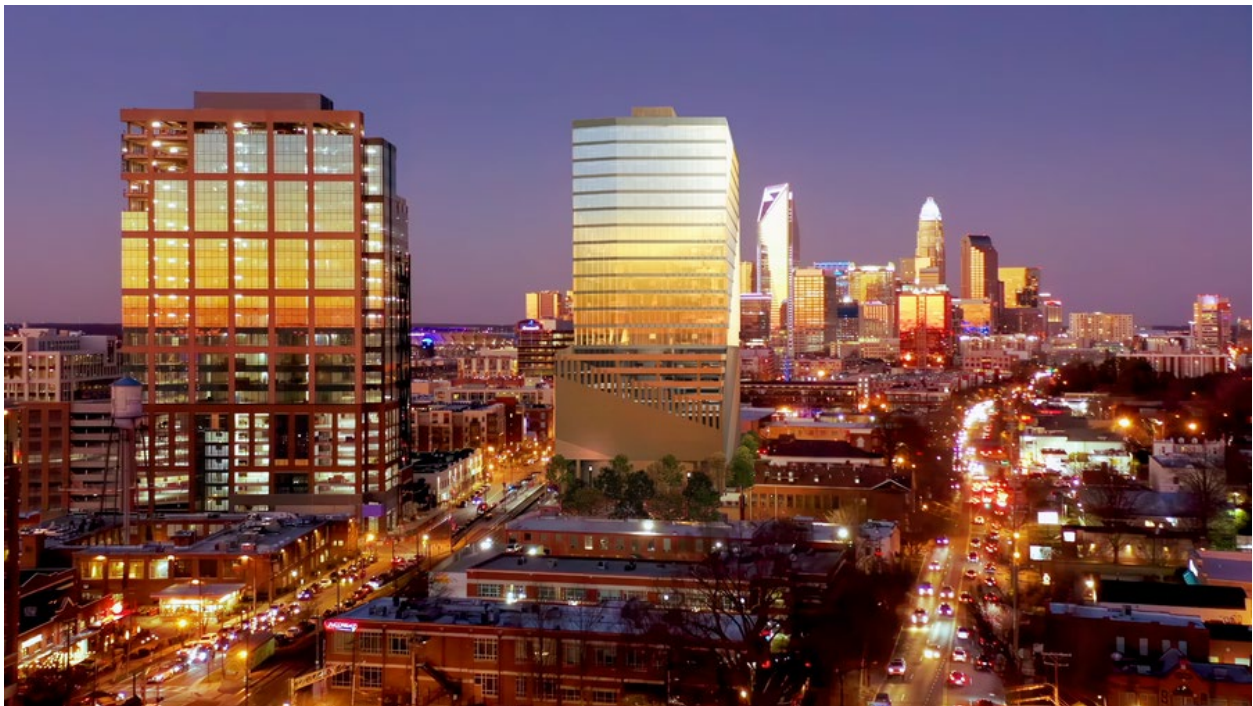


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Charlotte's latest Class-A tower transcends the traditional office with a hospitality-inspired experience

By Cushman & Wakefield
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Set to open in Q2 2024, 110 East Boulevard will feature 370,000-square-feet of highly amenitized, Class-A office space.

110 East, a new, 23-story office tower in Charlotte's South End neighborhood promises to offer the city's booming workforce a bold new destination, meticulously curated for the new era of corporate users.

Representing the latest chapter in a rich legacy of office assets pioneered by Stiles, Shorenstein Properties and the Nashville-based Hastings Architecture, the building, located at 110 East Boulevard, features 370,000 square feet of Class-A office space within the Queen City's hottest district.

Construction broke ground in January 2022 on the only Class-A office building in South End, featuring a platform at the East/West Station along Lynx Blue Line. Opening in late Q2 2024, the vision of a mixed-use, highly amenitized, hospitality-inspired workplace destination will finally come to life.

"Today's workforce prioritizes flexibility, luxury and convenience. From spacious floor plates to non-traditional workspaces, a state-of-the-art fitness center and direct access to the Charlotte Rail trail, 110 East offers a refreshing departure from the typical office experience and provides additional ways to work or unwind," said Jack Corey, vice president at Shorenstein.

110 East instantly sets an approachably sophisticated tone with rich materials, modern textures and soft colors featured throughout the building, but the purpose-built design is what really distinguishes Queen City's latest office tower. Built to meet the evolving needs of today's tenants, 110 East caters to a new generation embracing an in-office culture that values adaptability and collaboration above all else.

"Flexibility and adaptability are key drivers in designing an office for today's workforce. At 110 East, large open floor plates support a variety of space types, configurations, and workplace designs. Building amenities, such as the sky lobby, fitness facility, and ground level plaza, provide additional spaces for meetings and casual interaction," said Chuck Gannaway, principal at Hastings Architecture.



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South End's only Class-A office building located on a light rail platform, 110 East offers a direct connection to the Lynx Blue Line.

Recognizing modern demands for bright, airy and open workspaces, on-site wellness amenities, non-traditional communal spaces and convenient retail offerings, the team behind 110 East focused on creating 29,000-square-foot floor plates with 13'4" floor-to-floor heights and 11'0" clear vision glass; flexible conference spaces; a 4,000-square-foot fitness center; 3,000-square-foot outdoor terrace; 7,000 square feet of street-level retail; and the building's crown jewel, a stunning 11th-floor sky lobby with sweeping views of the Charlotte skyline.

"The goal of the 110 East project was to offer tenants an environment that transcends the typical office space," said Adrienne Zalkind, vice president of marketing at Stiles. "With the integration of the building's sky lobby, outdoor terrace and other non-traditional multipurpose spaces, 110 East can easily play host to multitude of events and large meetings while offering employees unique opportunities to collaborate and stay active."

Equally committed to prioritizing sustainability and connectivity as much as contemporary design, 110 East's state-of-the-art infrastructure is a critical element of the building's architecture.

“Creating a healthy, efficient, environmentally conscious workplace was paramount, so we’re thrilled to have received LEED Gold certification and to be one of the few Platinum WiredScore-certified buildings in Charlotte. This helps ensure a future-ready environment with leading technology integration that will offer advanced connectivity throughout the building, including the light rail platform, sky lobby, conference rooms, outdoor spaces and even the fitness center ... wherever users choose to work,” said Zalkind.

In addition to a 900-space parking garage, 110 East arguably provides Charlotte commuters with the city’s most accessible office. Built directly on the Lynx Blue Line’s East/West Station platform, it offers employees an efficient route to various neighborhoods, restaurants, venues and other destinations throughout the city.

Stiles, Shoreinstein and HASTINGS set out to deliver an all-inclusive destination that empowers the modern work-live-play lifestyle and successfully serves today’s evolved workforce. The result is a building that offers an undeniable edge in attracting the area’s growing pool of top talent and meeting the demands of the hybrid-work revolution.

“With superior technology integration, in-demand amenities and functional, beautiful spaces, we set out to create a community where users will have endless opportunities to work, engage and stay active,” noted Corey. “From the platform to the Sky Lounge, 110 East embodies the distinctive and lively character of the South End neighborhood.”

110 East will officially be ready for occupancy in Q2 of 2024. For more property details, availabilities and information on leasing opportunities, visit 110east.com.