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Commercial Real Estate

South End office tower 110 East sees leasing interest pick up ahead of 2024 completion



The 110 East office project in South End, developed by Stiles and Shorenstein Properties, has topped out. The 370,000-square-foot office tower is slated to deliver in March.

MIKE ANTHONY, @MIKEANTHONY.PHOTOS



By **Elise Franco** – Staff Writer, Charlotte Business Journal
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Cushman & Wakefield is optimistic about tenant activity at 110 East with just six months until the office development is set to deliver in South End.

Construction started last January on Stiles Corp.'s and Shorenstein Properties' \$186 million, 370,000-square-foot tower next to the East/West Station on the Lynx Blue Line. Jessica Brown, executive director at Cushman & Wakefield, said the tower topped out earlier this week, putting it on track for a March 2024 delivery.

Brown said she and Cushman & Wakefield's David Dorsch have been ramping up leasing efforts there over the last several months and are happy with the strong level of interest from tenants both in and out of the Charlotte market. Though no leases are yet finalized, Brown said they're in various stages of negotiations with potential tenants.

"It's picked up substantially, even in the past few weeks as far as new interest and new tours and even larger tours, and not just for this site," she said. "That's a positive sign on the market taking a step forward."

110 East will have a jump lobby and 6,000 square feet of ground-floor retail. Adam Williams of Legacy Real Estate Advisors is handling all retail leasing.

Also planned are tenant amenities on the 11th floor that include a sky lounge, 3,000-square-foot terrace, 4,000-square-foot fitness center and conference space. Brown said the development's proximity to the light rail will be attractive to prospective tenants.

Construction on the 900-space parking deck at 110 East topped out in December. Brown said the remaining 13 floors of office and amenity space are just months from completion.

Brown said the leasing team has focused on working local networks as well as engaging with economic development partners, both locally and nationally. First tenants will be able to begin upfits in January or February and move in around June.

"We've been looking at growth industries that are here and across the country, so it's been a targeted but also a shotgun approach," she said. "The idea is to highlight the environment Charlotte brings in terms of cost of living, opportunity, quality of life, as well as having an asset that is best-in-class to provide an environment companies want."

Brown added, "We're fortunate where we are in the development cycle and being out of the ground and delivering at a time when we feel like demand is increasing. Given that it's the only building directly on a light-rail stop in South End, its location and the amenities around it, we feel like it'll be highly successful."

The project was designed by Nashville, Tennessee-based Hastings Architecture. Shelco is the general contractor.



110 East will be a 370,000-square-foot office tower next to the East/West Station on the Lynx Blue Line.

HASTINGS ARCHITECTURE
