



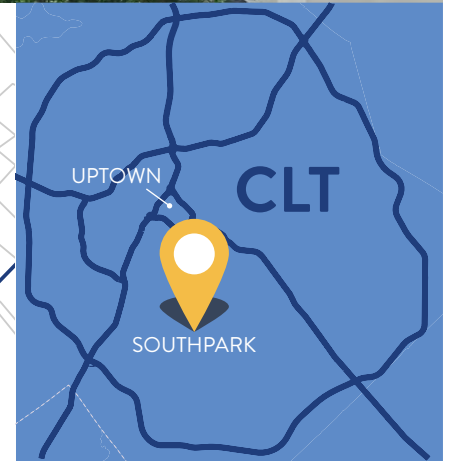
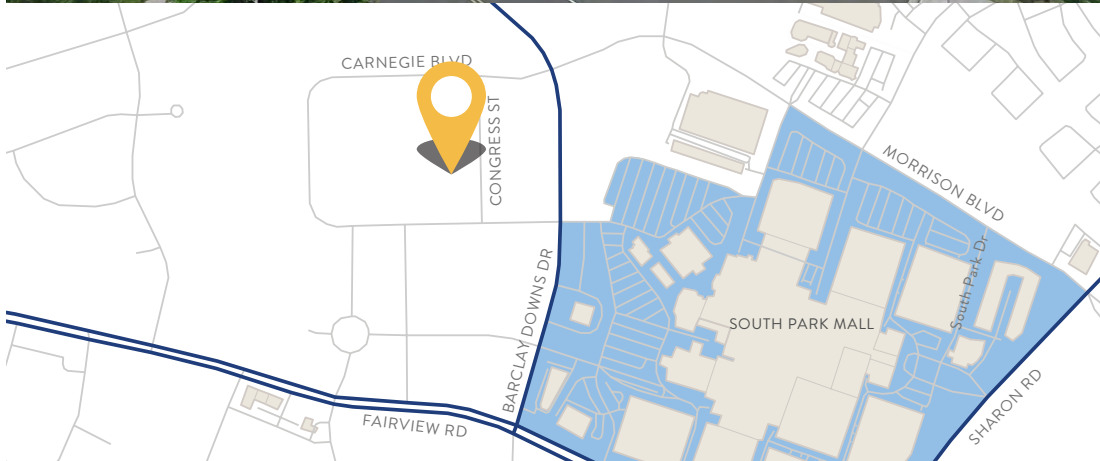
## CAPITOL TOWERS

CAPITOLTOWERS.COM

# Upscale

HAS BEEN ELEVATED

*Approximately 480,000 square feet of premier Class A office and retail space in the heart of Charlotte's prestigious SouthPark neighborhood.*



### OFFICE SPACE

- 480,000 SF in Two 10-Story Towers
- 3.5 Parking Spaces / 1,000 SF

### RETAIL / RESTAURANT SPACE

- +/- 17,000 SF
- Tower Sundries
- Legion Brewing
- Novant Health Pediatrics

### PARKING

- 7 Level Parking Deck / 1,633 Spaces
- Covered access from Parking to all Buildings
- Secured, Executive Level parking with direct access to Executive Entrance

### OFFICE INQUIRIES

**CAMPBELL WALKER**

704.714.7690

[campbell.walker@lincolnharris.com](mailto:campbell.walker@lincolnharris.com)

**RIDR KNOWLTON**

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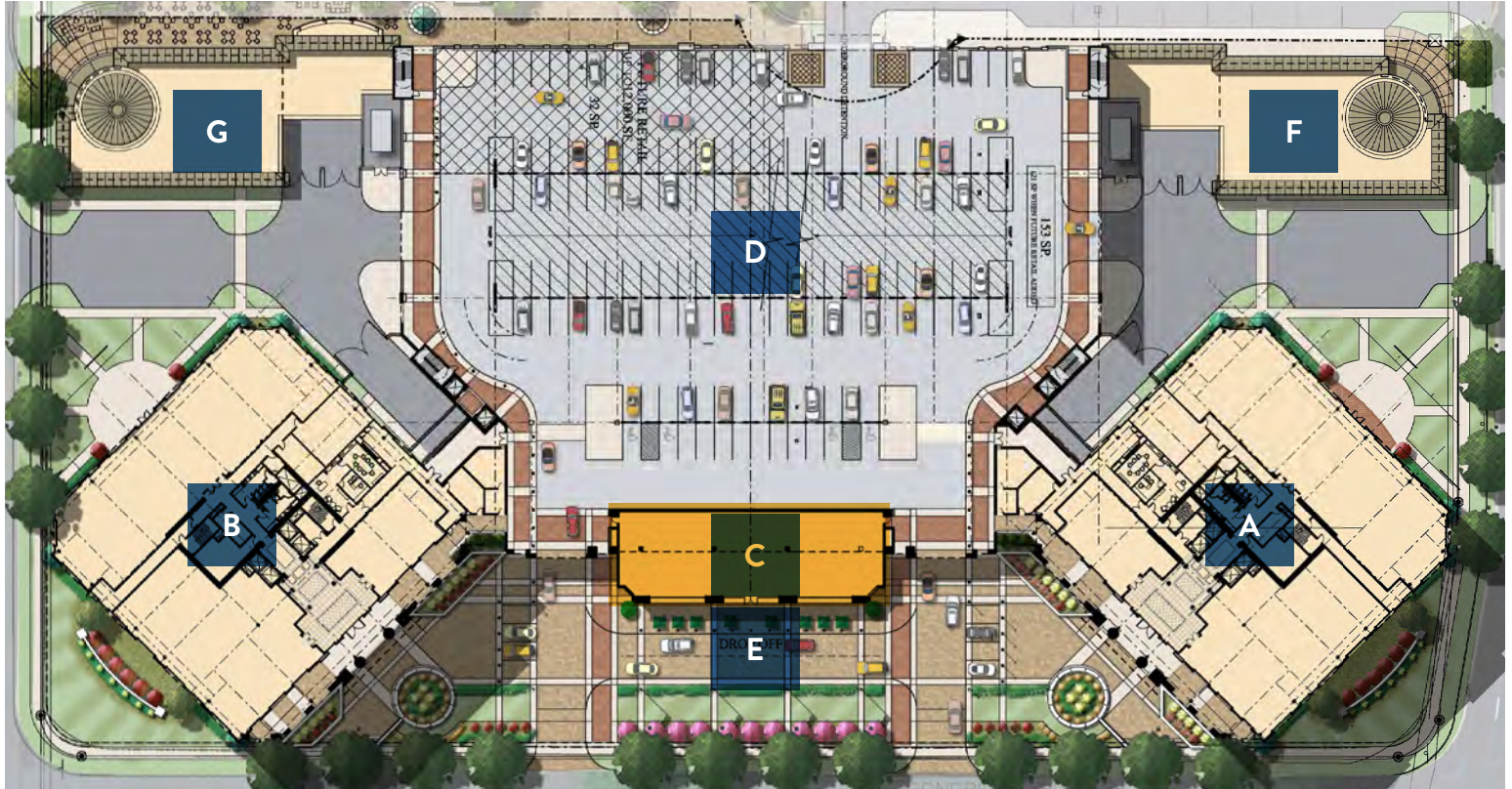




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# Site Plan

## AND FAST FACTS



### A | NORTH OFFICE TOWER (PHASE II)

10 Stories - 236,250 sf

### B | SOUTH OFFICE TOWER

10 Stories - 236,250 sf

### C | AVAILABLE RESTAURANT SPACE

5,789 sf (Ground Floor)

### D | PARKING STRUCTURE

6 Levels Above Grade

1 Level Subterranean

1,633 Spaces

11,000 sf of Retail

### E | ENTRY PLAZA

### F | NOVANT MEDICAL: 7,500 sf

### G | LEGION BREWING - 8,500 sf

- Class A+ office development in the heart of SouthPark designed by LS3P
- Signature HQ location with top floor balconies in each of the four corners of the floorplate
- Stunning unmatched views to Uptown and across SouthPark
- Efficient floorplates ranging from approximately 22,000 – 25,000 SF
- Floor-to-ceiling heights from 10/11 feet to 14/15 feet (with dropped ceiling)
- One-of-a-kind architectural features define each office tower
- Seven level parking deck with one below grade level – FREE of charge
- Executive, lower level secured parking offering direct access into the Executive Entrance
- Covered access from parking deck into the office and retail buildings
- White tablecloth restaurant with outdoor seating
- Sundries shop with dry cleaning services
- Gold LEED certification

### ACCESSIBILITY:

- 10 minutes to CBD
- 12 minutes to I-85
- 18 minutes to I-485
- 15 minutes to Charlotte-Douglas Airport
- 8 minutes to I-77
- 25 minutes to Lake Norman

### WALKABLE AMENITIES:

- Piedmont Town Center
- Renaissance SouthPark Hotel
- Specialty Shops on The Park
- SouthPark Mall
- DoubleTree Suites
- Many Other SouthPark Amenities

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# Retail Space

## HIGHLIGHTS



### PRIME SOUTHPARK AREA RETAIL SPACE

- 5,877 SF Available
- Visible store fronts
- Convenient parking

### EXISTING CO-TENANTS

- Legion Brewing taproom serving full lunch and dinner menus

*SouthPark is known* for high quality offices and retail with well established neighborhoods and strong demographics. The SouthPark area is the premier shopping destination on the East Coast between Washington DC and Atlanta, with 14 million people visiting this submarket every year. SouthPark Mall, the largest mall in the Carolinas, is within walking distance of Capitol Towers. The mall is anchored by Belk, Nordstrom, Dillard's, Macy's and Neiman Marcus.

	1 MILE	3 MILES	5 MILES
Population	8,138	78,702	197,178
Households	6,855	41,385	111,300
Average Household Income	\$135,335	\$136,155	\$113,422

New Multi-Family Projects Within Walking Distance of Capitol Towers:

**Allure SouthPark**  
350 Multi-Family Units

**LaVie SouthPark**  
321 Multi-Family Units

**Encore at SouthPark**  
280 Mid-Rise Apartment Units

**Hazel SouthPark**  
246 Mid-Rise Apartment Units

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# Meet Charlotte

## AND THE SOUTHPARK MARKET

### EXCEPTIONAL MARKET ACCESS

Charlotte is the center of the nation's sixth largest urban region. Of the major metro centers in the Southeast, Charlotte has 7.3 million and Atlanta has 8.3 million people living within a 100-mile radius.

### QUALITY BUSINESS ENVIRONMENT

Charlotte serves as headquarters for many major national and international companies. During the past ten years, 6,790 new firms have invested \$12 billion in new Charlotte facilities.

### FINANCIAL POWERHOUSE

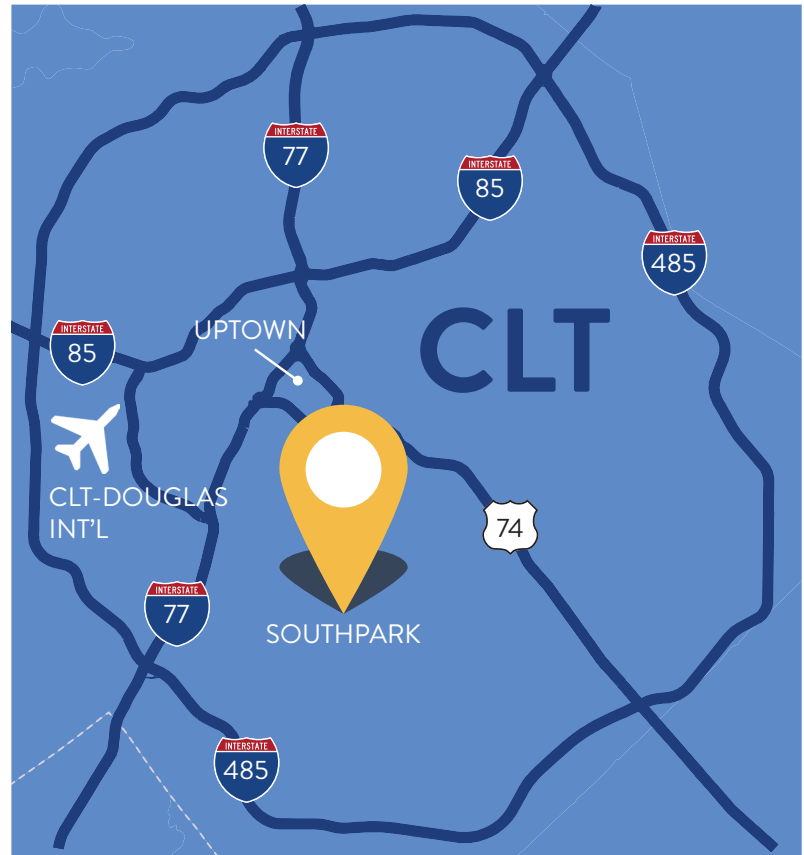
Charlotte is renowned for its vibrant banking sector. With more than \$2.3 trillion in assets, it is the second largest financial center in the nation, behind New York.

### FORTUNE 500 AND INTERNATIONAL COMPANIES

274 of the Fortune 500 companies have facilities in Charlotte, 8 of which are headquartered here. Over 888 foreign-owned companies have facilities here, representing over half of all foreign companies in North Carolina.

### TRANSPORTATION HUB

Charlotte is served by an excellent highway network, including major north-south and east-west interstate arteries. In addition, ten major and eight regional airlines offer direct and nonstop daily flights to 170 cities globally. Charlotte Douglas International Airport is the seventh most active air transportation center in the world.



#### 1. SOUTHPARK MALL

Arthur's, Auntie Anne's, California Pizza Kitchen, Charley's Steakery, The Cheesecake Factory, Chick-Fil-A, Chipotle Mexican Grill, Cowfish Sushi & Burger Bar, Five Guys, Maggiano's, Mandarin Express, McCormick & Schmick's, Nestle Toll House Cafe, Nori Japan, Panera Bread, Planet Smoothie, Reid's, Showmars, Starbucks

#### 2. PIEDMONT TOWN CENTER

Del Frisco's Double Eagle Steakhouse, Brio, Freshii, Potbelly

#### 3. SHARON CORNERS

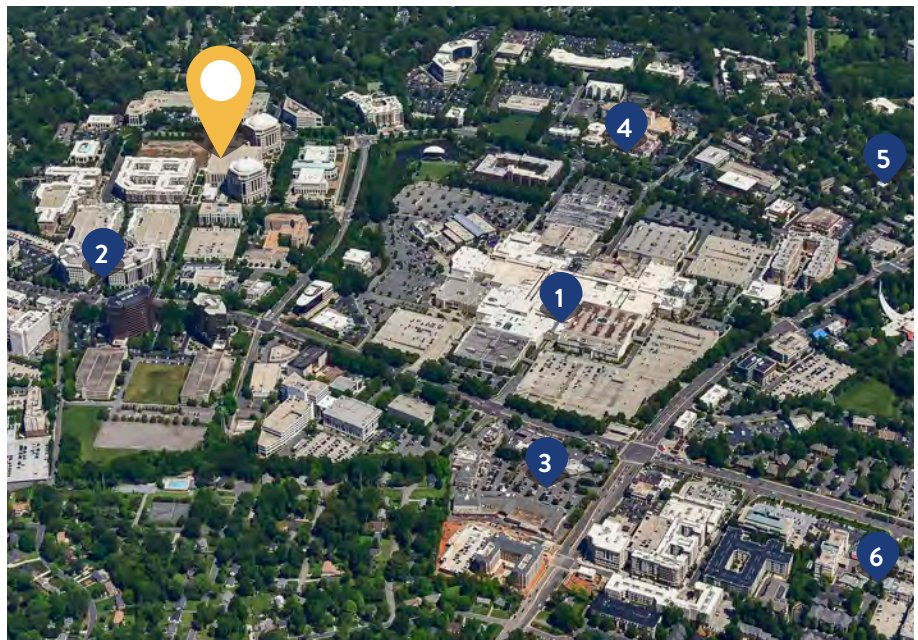
Harper's, Moe's Southwest Grill, Baoding Chinese Restaurant, Original Pancake House, McDonald's, Gigi's Cupcakes

#### 4. SPECIALTY SHOPS

Toscana Italian Restaurant, Paco's Tacos & Tequila, Bricktop's and efKarpomorrison, Sabor Latin Street Grill, Yama Asian Fusion, YAFO Kitchen, Firebirds Wood Fire Grill, Starbucks and Firehouse Subs

#### 5. PHILLIPS PLACE

Currently undergoing \$50M renovation, including signature Restoration Hardware with rooftop restaurant



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