



QUEEN  
CITY  
QUARTER  
UPTOWN  
CHARLOTTE

## QUEEN CITY QUARTER

PRIME OFFICE, RETAIL AND  
RESTAURANT SPACE AVAILABLE

CBRE



# Find Something New at Queen City Quarter

WITH A NEW VISION AND NEW LOOK, QUEEN  
CITY QUARTER IS IDEALLY LOCATED WITHIN  
THE HEART OF CHARLOTTE'S CENTRAL  
BUSINESS DISTRICT

A 302,324 SQ FT mixed-used complex with  
approximately 170,000 SF of Restaurant/Retail  
space, 133,00 SF of Office, and 3 on site hotels—  
AC Hotel, Residence Inn, and the Aloft.



*overstreet*  
MALL CONNECTION



*outdoor*  
SEATING AREA



*24/7*  
SECURITY



*lynx light rail*  
LINE ACCESS



*on-site*  
MANAGEMENT



*on-site*  
PARKING

# CONNECTED TO EVERYTHING

Direct access to the Charlotte Transportation Center (CTC), which offers access to the LYNX Light Rail Blue Line, CATS buses, and the CityLYNX Streetcar. Making this the central hub and main transfer point for The Charlotte Area Transport System.

## OVERSTREET MALL CONNECTION:

Queen City Quarter is one of the many Uptown buildings with Overstreet Mall connection. The Overstreet Mall, a hidden-in-plain-sight skywalk system that connects office buildings, restaurants, shops, hotels and parking garages. Offering an abundance of amenities for Uptown workers, residents and visitors that's weather-proof and climate-controlled.





# A PRIME ADDRESS REIMAGINED FOR TODAY

Strategically located in the heart of Uptown, Queen City Quarter is surrounded by best-in-class office, hospitality, dynamic retail, and entertainment.



## FOOD & BEVERAGE

- |  |   |                           |
|--|---|---------------------------|
| 1. Aria Tuscan Grill                   | 9. Ruth's Chris Steak House               | 16. Mortimer's            |
| 2. Cicchetti                           | 10. Nuvole Rooftop Twenty Two             | 17. STK (Coming Soon)     |
| 3. Essex Bar & Bistro                  | 11. La Belle Helene                       | 18. Sea Level NC          |
| 4. Tupelo Honey Southern Kitchen & Bar | 12. Waterbean Coffee                      | 19. Luce                  |
| 5. Reid's Fine Foods                   | 13. Famous Toastery                       | 20. Ri Ra Irish Pub       |
| 6. Chima Steakhouse                    | 14. Fleming's Prime Steakhouse & Wine Bar | 21. Prohibition Bar       |
| 7. The Bella Ciao                      | 15. Red Eye Diner                         | 22. The Local             |
| 8. McCormick's & Schmick's             |   | 23. The Capital Grille    |
|  |   | 24. Coco and the Director |



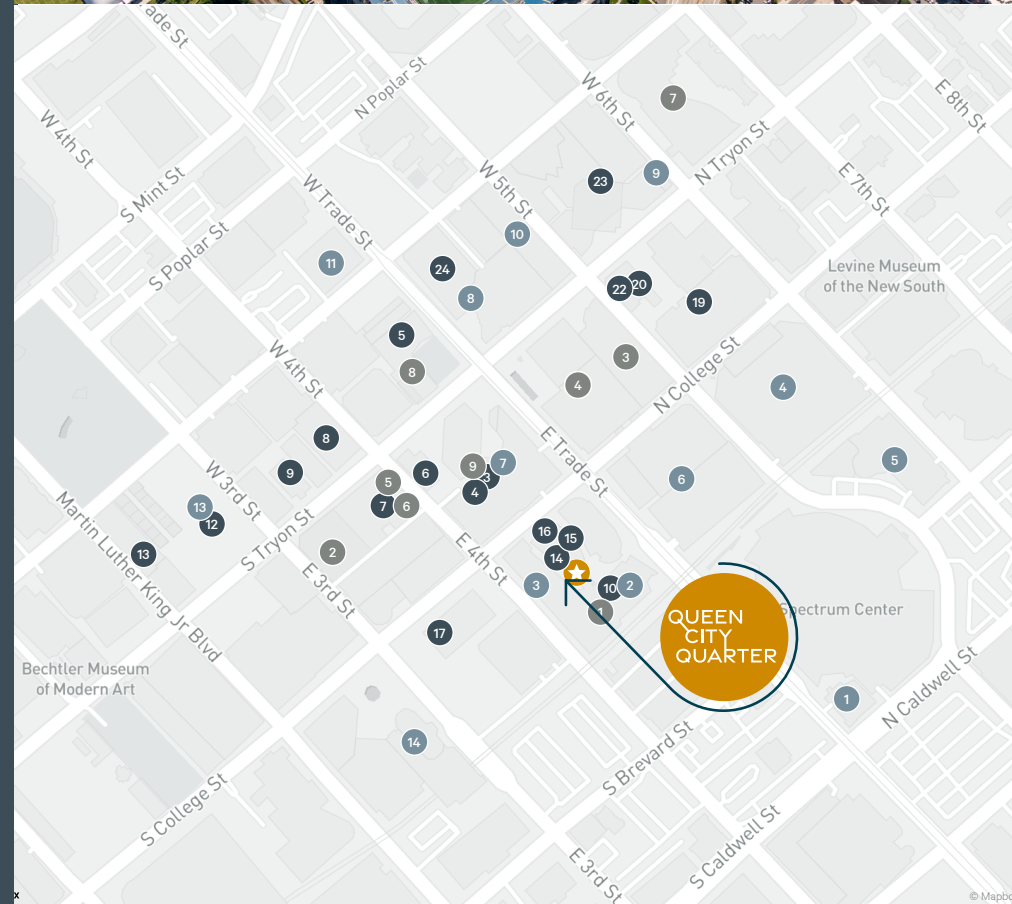
## HOTELS

- |                                  |                                |                             |
|----------------------------------|--------------------------------|-----------------------------|
| 1. Hyatt House                   | 6. The Ritz-Carlton            | 11. Grand Bohemian          |
| 2. AC Hotel & Residence Inn      | 7. Omni Hotels and Resorts     | 12. Courtyard by Marriott   |
| 3. Aloft Hotel                   | 8. Marriott Hotels and Resorts | 13. Kimpton Tryon Park      |
| 4. Holiday Inn                   | 9. The Dunhill                 | 14. Hilton Charlotte Uptown |
| 5. Springhill Suites by Marriott | 10. The Ivey's                 |                             |



## RETAIL & ENTERTAINMENT

- |                       |                            |                            |
|-----------------------|----------------------------|----------------------------|
| 1. Bowlero            | 5. Planet Fitness          | 8. Charlotte City Club     |
| 2. FedEx Office Print | 6. U.S. Bank Branch        | 9. Charlotte Athletic Club |
| 3. Stage Door Theater | 7. Discovery Place Science |                            |
| 4. Belk Theater       |                            |                            |





# ONE STOP DESTINATION

Uptown Charlotte is the economic, social, and cultural heart of the region. From Fortune 500 company headquarters to tech startups, Charlotte's central business district is known as the 2nd largest banking center in the US. In addition, Uptown is home to the Carolina Panthers (NFL), Charlotte Hornets (MBA), Charlotte FC (MLS) and the Charlotte Knights (MLB). Whether it's innovative dining, museums, public art, sports, or live events that you are looking for, Uptown has no shortage of unique experiences

A great place to live and work in Charlotte, Uptown is home to many young professionals who enjoy easy access to all the bars, restaurants, sports and entertainment venues.

## HOSPITALITY QUICK FACTS



6,530

ROOMS AVAILABLE  
IN UPTOWN



1,100+

ROOMS TO OPEN IN  
UPTOWN BY 2022



245+

RESTAURANTS

## 1 Million

SF OF OFFICE SPACE  
UNDER CONSTRUCTION

## 25.5 Million

SF OF OFFICE INVENTORY  
IN UPTOWN

## \$114,682

AVERAGE HOUSEHOLD  
INCOME

## 29

MEDIAN AGE

## 35,000

RESIDENTS IN UPTOWN

## 120,000

EMPLOYEES IN UPTOWN

## 6,400+

PLANNED & ACTIVE  
RESIDENTS UNDERWAY

## 62,385

HOUSEHOLDS WITHIN  
A 3-MILE RADIUS OF  
CHARLOTTE PLAZA

## UPTOWN HEADQUARTERS



Honeywell



TRUIST

## UPTOWN MAJOR EMPLOYERS

ally

usbank

Deloitte

BARINGS

Passport







## SITE PLAN ▶



OFFICE LEVEL  
20,917 SF FOR OFFICE



OVERSTREET LEVEL  
82,000 SF FOR RETAIL



GROUND LEVEL  
86,000 SF FOR RETAIL



QUEEN  
CITY  
QUARTER



# OFFICE AVAILABILITIES

SOUTH COLLEGE STREET

EAST TRADE STREET



LYNX BLUE LINE

EAST FOURTH STREET

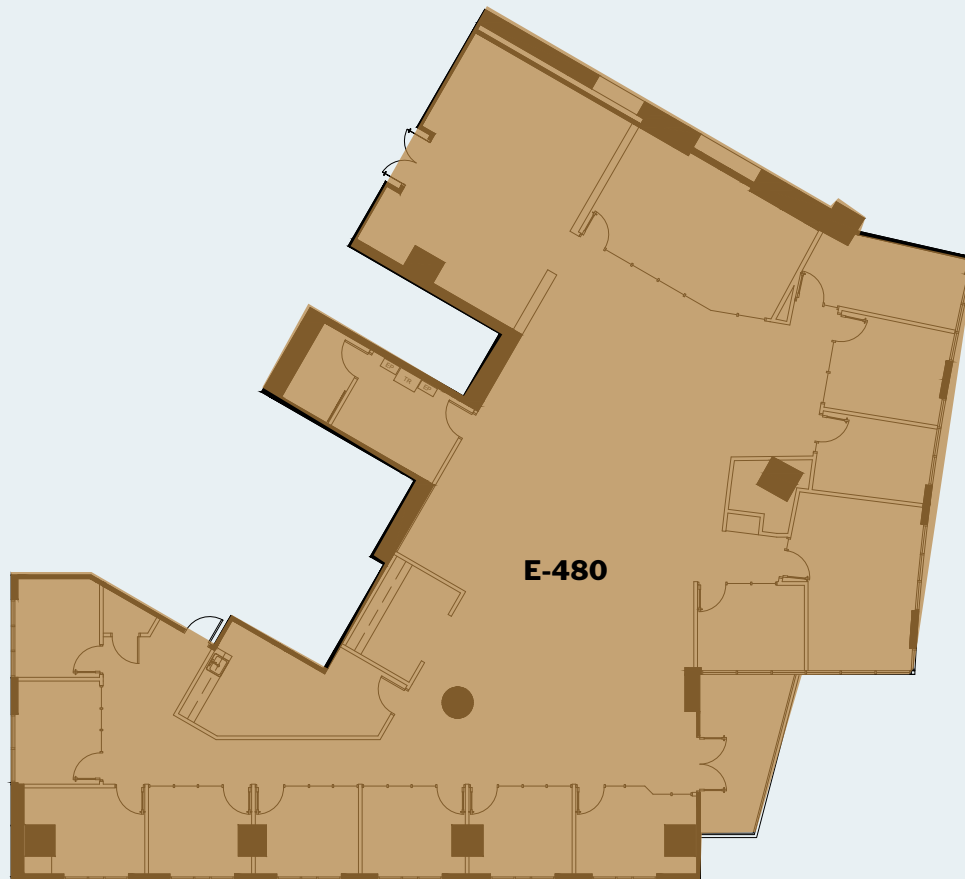
## 4TH FLOOR LEASE PLAN ▶

- C-440 - 3,031 SF
- C-442 - 1,256 SF
- C-444 - 4,115 SF
- C-446 - 2,600 SF
- C-448 - 1,545 SF
- C-450 - 1,250 SF



EAST TRADE STREET

SOUTH COLLEGE STREET



LYNX BLUE LINE

EAST FOURTH STREET

4TH FLOOR LEASE PLAN ▶

E480 - 7,120 SF



OFFICE  
AVAILABILITIES





QUEEN  
CITY  
QUARTER  
UPTOWN  
CHARLOTTE

## OFFICE LEASING:

KRIS WESTMORELAND  
+704 331 1290  
[kris.westmoreland@cbre.com](mailto:kris.westmoreland@cbre.com)

JOE FRANCO  
+704 331 1241  
[joe.franco@cbre.com](mailto:joe.franco@cbre.com)

ADDISON STRATTON  
+704 264 3640  
[addison.stratton@cbre.com](mailto:addison.stratton@cbre.com)

**CBRE**

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