



THE RAIL HOUSE

123 E. 27TH ST.

CHARLOTTE, NC
AVAILABLE FOR LEASE



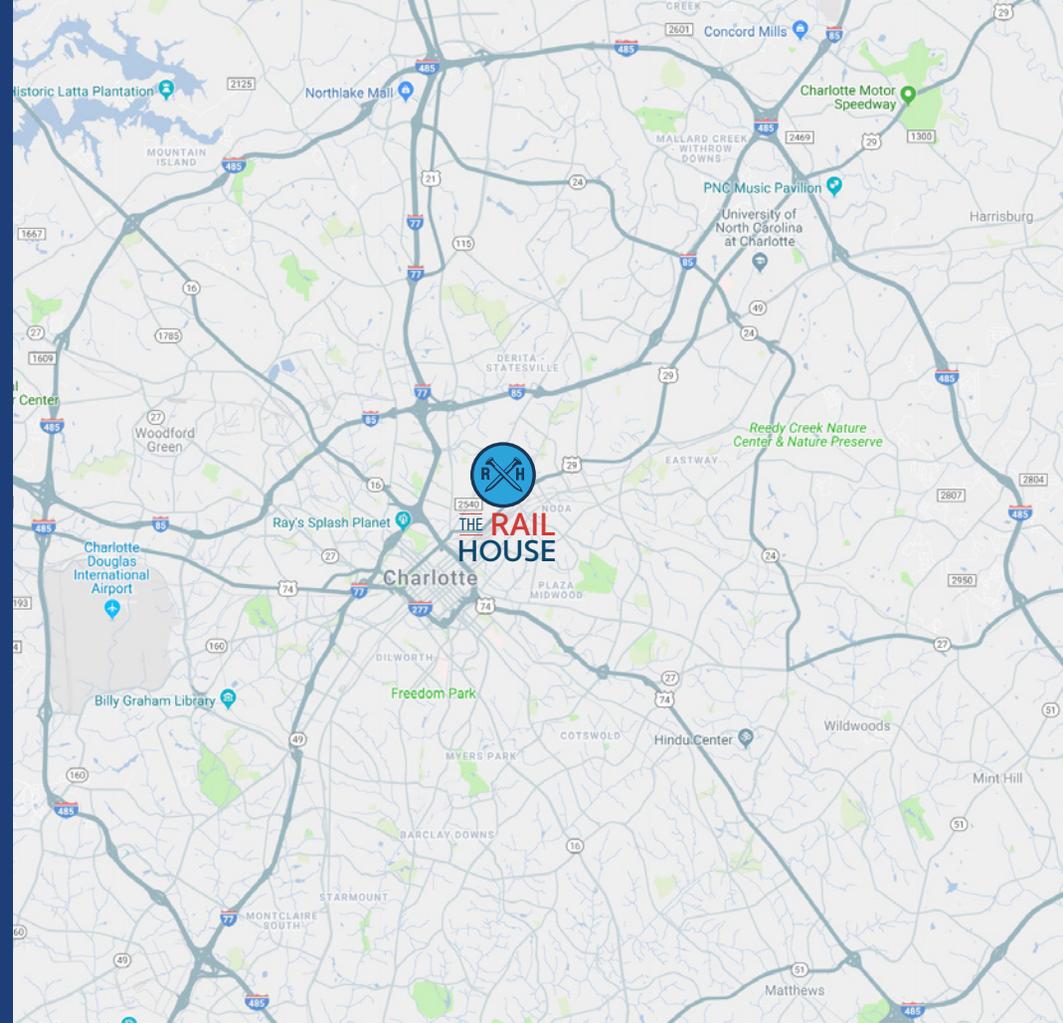
EXECUTIVE SUMMARY

THE RAIL HOUSE FOR LEASE

The Rail House is an experiential development in Charlotte's North End's district perfect for retail, office or industrial use. Situated close to Uptown, near the corner of N. Tryon and E. 27th St., The Rail House offers 25,000+ SF of available, flexible space. The Rail House will be brought to life through natural lighting, and open floor plans. The Rail House is undoubtedly the North End's most engaging adaptive re-use project.

PROPERTY DETAILS

Address	123 E. 27th Street Charlotte, NC 28206
Available SF	+/- 25,000 SF
Use	Retail, Office or Industrial
Parking	61 Spaces
Delivery	Fall 2019 Cold Dark Shell
Traffic Counts	N. Tryon Street 24,000 VPD
Lease Rate	\$12/SF NNN
Additional Notes	Ample outdoor patio space available In the opportunity zone



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2018 Population	8,914	108,512	69,934
Avg. Household Income	\$61,545	\$79,545	\$75,084
Households	3,533	46,933	110,049
Daytime Employees	6,831	141,466	221,637

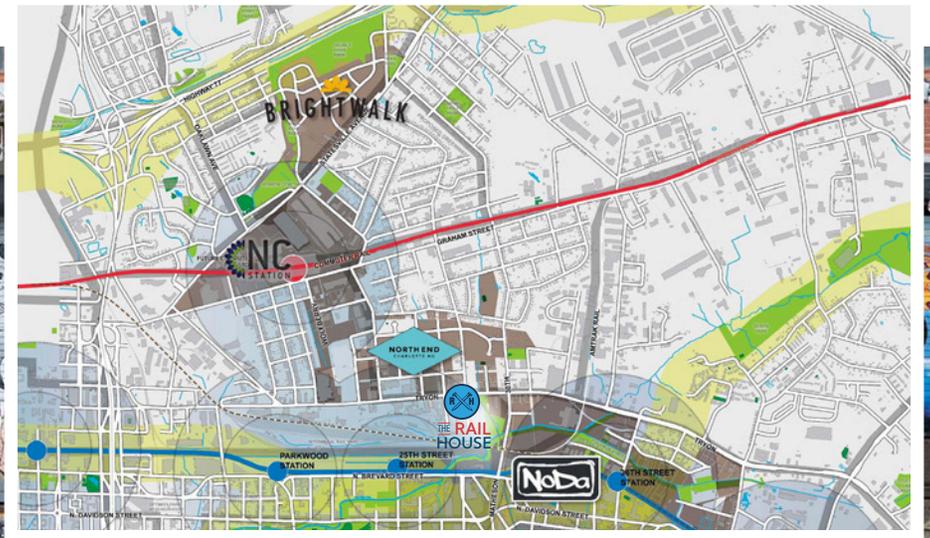
NORTH END DISTRICT CHARLOTTE, NORTH CAROLINA

Charlotte's North End is emerging with a variety of strong developments. A 75-acre industrial complex, known as Camp North End, is coming to life with exciting retailers. Some of these retailers include: Prism Supply vintage motorcycle shop, Dupp & Swat creative studio, Alchemy: The Workshop hair salon, BLKTECHCLT community hub, Hex Coffee, Goodyear Arts, and Ally Financial.

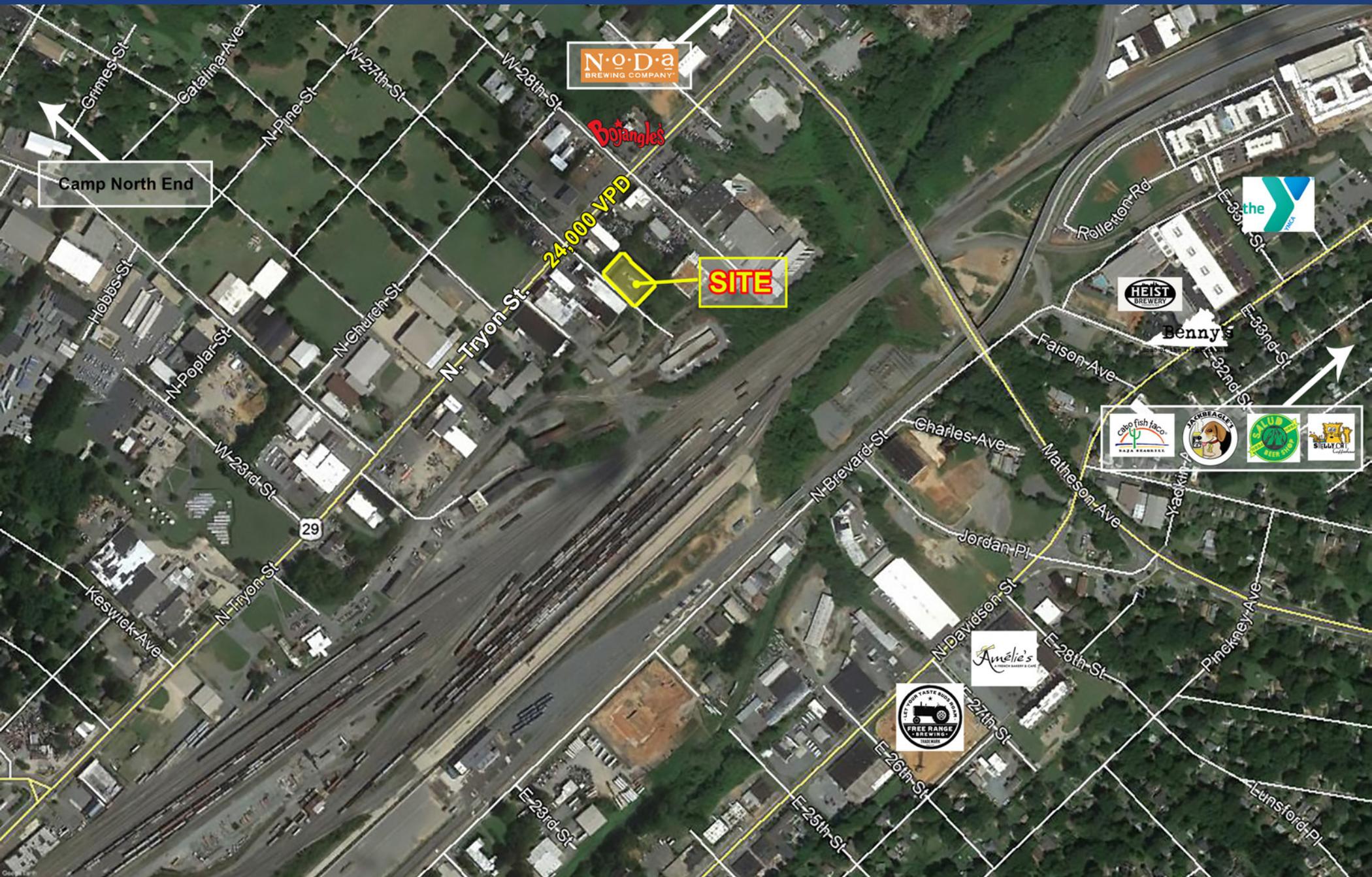
The latest need in office space requires environments promoting teamwork, collaboration, and creativity. Employers want spaces that

embrace natural light, indoor-outdoor space and "collaborative" work environments to lure tenants.

And, just as important, open floorplans with plenty of collaborative workspaces generally offer more density, which means businesses can fit more workers into smaller footprints and save money. Economics aside, employers are trying to make their office space a statement about the company. The Rail House will meet current needs for office space by focusing on these attributes.



MARKET OVERVIEW



ACCESS MAP



UPTOWN CHARLOTTE

N. BREVARD ST.

LYNX BLUE LINE

N. GRAHAM ST.



THE RAIL HOUSE

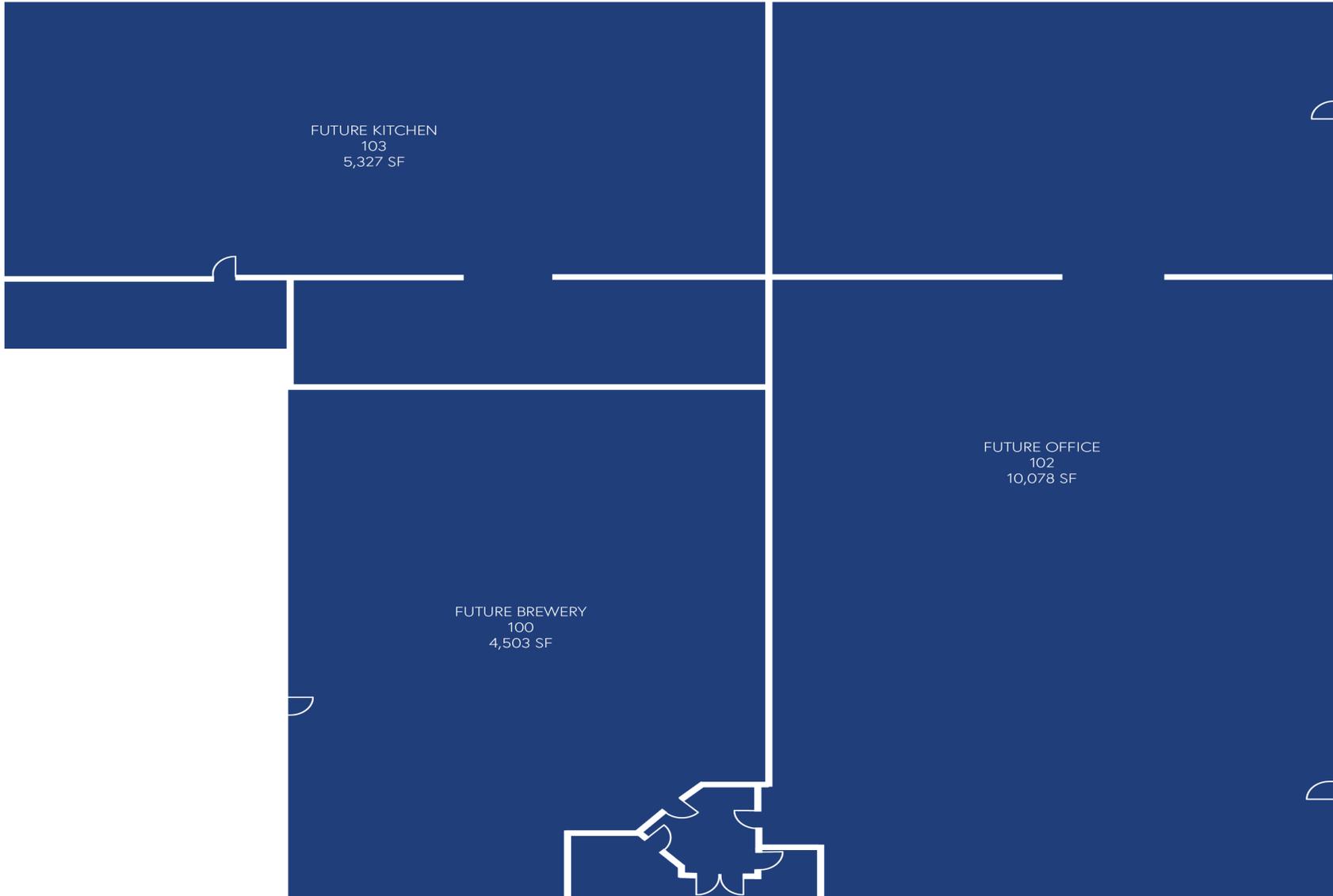
FUTURE PARKING LOT

E. 27TH ST.

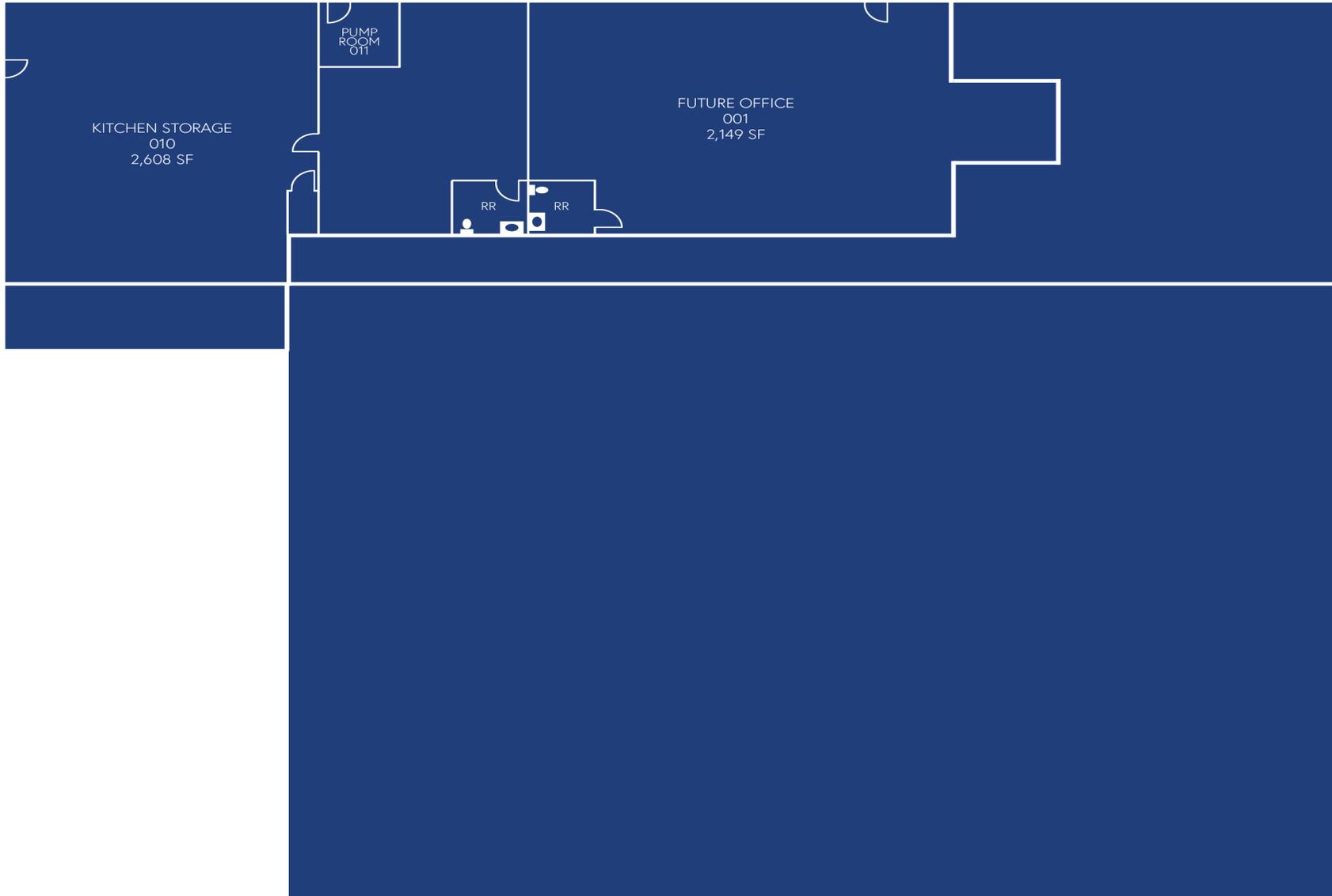
N. TRYON ST.

2.2 MILES TO UPTOWN
24,000 VPD

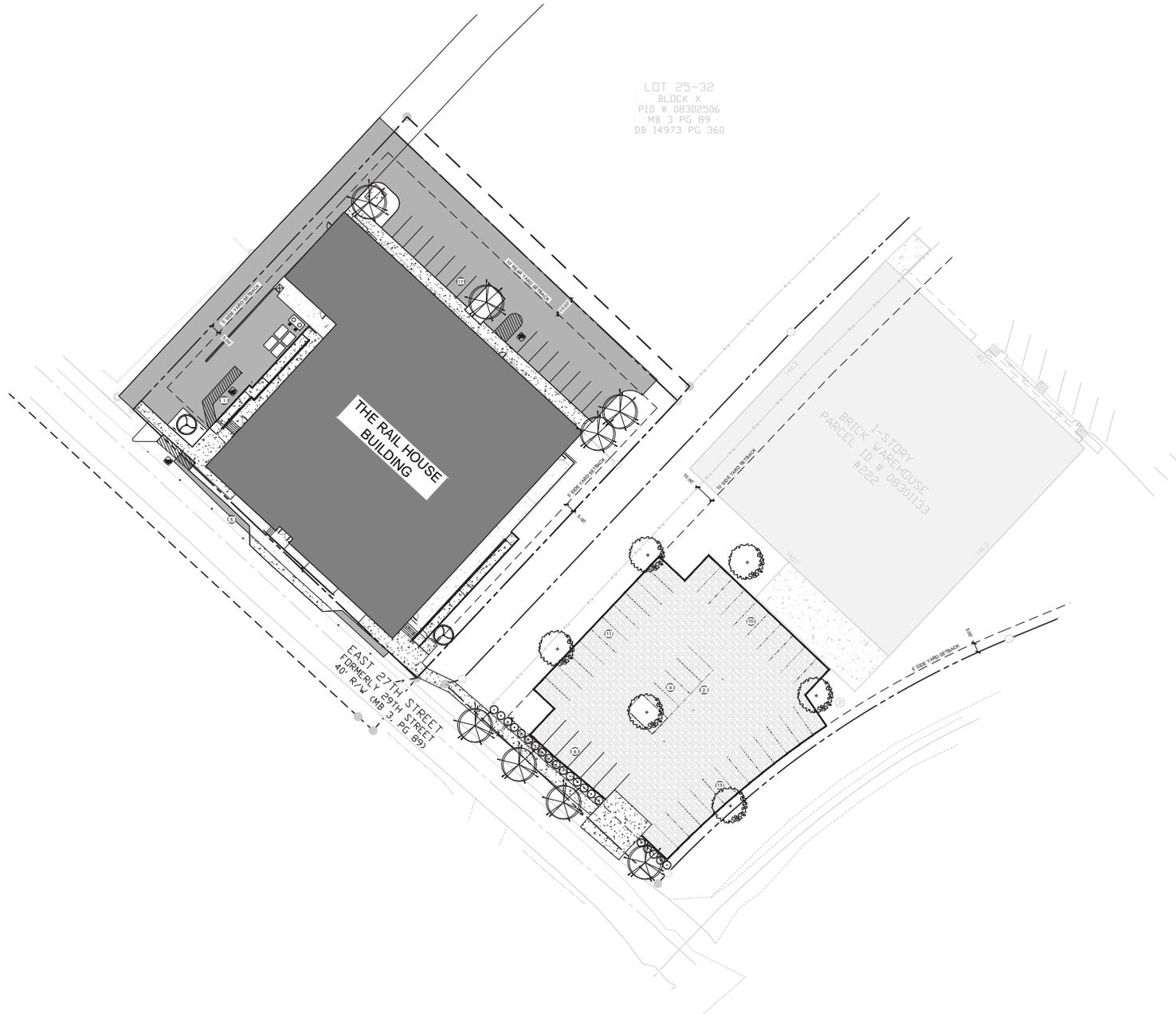
FLOOR PLAN | LEVEL 1



FLOOR PLAN | BASEMENT



SITE PLAN | OVERALL



CONTACT

RUSTY GIBBS

rusty@thenicholscompany.com

Office | 704.373.9797

Direct | 704.749.5736



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) 704.373.9797

(F) 704.373.9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

