



# PACKARD PLACE

222 SOUTH CHURCH STREET

*Downtown Charlotte's iconic entrepreneurial hub*



# BUILDING SPECS



Packard Place is a **95,128 SF, five-story office and retail property** overlooking Romare Bearden Park and Church Street in the heart of Charlotte's central business district.



The space was originally built by James Ward Packard in 1928 as an automobile showroom and later operated as the Addison Parking Garage, which is still evidenced by the stall numbers that can be seen across the concrete decks on several floors. Packard Place was converted into an office and retail development in 1953 and was purchased by current ownership in 2010 with the goal of evolving it into Charlotte's downtown entrepreneurial hub. Today, it is considered one of the only adaptive reuse projects in its submarket.



#### TOTAL BUILDING:

95,128 SF

#### TOTAL OFFICE:

83,593 SF

#### MINIMUM AVAILABLE OFFICE:

1,257 SF

#### MAXIMUM CONTIGUOUS OFFICE SPACE:

18,841 SF *(full second floor)*

#### TOTAL RETAIL:

11,535 SF *(Not Just Coffee: 723 SF / Ink N Ivy: 10,590 SF)*

#### PARKING:

0.5/1,000

#### RATE:

\$28.00 *Full-Service*



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# PACKARD PERKS

With a focus on community and creative thinking, Packard Place offers tenants the perfect mix of business and pleasure.

Convenient access to Not Just Coffee & Ink N Ivy

Onsite parking and ample surface parking lots in close vicinity

Walkable to downtown's most popular restaurants and sporting venues

Building Wi-Fi extends to Romare Bearden Park

Exterior signage opportunity

24/7 tenant key card access

Open-air staircases to allow for safe social distancing

Fitness center with locker room & showers

125-person event space and conference rooms / kitchen



ASCENT APARTMENTS

GRAND BOHEMIAN HOTEL

PACKARD PLACE

KIMPTON TRYON PARK

LATTA ARCADE

ROMARE BEARDEN PARK

HAYMAKER RESTAURANT



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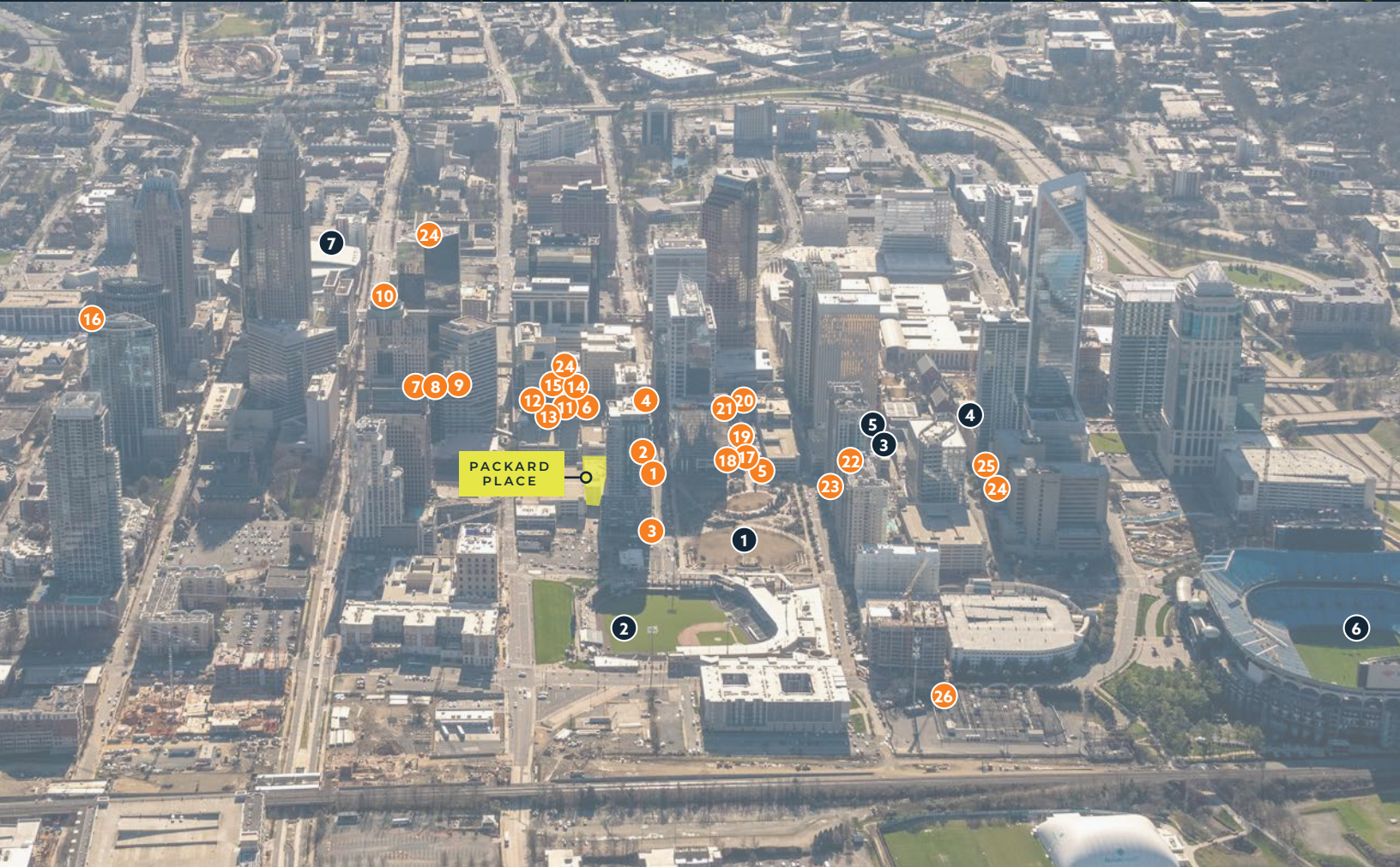
# ACCESS + PARKING

Packard Place offers easy access to and from Interstates 277 & 77 and is a short walk to and from the LYNX Light Rail.



# AMENITIES

Situated in Third Ward at the corner of Church and 3rd Streets, Packard Place is located at arguably one of the most amenity-rich intersections in downtown Charlotte.



## FOOD & DRINK

- 1 Ink N Ivy
- 2 Not Just Coffee
- 3 Haymaker
- 4 Angeline's
- 5 Merchant & Trade
- 6 Jimmy John's
- 7 Hooter's
- 8 The King's Kitchen
- 9 Spoons
- 10 Reid's Fine Foods
- 11 Ruth's Chris Steak House
- 12 McCormick & Schmick's Seafood & Steaks
- 13 Hazelnuts Creperie

- 14 The Bella Ciao
- 15 Chima Steakhouse
- 16 Essex Bar & Bistro
- 17 Valhalla Pub & Eatery
- 18 Zabloug
- 19 French Quarter
- 20 Latta Arcade with 10+ restaurants / retailers
- 21 Famous Toastery
- 22 Rhino Market & Deli
- 23 Mellow Mushroom
- 24 Starbucks (multiple locations)
- 25 Reid's Fine Foods
- 26 Graham St. Pub & Patio

## FUN

- 1 Romare Bearden Park
- 2 Truist Field
- 3 Knight Theater
- 4 Mint Museum
- 5 Bechtler Museum of Modern Art
- 6 Bank of America Stadium
- 7 Spectrum Center



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