

WEST 332 BLAND



ONE-OF-A-KIND BUILDING WITH  
CHARACTER IN THE MIDDLE OF IT ALL.

# INTRODUCING 332 W. BLAND ST.

CREATIVE OFFICE & RETAIL / ADAPTIVE RE-USE DEVELOPMENT

SOUTH END, CHARLOTTE  
AT BLAND, MINT, AND CHURCH STREETS

TRINITY  
PARTNERS

MAGNUS  
CAPITAL PARTNERS

WHITESIDE PROPERTIES  
Est. 1991

# CHARACTER, HISTORY, AND IRREPLACEABLE FEATURES

The building dates back to the 1920's, and features expansive, arched windows, exposed original brick, timber ceilings, skylights, and multiple patio and courtyard areas.

NO. 332 W. BLAND STREET



## OPPORTUNITY

FOR BOTH **OFFICE** AND **RETAIL** USERS.

**LARGEST CONTIGUOUS AVAILABILITY:**

**17,046 SF**

**LEASABLE OUTDOOR PATIO SPACES AVAILABLE**

**332 W. BLAND ST.**

## NOW AVAILABLE

332 W. Bland St. has undergone a complete redevelopment, and is ready for tenant upfit and occupancy.

### NEXT TO

UNKNOWN BREWING COMPANY, SEOUL FOOD MEAT COMPANY, CRAFT TASTING ROOM, AND LET'S MEAT KBBQ

### STEPS FROM

HOPPIN', LINCOLN ST. KITCHEN AND COCKTAILS, YUME BISTRO, AND BARD0.

### WALKABLE TO

UPTOWN, PANTHERS STADIUM, SOUTH BOULEVARD, BLAND STREET LIGHT RAIL STATION

### PARKING

UP TO 2.5 PER 1,000 SF

On-site parking is available at a ratio of up to 2.5 space per 1,000 SF leased. Additionally, up to 75 free, surface spaces are located within a 1-block radius of the site.

### RATES

OFFICE RATE: \$34 NNN // ESTIMATED TICAM OF \$5.07 PSF

RETAIL RATE: \$37 NNN

EACH TENANT WILL HAVE THEIR OWN INDIVIDUAL SUITE ENTRY AND BRANDING OPPORTUNITIES.







SOUTH END  
CLT, NC



NO. 332 W. BLAND STR.



332 W. BLAND ST.



# CREATE A HEALTHY WORKSPACE WITH EASE

## THE IDEAL SPACE FOR TENANTS PRIORITIZING HEALTH AND SAFETY IN THE WORK PLACE.

Multiple exterior access points to tenant spaces eliminating the need for interior common areas.

Close proximity to onsite parking eliminates need to park in a garage and allow for near touch-less access from car to office.

Tenant-specific restrooms allows Tenant ability to design to their health/safety standards.

Elevator-free design and wide staircases where required.



THREE SEPARATE ENTRY POINTS

SPACE F



332 W. BLAND ST.



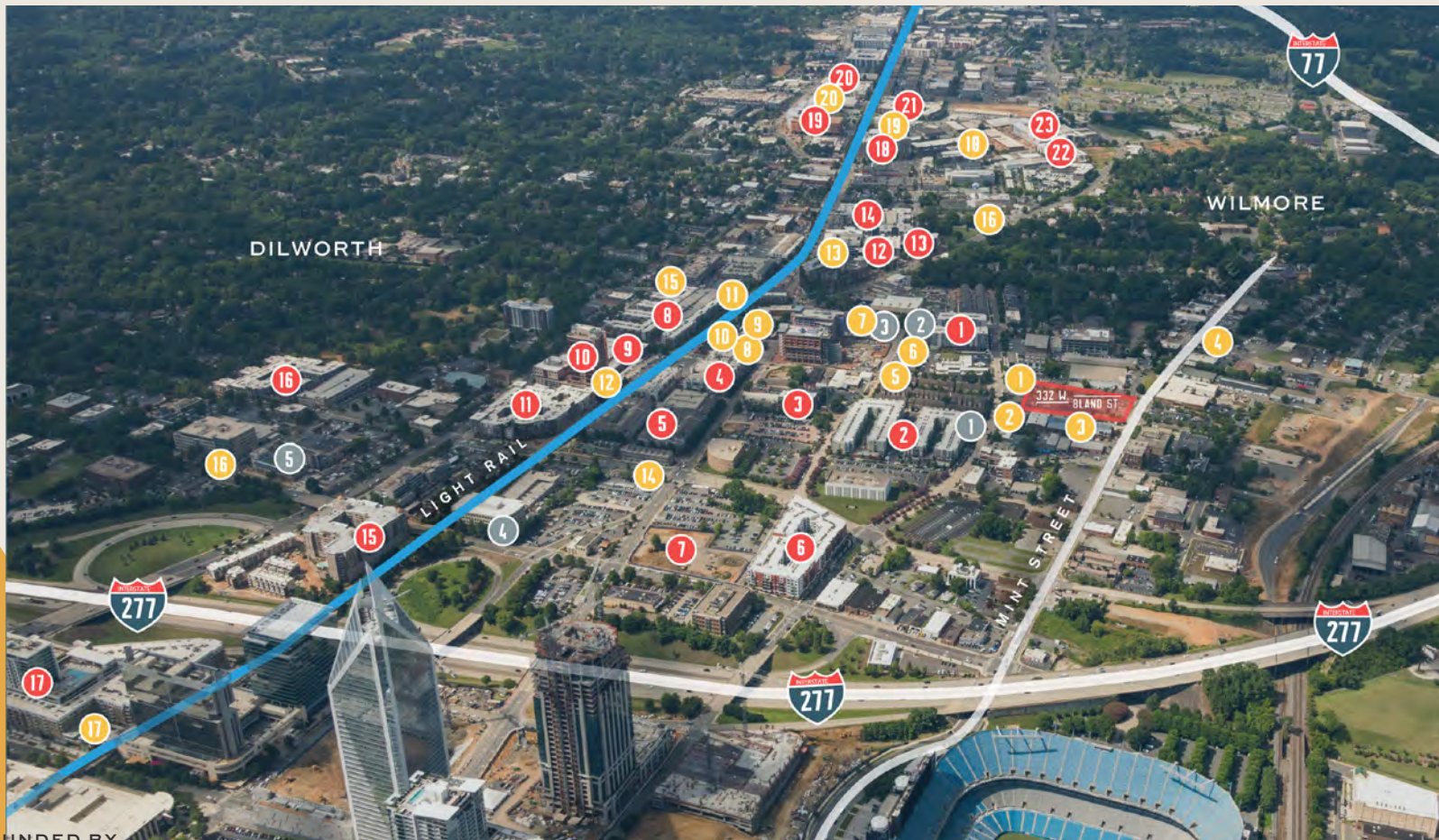
# EASY ACCESS FROM ALL OVER THE CITY

PRIME PARKING OPPORTUNITIES, TOO

332 W. BLAND ST.  
SOUTH END







SURROUNDED BY  
EVERYTHING CHARLOTTE'S  
TALKING ABOUT:

**BREWRIES,  
RESTAURANTS,  
RETAIL,  
AND MORE.**

#### RESTAURANTS, BARS AND GROCERIES

- 1 Seoul Food Meat Company/Let's Meat Korean BBQ
- 2 Craft Tasting Room and Growler Shop
- 3 The Unknown Brewing Co.
- 4 Yume Bistro/Bardo
- 5 Hoppin'
- 6 Bulldog Beer and Wine/Boone's BBQ
- 7 Wooden Robot Brewery /The Brass Tap
- 8 The Brickyard/Tavern on the Tracks
- 9 The Gin Mill/Amos' South End
- 10 Hot Taco/All American/Oak Room /Slate
- 11 Futo Buta
- 12 Nikko Japanese Restaurant
- 13 Price's Chicken Coop/Central Coffee Co./Blaze Pizza
- 14 Midnight Diner
- 15 Crispy Crepe
- 16 Capiche
- 17 Whole Foods
- 18 Zeppelin/Bang Bang Burgers /Common Market South End
- 19 Sycamore Brewing
- 20 Publix Supermarket

#### MULTIFAMILY

- 1 District Flats at Summit and Church
- 2 1225 South Church
- 3 Catherine 36 Apartments
- 4 Mosaic South End
- 5 Camden South End
- 6 Loft One35
- 7 Broadstone Queen City
- 8 Post South End
- 9 1520 South Loft Condominiums
- 10 The Arlington Condominiums
- 11 1100 South
- 12 Park and Kingston Apartments
- 13 Holiday Inn Express and Suites
- 14 Camden Gallery
- 15 Camden Grandview Apartments and Townhomes

- 16 The Lexington Dilworth
- 17 Novel Stonewall Station
- 18 The Ashton Luxury Apartments
- 19 Atherton Mill
- 20 Camden Southline
- 21 Spectrum South End Apartments
- 22 Three30Five Apartments
- 23 The Penrose Apartments

#### FITNESS

- 1 My Fitness World Personal Training
- 2 Charlotte Yoga
- 3 Arrichion Yoga
- 4 Fitness Connection
- 5 Dowd YMCA

**332 W. BLAND ST.**



WEST BLAND  
332



SOUTH END  
CLT, INC

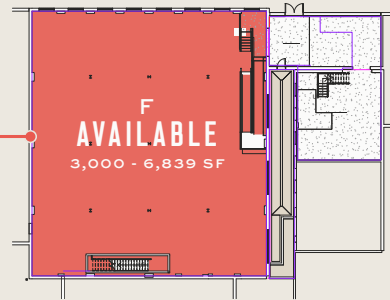


332 W. BLAND ST.



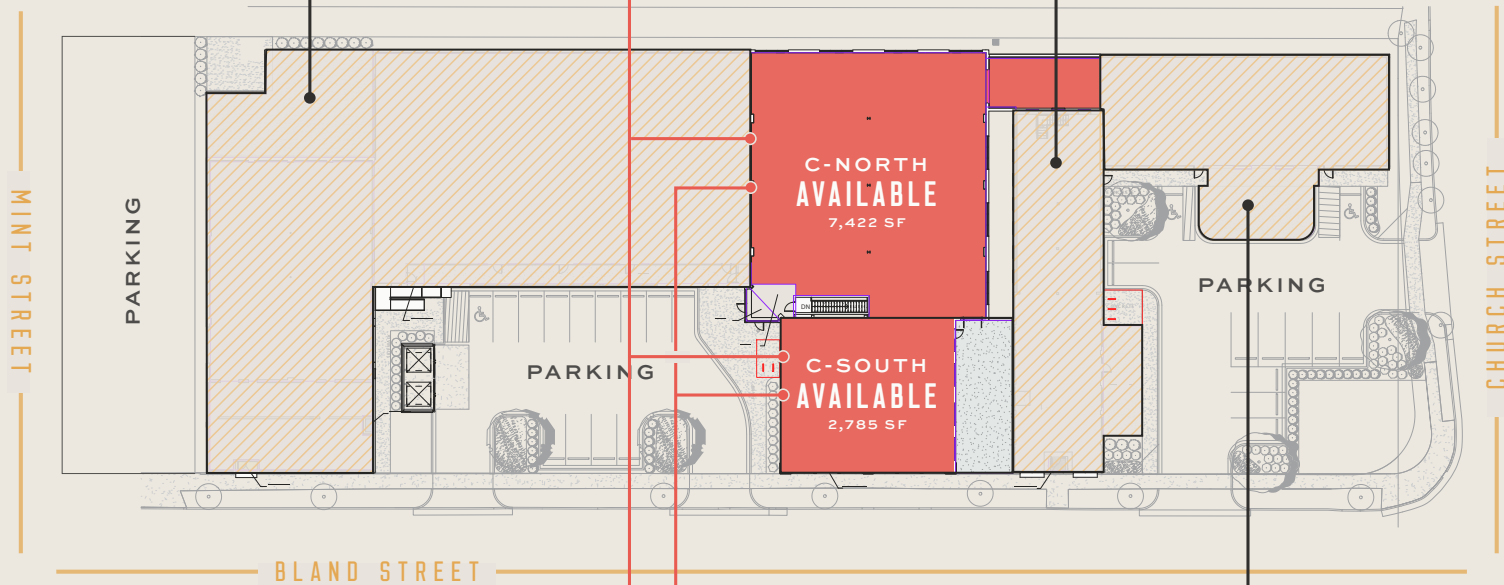
## SLINGSHOT

*Boutique entertainment parlor with self-serve taps, traditional and proprietary interactive games and private event space.*



## RUBY SUNSHINE

*NOLA-inspired all-day breakfast spot - a first of its kind for South End*



C-NORTH & C-SOUTH  
CONTIGUOUS:  
10,207 SF

C-NORTH, C-SOUTH & F  
CONTIGUOUS:  
17,046 SF

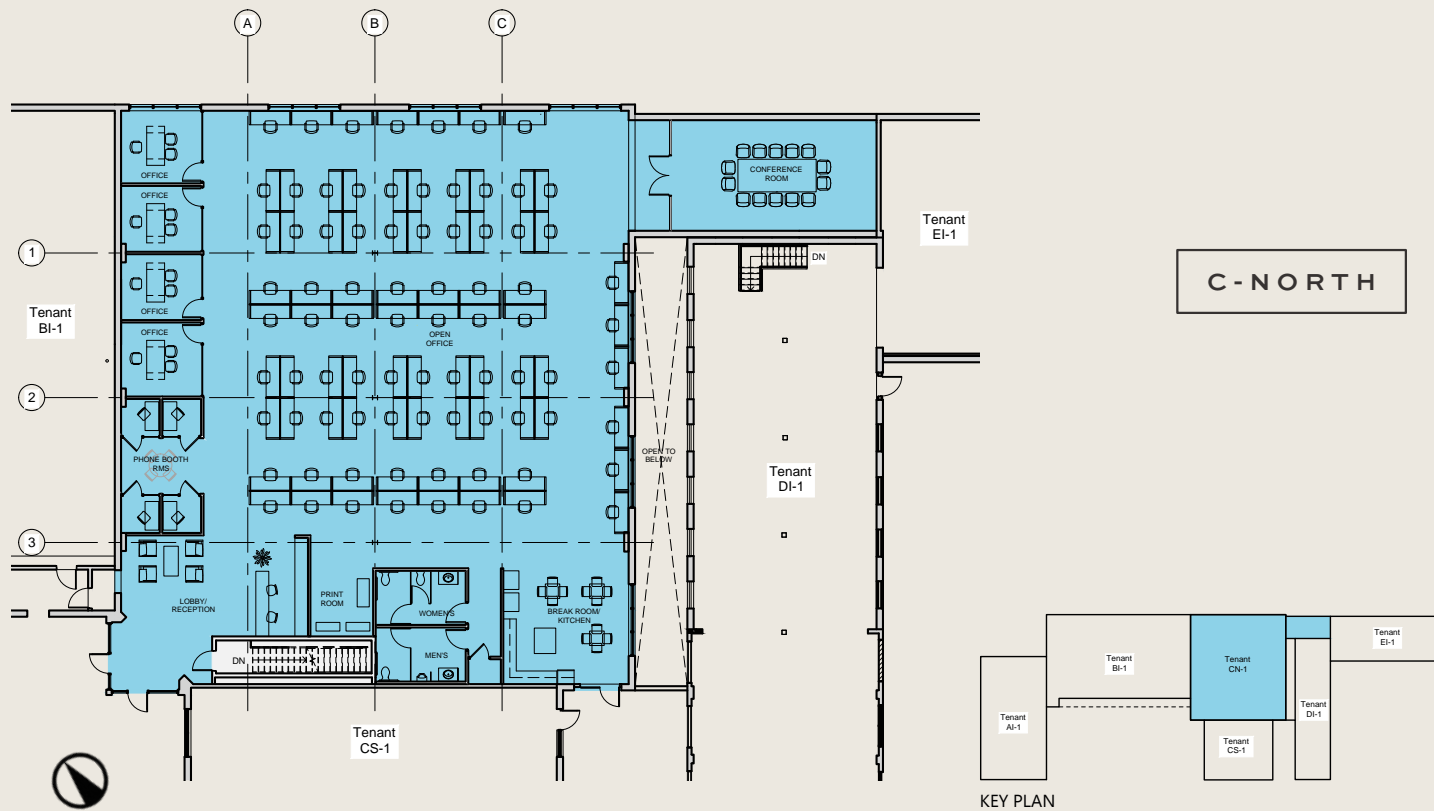
## LOST & FOUND

*Upscale cocktail lounge with rentable living room-like seating areas and large-scale TVs for events.*



# EXAMPLE SINGLE-TENANT LAYOUT

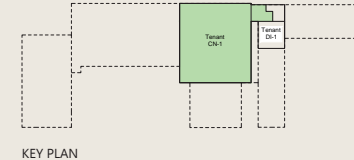
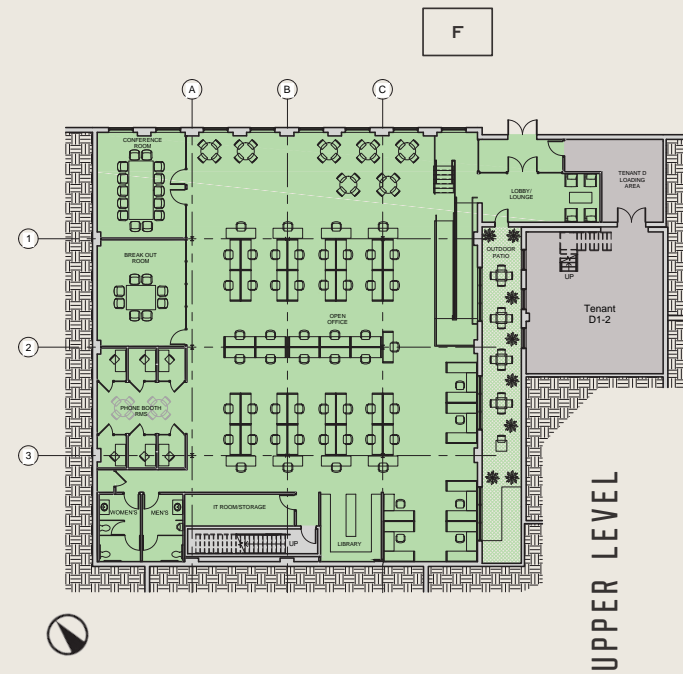
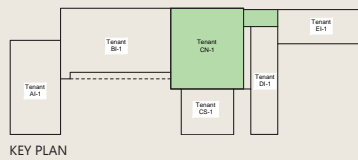
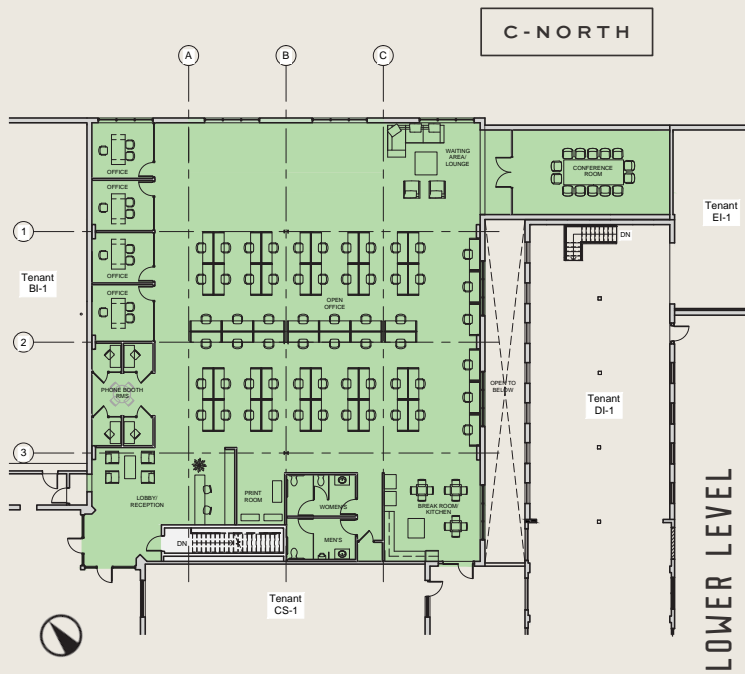
## SPACE C-NORTH





# EXAMPLE SINGLE-TENANT LAYOUTS

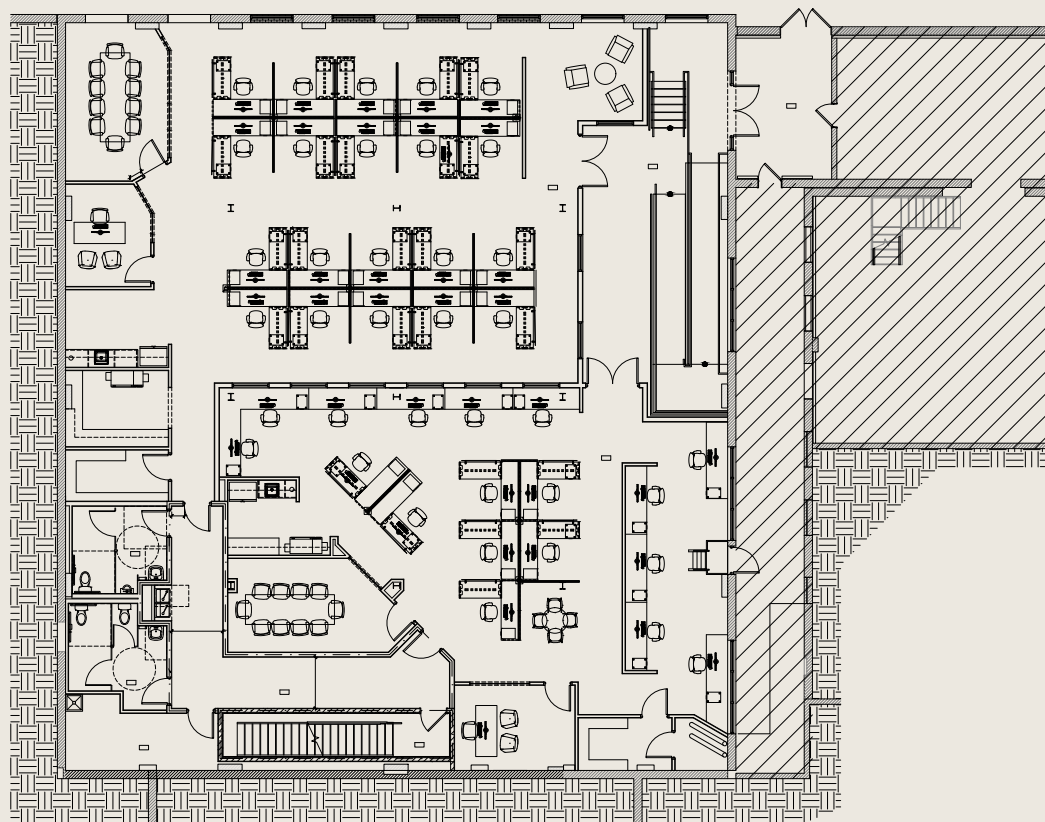
SPACES C-NORTH & F



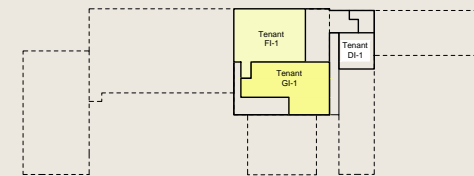


# EXAMPLE MULTI-TENANT LAYOUT

SPACE F



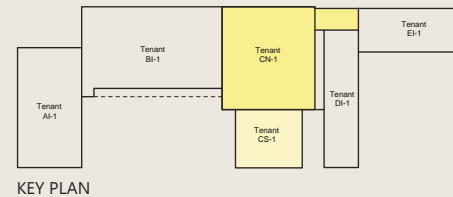
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KEY PLAN

# EXAMPLE MULTI-TENANT LAYOUT

SPACES C-NORTH & C-SOUTH





332WESTBLANDSTREET.COM



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SOUTH END, CHARLOTTE | AT BLAND, MINT, AND CHURCH STREETS

WANT TO KNOW MORE OR TAKE A TOUR AT 332 W. BLAND ST.?

OFFICE

RHEA GREENE | RDG@TRINITY-PARTNERS.COM | 704.295.0460

CHASE MERKEL | CMERKEL@TRINITY-PARTNERS.COM | 704.295.0449

RETAIL

BROOKS WHITESIDE | BROOKS@WHITESIDEINDUSTRIAL.COM | 704.347.4676



Est. 1991