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COMMUNITY | RETAIL | OFFICE

The

Line

PORTMAN
HOLDINGS



National
REAL ESTATE ADVISORS

FOUNDRY
COMMERCIAL





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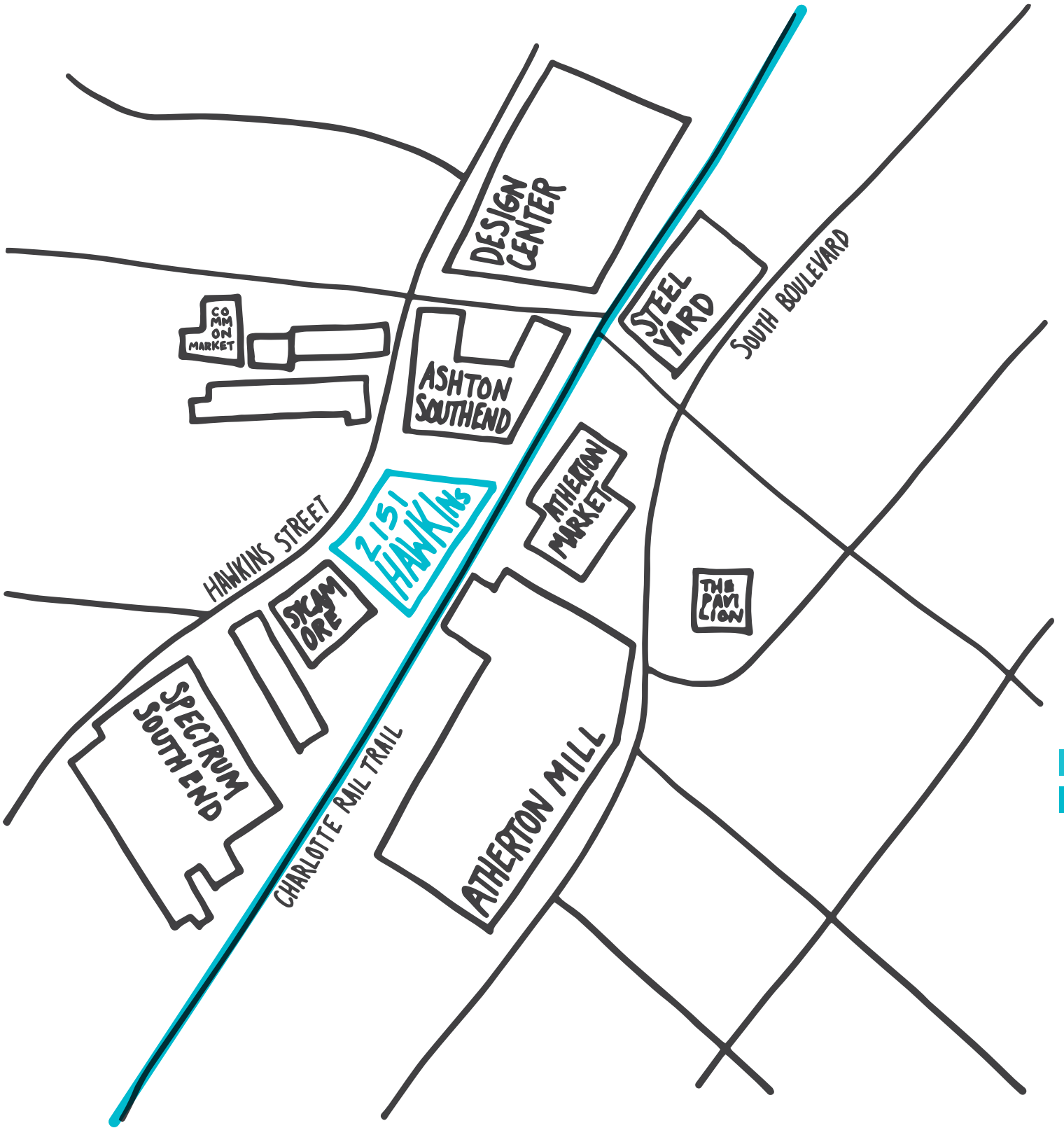
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RAIL TRAIL CONNECTION



BE KIND



BARCELONA AT THE DESIGN CENTER



#2 BEST LOCAL COFFEE SHOP IN CHARLOTTE

NOT JUST COFFEE AT ATHERTON MILL



RAIL TRAIL



JENI'S ICE CREAMS

JENI'S ICE CREAM AT DESIGN CENTER



#3 UBER DESTINATION IN CHARLOTTE

SYCAMORE BREWING



#1 INSTAGRAM LOCATION IN CHARLOTTE

CONFETTI HEART WALL IN SOUTH END

@EVELYN_HENSON #CONFETTI HEARTS WALL



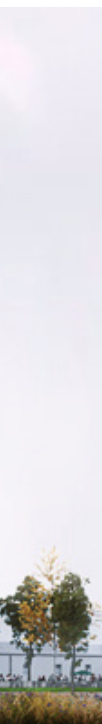
COMMON MARKET

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PROJECT DETAILS

- MIXED-USE OFFICE DEVELOPMENT IN THE HEART OF SOUTH END
- 293,000 RSF OF OFFICE
- ADJACENT TO LYNX LIGHT RAIL AND RAIL TRAIL
- MULTIPLE ROOF TERRACES WITH SWEEPING VIEWS
- HIGHLY EFFICIENT FLOORPLATES
- UNDER CONSTRUCTION, DELIVERY Q3 2021





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PROJECT RENDERINGS





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PROJECT RENDERINGS





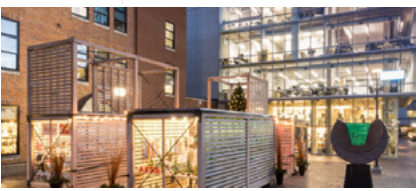
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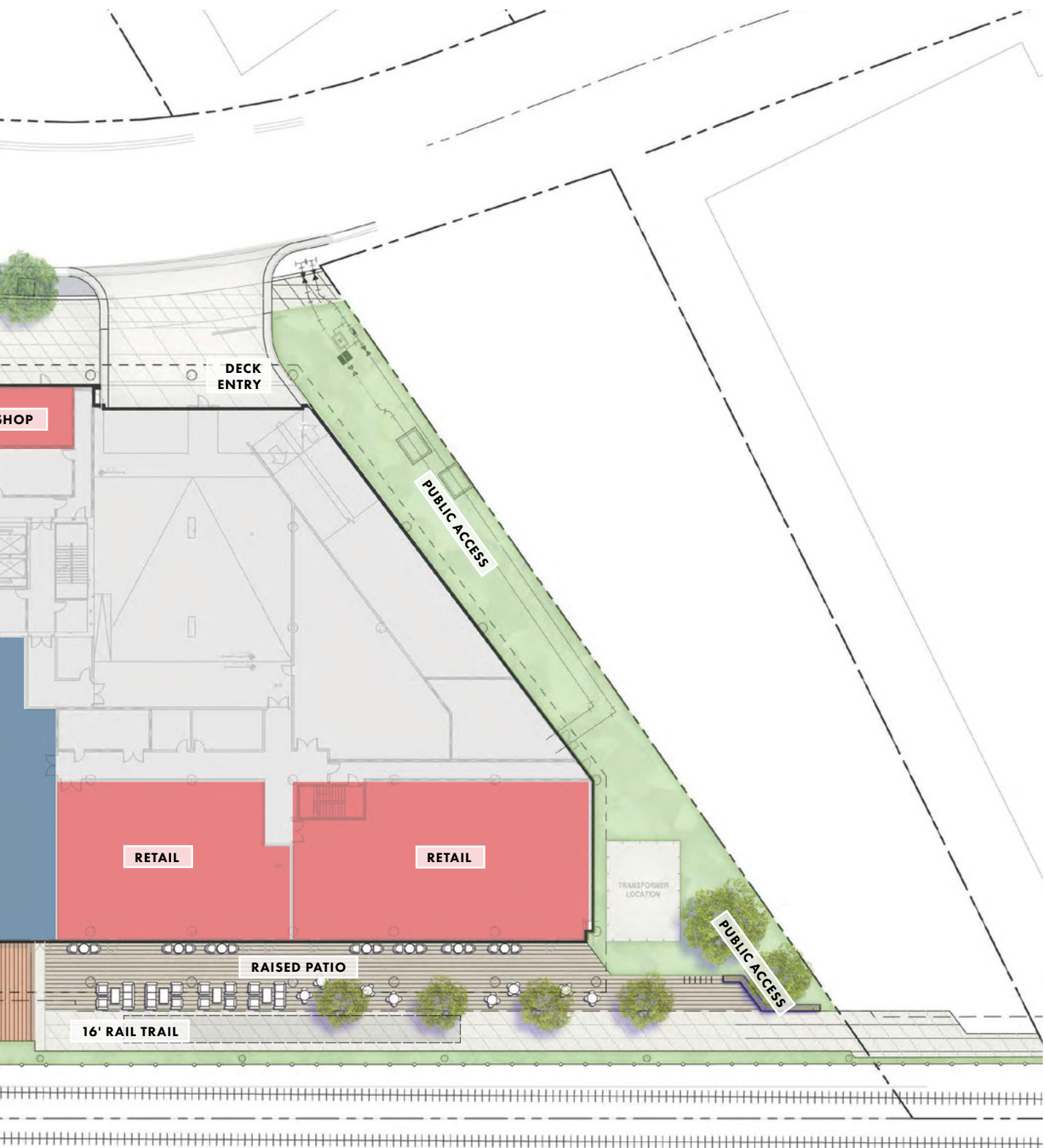
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GROUND FLOOR SITE PLAN



PATIO EXPERIENCE



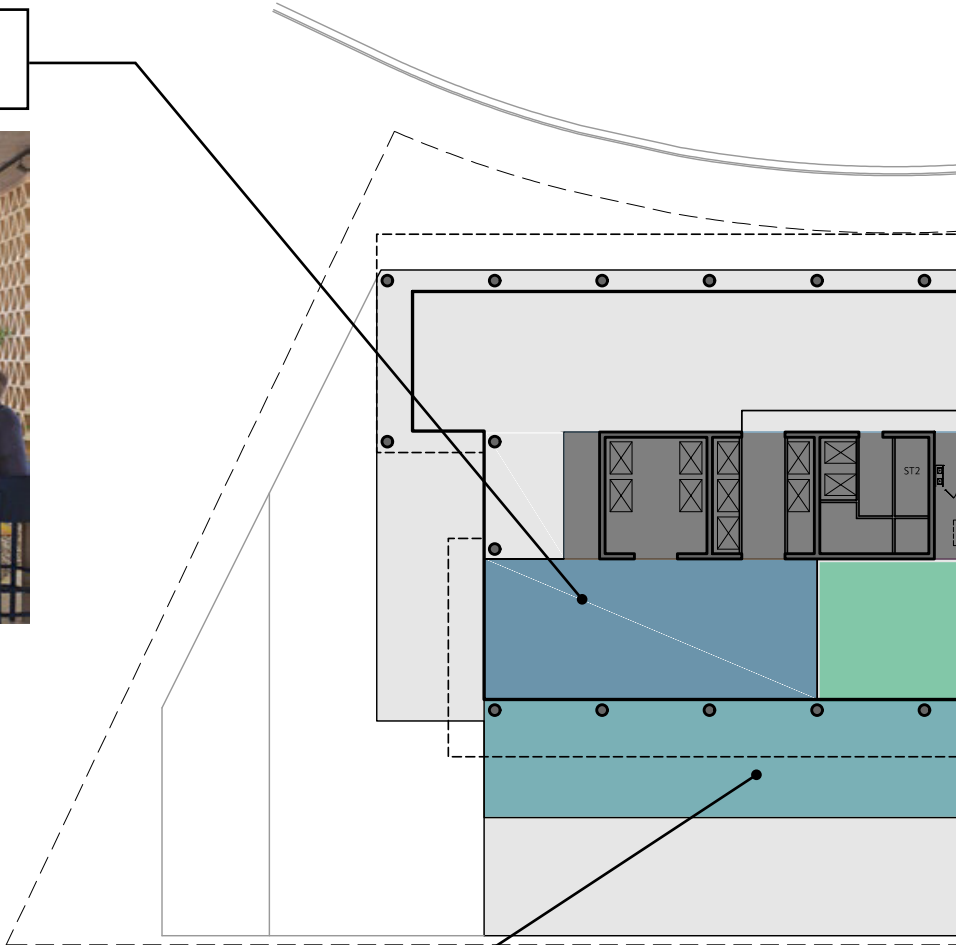


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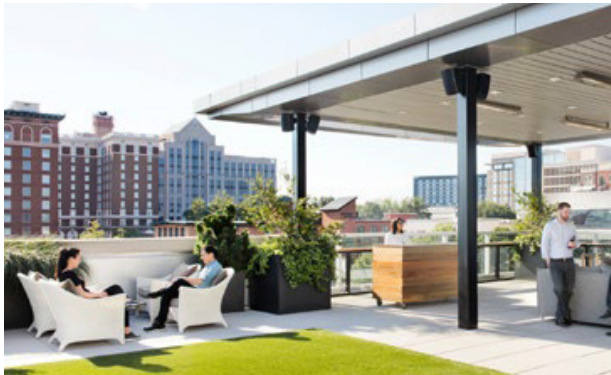
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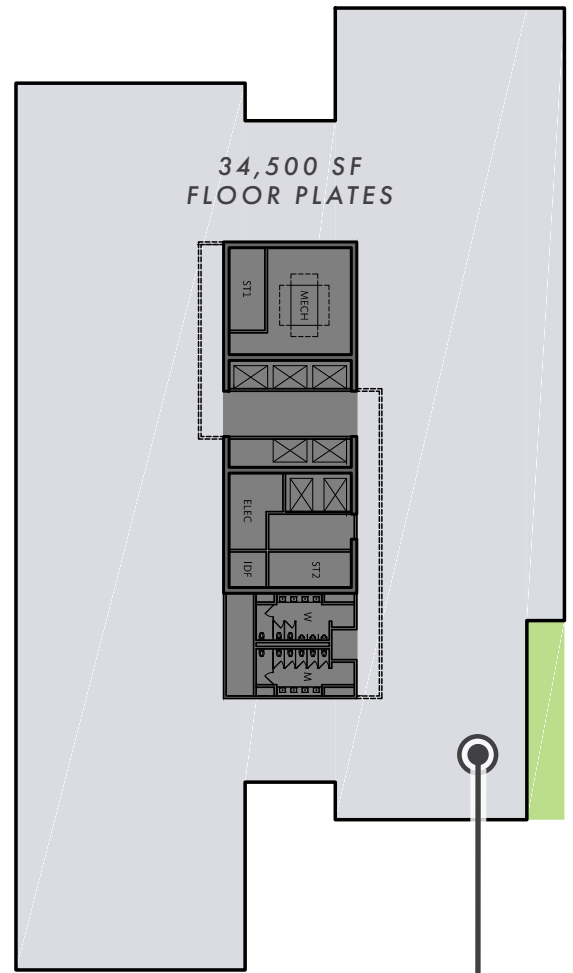
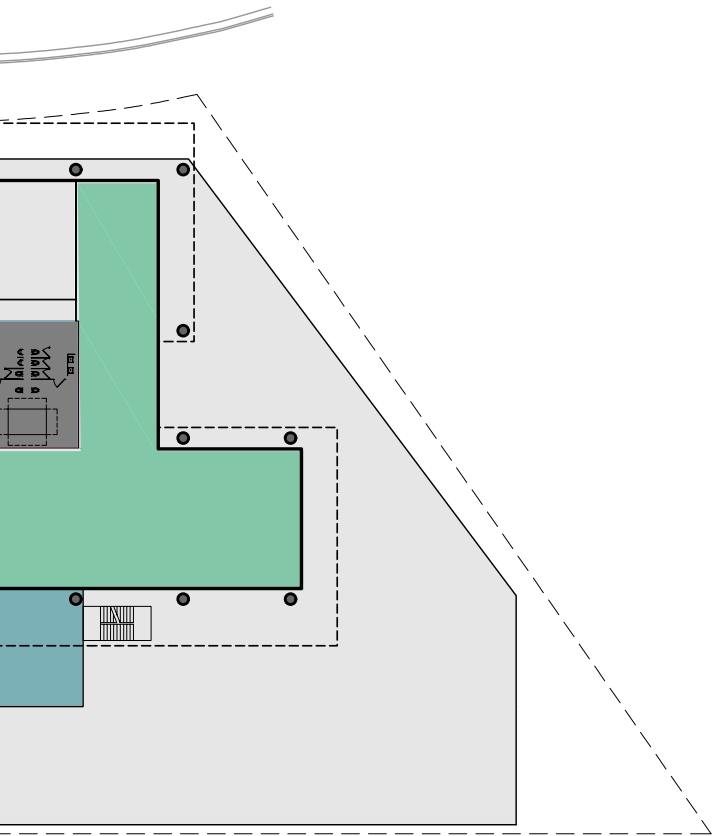
8TH FLOOR SKY LOBBY AND TYPICAL FLOOR PLATE

SKY LOBBY/
SHARED AMENITY



AMENITY TERRACE





TYPICAL OFFICE LAYOUT WITH OUTDOOR TERRACE

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SOUTH END HIGHLIGHTS



RECENT CORPORATE RELOCATIONS





9,000 RESIDENTS LIVING
IN SOUTH END



28K LYNX BLUE LINE
DAILY RIDERSHIP



2,000 PEDESTRIANS ON
THE RAIL TRAIL DAILY



197 SHOPS AND
RESTAURANTS



13 BREWERIES AND
BOTTLE SHOPS



4,130 MULTIFAMILY UNITS
PLANNED OR UNDER
CONSTRUCTION



500 HOTEL ROOMS
PLANNED OR UNDER
CONSTRUCTION

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AREA MAP





UPTOWN CHARLOTTE

STONEWALL STATION

CARSON STATION

BLAND STATION

SOUTH BOULEVARD

STATION

VELO HONEY
NCHESTER

ORANTE

THE PAVILION SOUTH END
SNOOZE AM
SILVERLAKE RAMEN

E FOOD
ALL
IL BAR

WITHIN 3.5 BLOCKS:

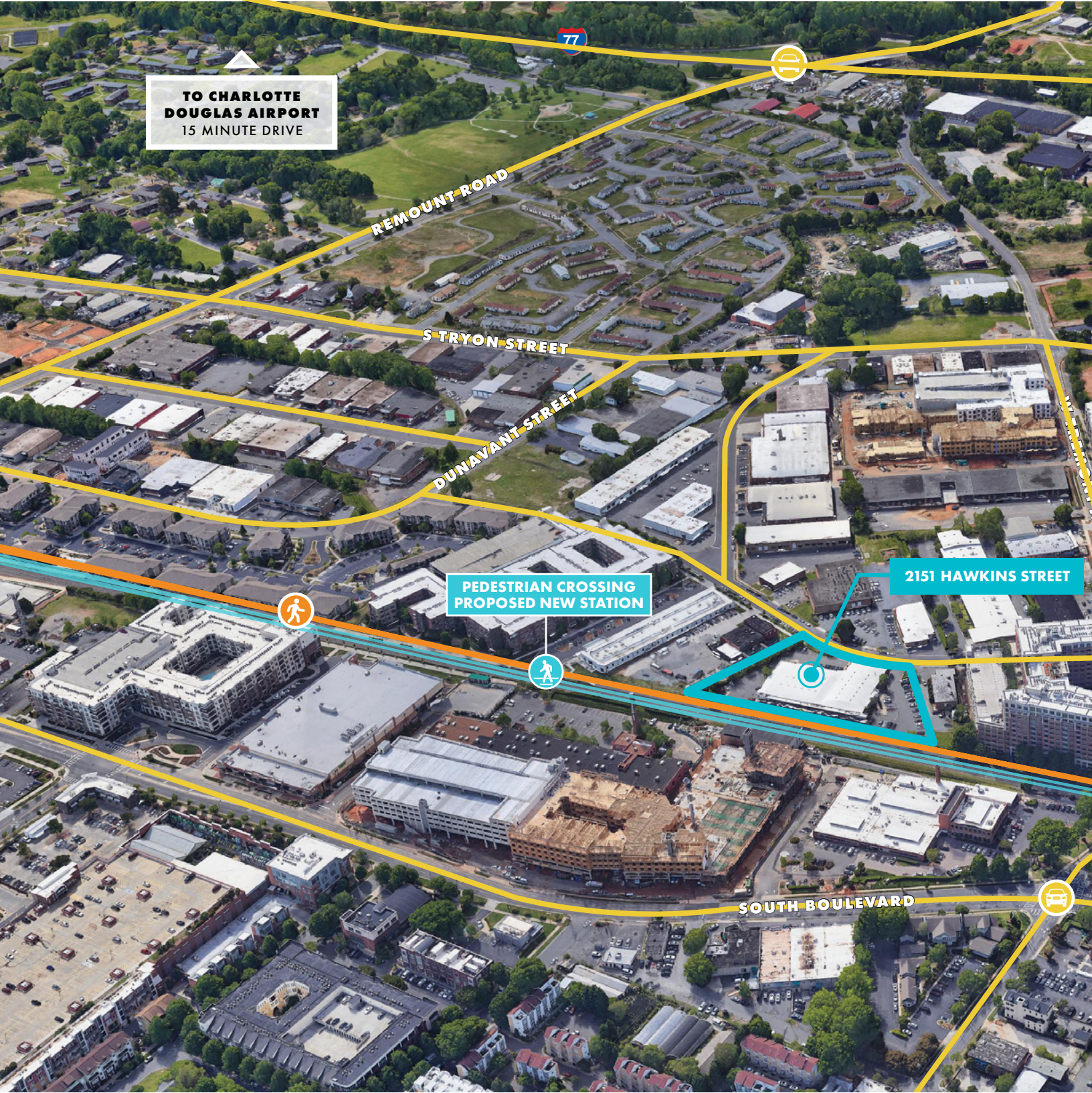
- 28 RESTAURANTS
- 18 RETAILERS
- 5 COFFEE SHOPS
- 6 BEER/WINE BARS
- 2 GROCERY STORES
- 2,650 MULTI-FAMILY UNITS

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ACCESS MAP

TO CHARLOTTE
DOUGLAS AIRPORT
15 MINUTE DRIVE



REMOUNT ROAD

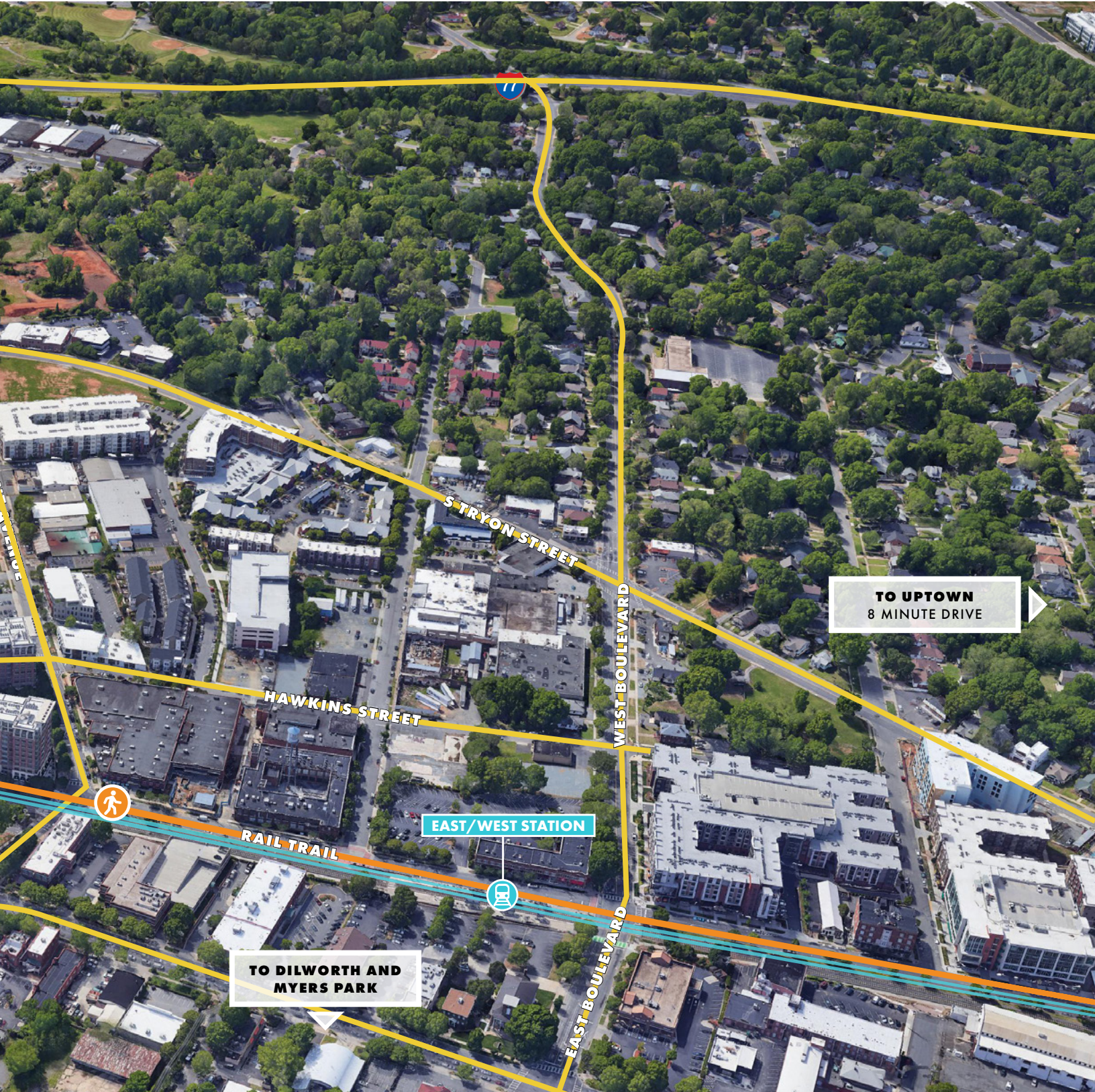
S TRYON STREET

DUNAVANT STREET

PEDESTRIAN CROSSING
PROPOSED NEW STATION

2151 HAWKINS STREET

SOUTH BOULEVARD



TO UPTOWN
8 MINUTE DRIVE

TO DILWORTH AND MYERS PARK



PORTMAN HOLDINGS

Throughout the past 62 years, Portman Holdings has raised and deployed over \$10 billion and developed over 65 million square feet of premium real estate. John C. Portman, Jr. pioneered the concept of architect as developer when he began the development of the first wholesale trade mart in Atlanta in 1957. Since its opening in 1961, that trade mart has grown to over seven million square feet and the firm has grown into a fully-integrated development practice that has developed hotels, retail space, apartments, and office buildings around the world.

It is well acknowledged that Portman Holdings' transformative projects in Atlanta during the 1960s and 1970s led to the revival of downtown Atlanta. These projects reversed the trend of people and businesses fleeing downtown for the suburbs. Later, the firm worked with the San Francisco Redevelopment Authority to reimagine a brownfield redevelopment project the agency lead, resulting in the immensely successful Embarcadero Center. Portman Holdings was then selected by New York City leadership in the 1970s to spearhead the redevelopment of the perpetually derelict Times Square. The firm worked with local leadership for nearly 13 years to bring the Marriott Marquis Times Square to fruition and ignited the redevelopment of the now thriving submarket. That hotel is now Marriott's highest grossing non casino hotel, with an average occupancy of over 90%. In the late 1990s, the firm responded to an RFP from the City of Charlotte and created the Westin Charlotte adjacent to the Charlotte Convention Center. This subarea of Uptown Charlotte is now the central focus of business, residential, and retail

uses in the city. These projects represent just a few examples of the developments Portman Holdings has completed in the United States, all of which have been catalysts for economic growth and redevelopment of urban areas.

From the late 1970s and onwards, Portman Holdings aimed to expand its global reach. In 1979, we opened an office in Hong Kong with sights set on new projects in China's developing economy. By 1990, the team had completed Shanghai Centre – the first modern mixed-use real estate property in China. This development gave Portman Holdings recognition in China and Hong Kong and established Portman as a brand name. The firm subsequently established offices in Europe, India, South Korea, and China.

Throughout the years, the company has stayed true to the integral philosophies that have been part of the firm's identity: that real estate should create value for its community, its owners, and its investors; that integrity of design and planning will result in buildings that are useful and timeless. As John C. Portman, Jr. once said, "Buildings should serve people, not the other way around."

Today, Portman Holdings is an efficient, highly-skilled, and well-rounded real estate development team with a specific focus on urban hospitality, office, and mixed-use projects. The vertically integrated team commands a substantial global network and has a proven track record with the world's top financial institutions. Over the past five years, the team has completed or broken ground on over \$1 billion of real estate in the United States.



FOUNDED IN
1957
IN ATLANTA, GA

DEVELOPED OVER
65M
PREMIUM & UPSCALE SF

DEVELOPED OVER
15M
SF OF OFFICE SPACE

OVER
\$10B
RAISED & DEPLOYED



PEACHTREE CENTER
Atlanta, Georgia
©Anish Patel



THERE IS NO POWER FOR CHANGE

GREATER THAN A COMMUNITY

DISCOVERING WHAT IT CARES ABOUT.

MARGARET J. WHEATLEY

WORLD RENOWNED AUTHOR

**PORTMAN
HOLDINGS**

 **National**
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