

# 110

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E A S T

A NEW SPOTLIGHT  
FOR SOUTH END





# Discover 110 East

Rising at the crossroads of vibrant energy and urban sophistication, 110 East offers light-filled office spaces and sweeping views that capture the pulse of the city. Here, businesses and individuals can grow, connect, and flourish in a building that embodies everything that makes South End such a dynamic and inspiring community.



# Highlights

23

Story Tall High Rise Tower

Ground Level Retail | Direct Access to LYNX East/West Station

370,000 SF

Building Size

29,314 SF

Typical Floor Plate

900+

Parking Spaces

Floor 2 - Floor 10

5,800+ SF

of Ground Level Retail

17,098 SF

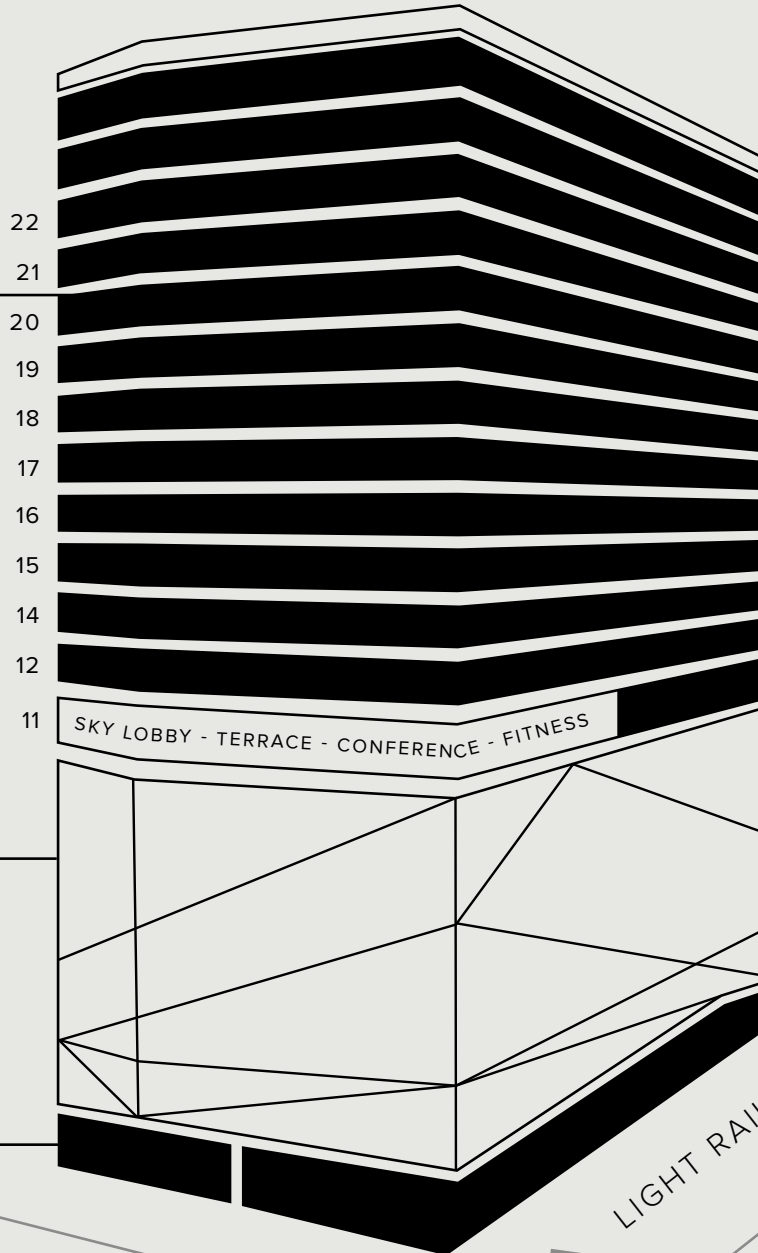
of Indoor + Outdoor Amenities

Sky Lobby | Fitness Center | Locker Rooms | Conference Room | Lounge Spaces | Outdoor Terrace

# Stacking Plan

**29,314 SF**  
OFFICE  
Per Floor

**PARKING**  
Floors 2-10



**12,216 SF**  
OFFICE

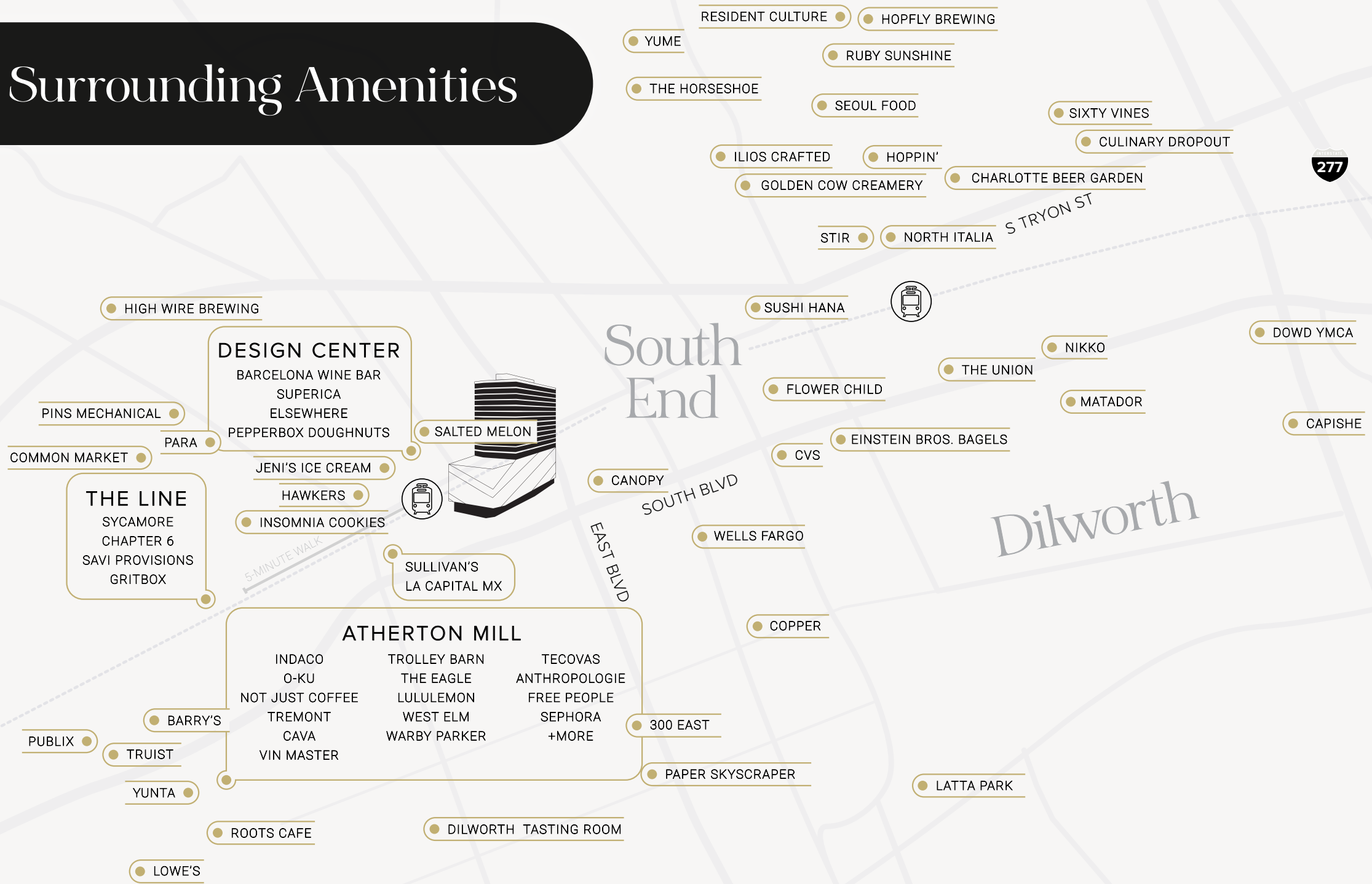


An aerial photograph of a city skyline at dusk. The sky is a mix of dark blue and orange from the setting sun. In the center, a tall, modern glass skyscraper stands out, its windows reflecting the sky. To its right, another tall building with a distinctive steel frame structure is visible. The foreground shows a mix of older, brick buildings and modern structures, with some trees and streets visible. The overall atmosphere is one of urban energy and modern architecture.

# Where Energy Meets Opportunity

110 East places businesses at the heart of South End, Charlotte's vibrant energy. Perfectly situated in one of the city's most dynamic neighborhoods, 110 East rises above the skyline, offering a bold new perspective on work and community.

# Surrounding Amenities





# Easy Access Points for Seamless Connectivity



EAST BLVD

 LIGHT RAIL

CAMDEN ROAD

RAIL TRAIL

SOUTH BLVD

-  EGRESS
-  INGRESS
-  PEDESTRIAN



# A Campus for Tomorrow

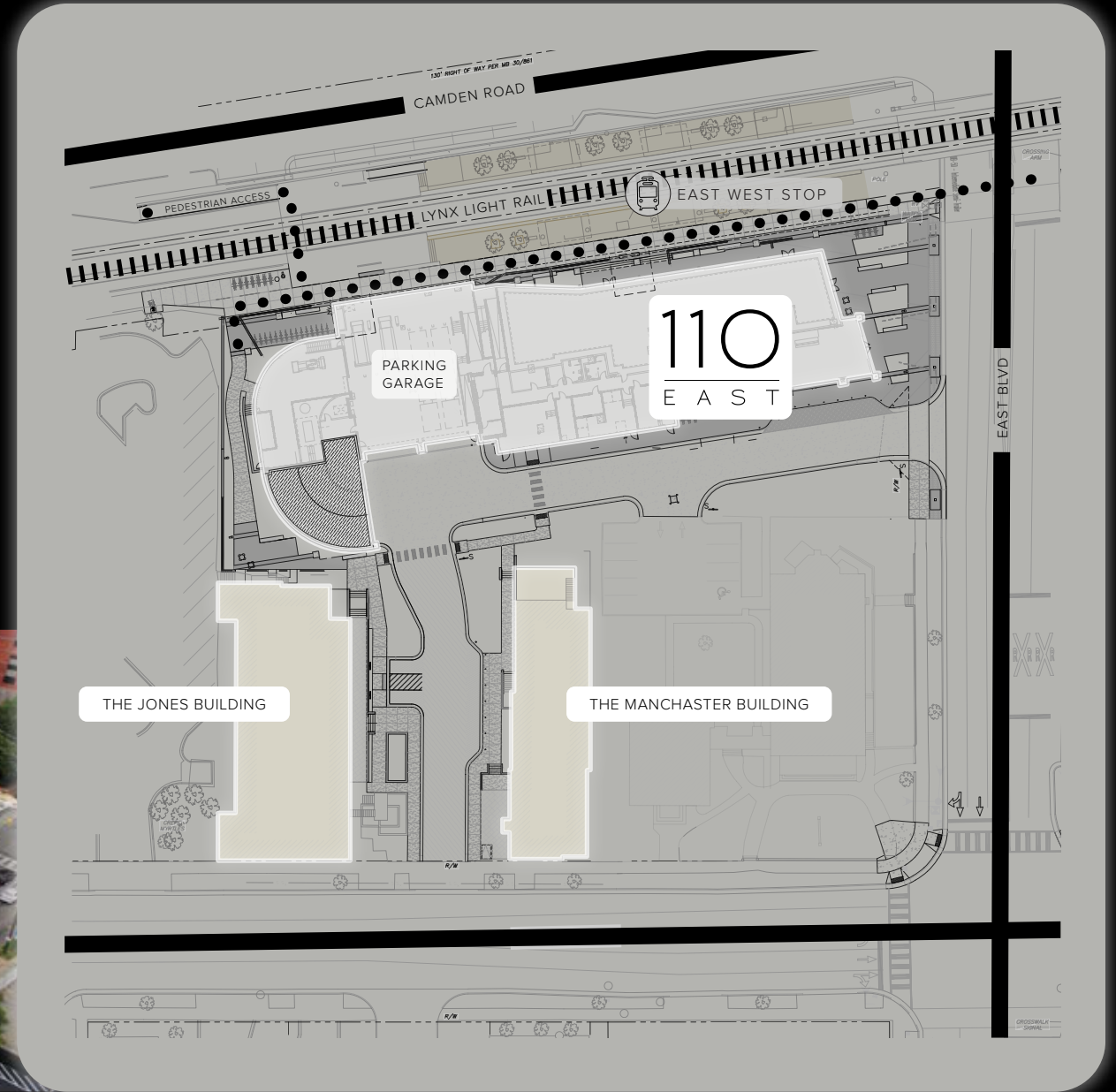
## 5,800+ SF

of Ground Level Retail at 110 East

2 Future Retail Developments

The Jones Building

The Manchester Building





# Future Campus Retail





# Amenities

A WHOLE HOST OF AMENITIES,  
MERE SECONDS FROM THE OFFICE.

- Sky Lobby
- Fitness Center
- Locker Rooms
- Outdoor Terrace
- 100 Seat Conference Room
- Lounge Spaces
- Direct Access to LYNX East/West Station
- Direct Access to Rail Trail



OFFICE AMENITIES

# Sky Lobby





OFFICE AMENITIES

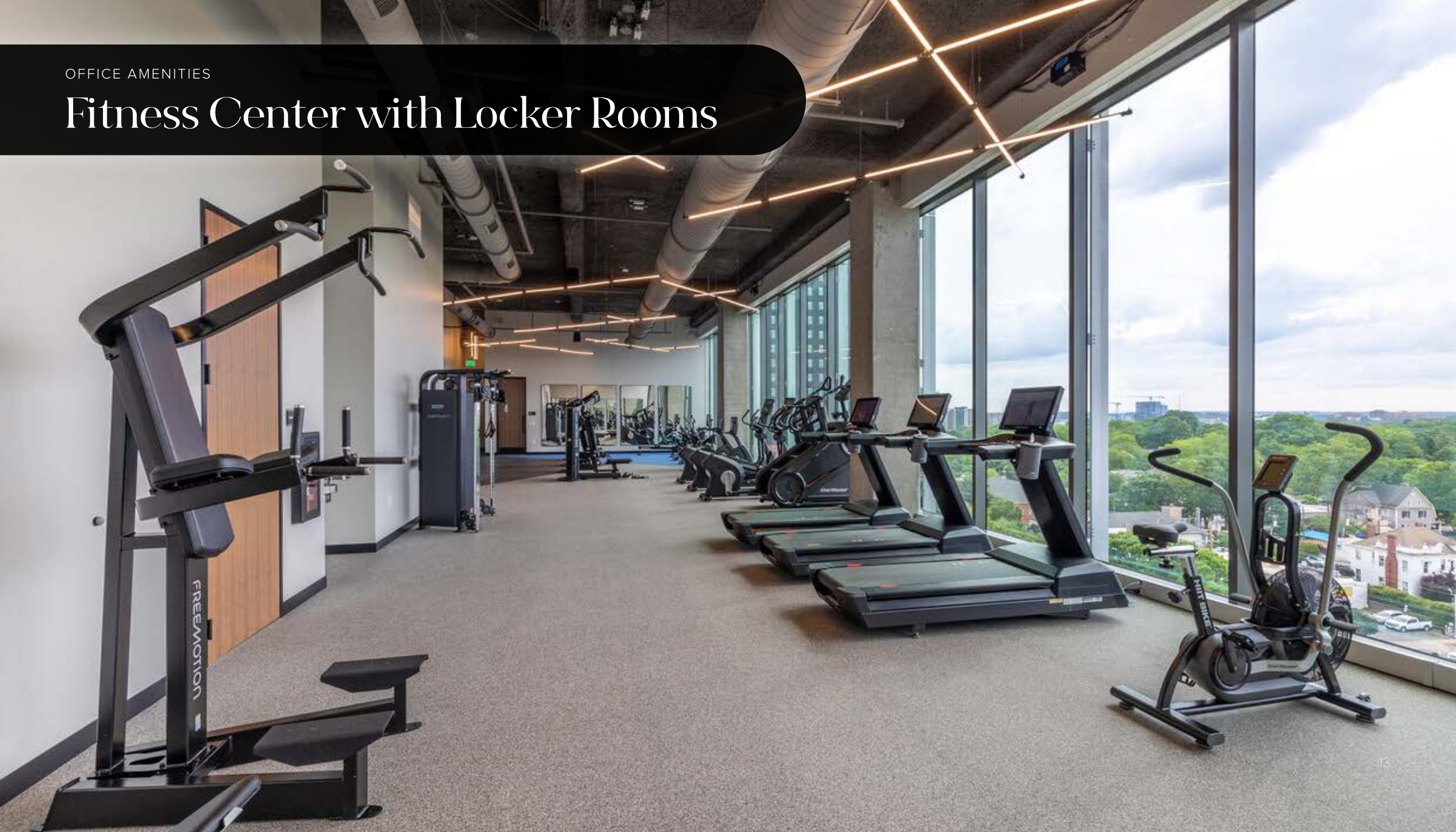
# Conference Space





OFFICE AMENITIES

# Fitness Center with Locker Rooms





OFFICE AMENITIES

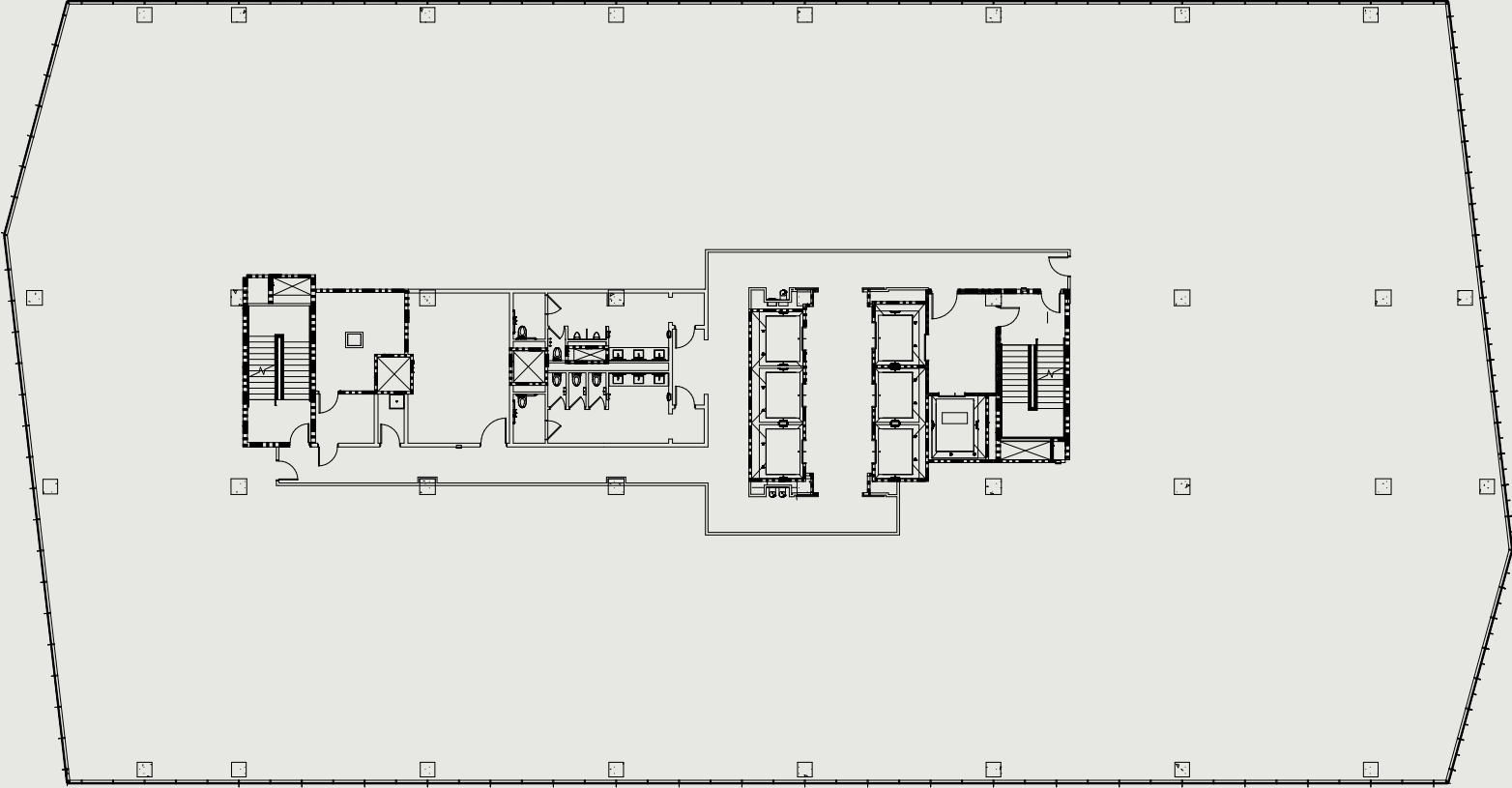
# Outdoor Terrace





# 29,314 RSF

TYPICAL FLOOR PLATE





OFFICE AMENITIES

# Office View (North)





# 29,314 RSF

## OFFICE FORWARD LAYOUTS

OPTION 1











|                                  |           |                            |           |                         |           |
|----------------------------------|-----------|----------------------------|-----------|-------------------------|-----------|
| <b>Windowed Attorney Offices</b> | <b>38</b> | <b>Interior PL Offices</b> | <b>4</b>  | <b>Conference Rooms</b> | <b>5</b>  |
| <b>Interior Attorney Offices</b> | <b>15</b> | <b>LPA</b>                 | <b>12</b> | <b>Conference Seats</b> | <b>52</b> |
| <b>Total Attorneys</b>           | <b>53</b> | <b>Team Rooms</b>          | <b>6</b>  |                         |           |
| <i>549 RSF / Attorney</i>        |           |                            |           |                         |           |

OPTION 2



|                                  |           |                            |           |                         |           |
|----------------------------------|-----------|----------------------------|-----------|-------------------------|-----------|
| <b>Windowed Attorney Offices</b> | <b>43</b> | <b>Interior PL Offices</b> | <b>5</b>  | <b>Conference Rooms</b> | <b>6</b>  |
| <b>Interior Attorney Offices</b> | <b>15</b> | <b>LPA</b>                 | <b>12</b> | <b>Conference Seats</b> | <b>60</b> |
| <b>Total Attorneys</b>           | <b>58</b> | <b>Team Rooms</b>          | <b>2</b>  |                         |           |
| <i>502 RSF / Attorney</i>        |           |                            |           |                         |           |

|   |   |  |  |
|---|---|--|--|
|  ENTRY / RECEPTION |  TEAM ROOM   |  SUPPORT                |  SHARED AMENITIES |
|  ENCLOSED OFFICE   |  OPEN OFFICE |  ENCLOSED COLLABORATION |  CORE             |

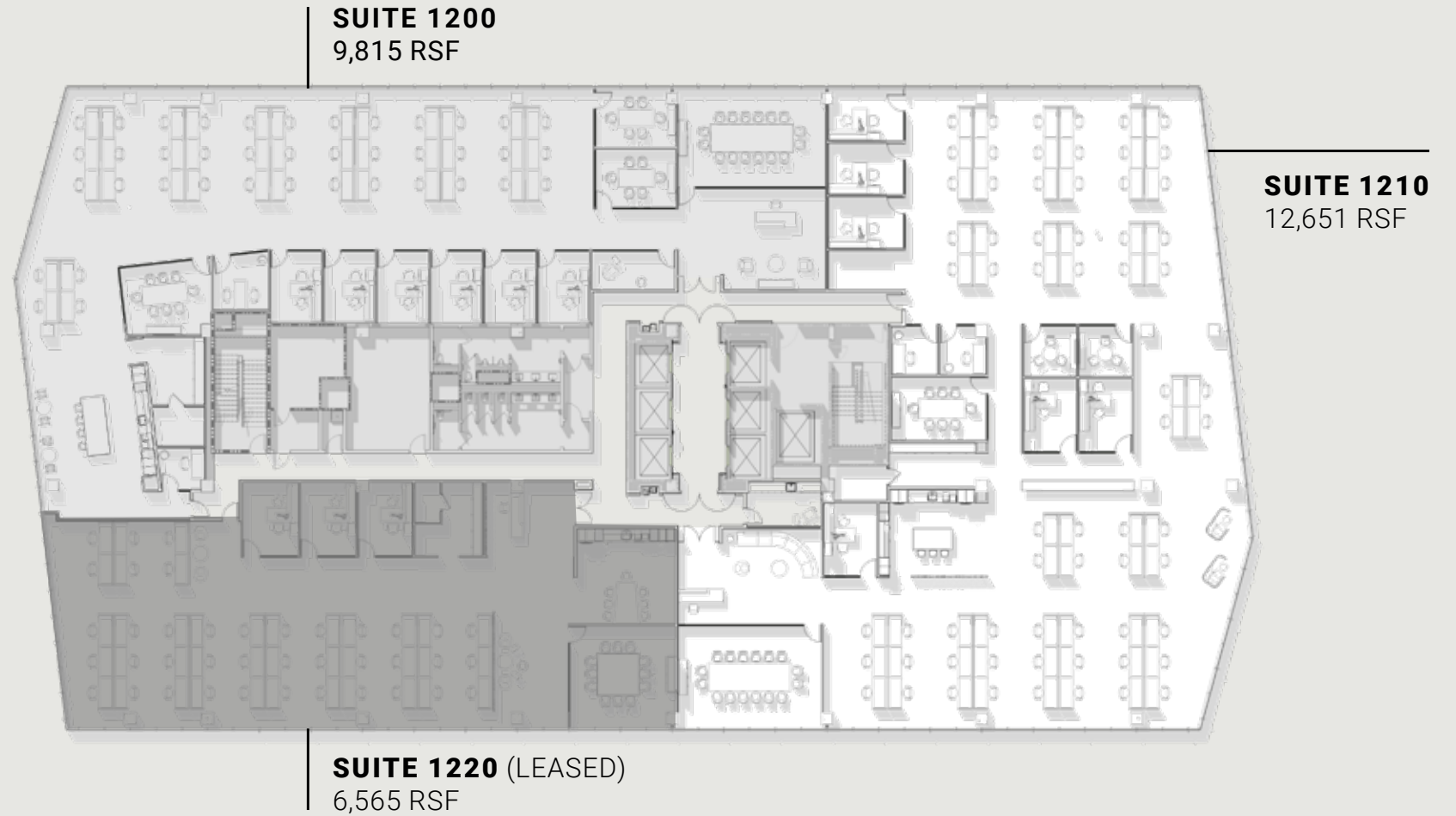






# 12th Floor

SPEC SUITES



COMING SOON: PHASE  
TWO OF SPEC SUITES



SPEC SUITES

# 12th Floor





# Wellness at 110 East

## FEELING YOUR BEST, EVERY DAY

110 East understands that health and well-being goes hand-in-hand with creating a thriving work environment. Tenants can enjoy our 3,000 SF sky terrace, lounge spaces, and direct access to the Rail Trail: South End's 3.5-mile public park.

### HEALTH & SAFETY RATINGS

LEED Gold Rating

Fitwel Certified

3,000+ SF sky terrace on amenity floor 11

Parks and trails within a 5-min walk

### TRANSPORTATION OPTIONS

8 levels of covered parking

EV charging stations

900+ parking spaces

Secure onsite bike storage and fully appointed dressing room and shower

Non-VOC cleaning, disinfectants, and pest control products





# Redefining Smart Spaces

## WITH AWARD-WINNING INNOVATION

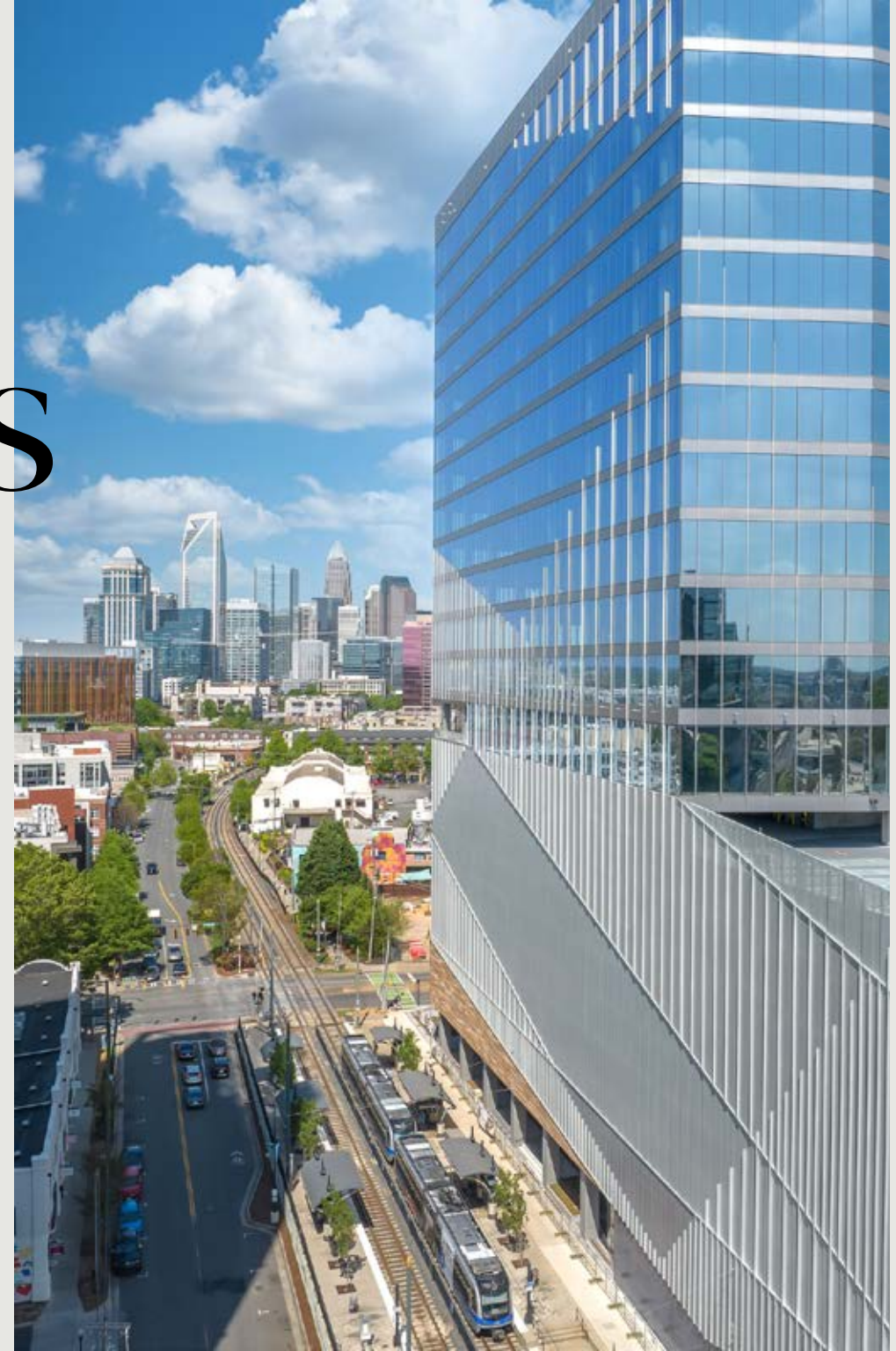
In today's fast-paced world, having cutting-edge, intuitive technologies at your fingertips is a must. 110 East provides tenants with the latest innovations so they can focus on the work at hand. South End's strongest, most reliable fiber optic network and state-of-the-art Wi-Fi support high-speed connectivity throughout the building. 110 East's WiredScore Platinum certification is a testament to the quality of its infrastructure.

### MOBILE APP

Access the parking garage, elevators, amenities and more with our building app. Book space, request service, manage visitor access, and stay on top of community and building events through Open Path, supported by our service-driven property management team.

### INNOVATION AWARDS

The County's Most Intelligent Building Award Winner  
Realcomm IBcon 2024





# 110

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## EAST

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