



ELIZABETH

— ON SEVENTH —

SPACE FOR LEASE

CREATING AN ELIZABETH ICON

+/- 20,000 SF GROUND LEVEL RETAIL

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The Elizabeth community is a rare blend of urban vitality and historic heritage, and Elizabeth on Seventh by Crescent Communities will be a continuation of its magnetic vibrancy. Situated at the iconic intersection of East 7th Street and North Caswell Road, Elizabeth on Seventh's thoughtful design, beautiful landscape and pedestrian-friendly plan will welcome the area's diverse residents, restaurants and retail with style.

- ★ Designed to LEED certified specifications
- ★ Pursuing Fitwel and Wired certifications



ELIZABETH ON SEVENTH
WILL CREATE AN
**ICONIC NEW
CENTER,**
PUTTING RETAIL TENANTS
IN THE HEART
OF ONE OF CHARLOTTE'S
**MOST ACTIVE
& CONNECTED
LOCATIONS.**



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DEVELOPED BY

ABOUT ELIZABETH ON SEVENTH

Building Features

- * Four stories, 103,500 SF
- * Class A office over 20,000 SF ground level retail
- * Iconic corner at the intersection of East 7th Street and North Caswell Road

Amenities

- * Unique patio and outdoor dining areas for each restaurant position
- * Less than 1/2 mile to CityLYNX Gold Line Streetcar

Design

- * Designed to LEED certified specifications
- * Pursuing Fitwel and Wired Score certifications
- * Public Art incorporated throughout

Parking

- * Conveniently located structured parking, +/- 340 parking spaces
- * Vehicular and pedestrian entries on East 7th Street and North Caswell Road



AN ALL-ACCESS LOCATION

- ★ Less than 2 miles from Charlotte's Central Business District
- ★ 8 Miles southeast of Charlotte Douglas International Airport, the 6th busiest airport nationwide, and 7th worldwide for total operations*
- ★ Highly walkable community
- ★ Borders prominent Plaza Midwood, Eastover and Myers Park residential neighborhoods

Elizabeth is one of Charlotte's most coveted neighborhoods with an unparalleled location. Just beyond its quaint corners is a thriving city full of connections waiting to be explored. With convenient proximity to Interstates 277 and 74, plus just an 8-mile drive southeast to Charlotte Douglas International Airport, Elizabeth on Seventh makes both daily and long-distance travel easily accessible. Within one mile are residential neighborhoods with fellow favored appeal – Myers Park, Eastover and Plaza Midwood – making Elizabeth a point from which life can radiate. Just two miles away, Charlotte's Central Business District beckons in exciting contrast to Elizabeth's historic charm.

*Charlotte Regional Business Alliance

- | | |
|-----------------------------|--------------------------|
| A Metropolitan | E I-277 |
| B South End | F Independence Park |
| C Novant Health | G Elizabeth Neighborhood |
| D Central Business District | |



A PLACE TO WORK, SHOP, DINE & ENJOY

Elizabeth is a community that embraces its urban vitality. By preserving its historic heritage and diversity of residents, businesses and institutions, the area is a finely woven tapestry.

OVER
40
RETAILERS & RESTAURANTS

LOCATED

LESS THAN
1MI.
FROM THIS EXCITING DEVELOPMENT



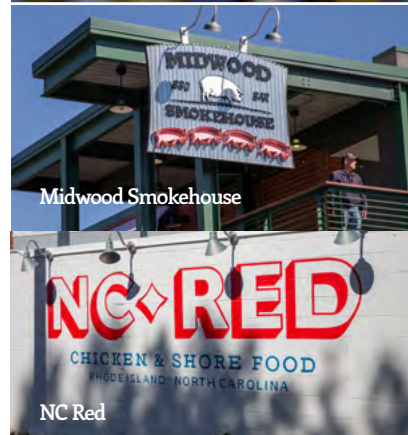
The Crunkleton



Starbucks



The Fig Tree



Midwood Smokehouse

NC Red



The Stanley



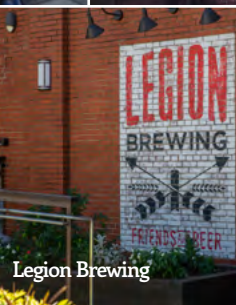
Smooth Monkey



Caswell Station



Cajun Queen



Legion Brewing



Sunflour Bakery

NEIGHBORHOOD AMENITIES

- 01 Bang Bang Burgers
- 02 Sunflour Baking Company
- 03 Jersey Mike's
- 04 Starbucks
- 05 Caswell Station
- 06 Cajun Queen
- 07 Hawthorne's NY Pizza & Bar
- 08 Sabor Latin Street Grill
- 09 1900 Mexican Grill
- 10 The Stanley
- 11 The Crunkleton
- 12 Viva Chicken
- 13 Earl's Grocery
- 14 The Spoke Easy
- 15 Showmars
- 16 Devil's Logic Brewing
- 17 Fig Tree
- 18 Camille's Sidewalk Cafe
- 19 Burn Boot Camp
- 20 Visualite Theatre
- 21 The UPS Store
- 22 Organic Nails by Adriana
- 23 8th Street Studio
- 24 Oasis Day Spa
- 25 2001 Cleaners Inc.
- 26 Unique Boutique
- 27 Pet Supplies Plus
- 28 Autobell Car Wash
- 29 Jones Dry Cleaning
- 30 MADabolic



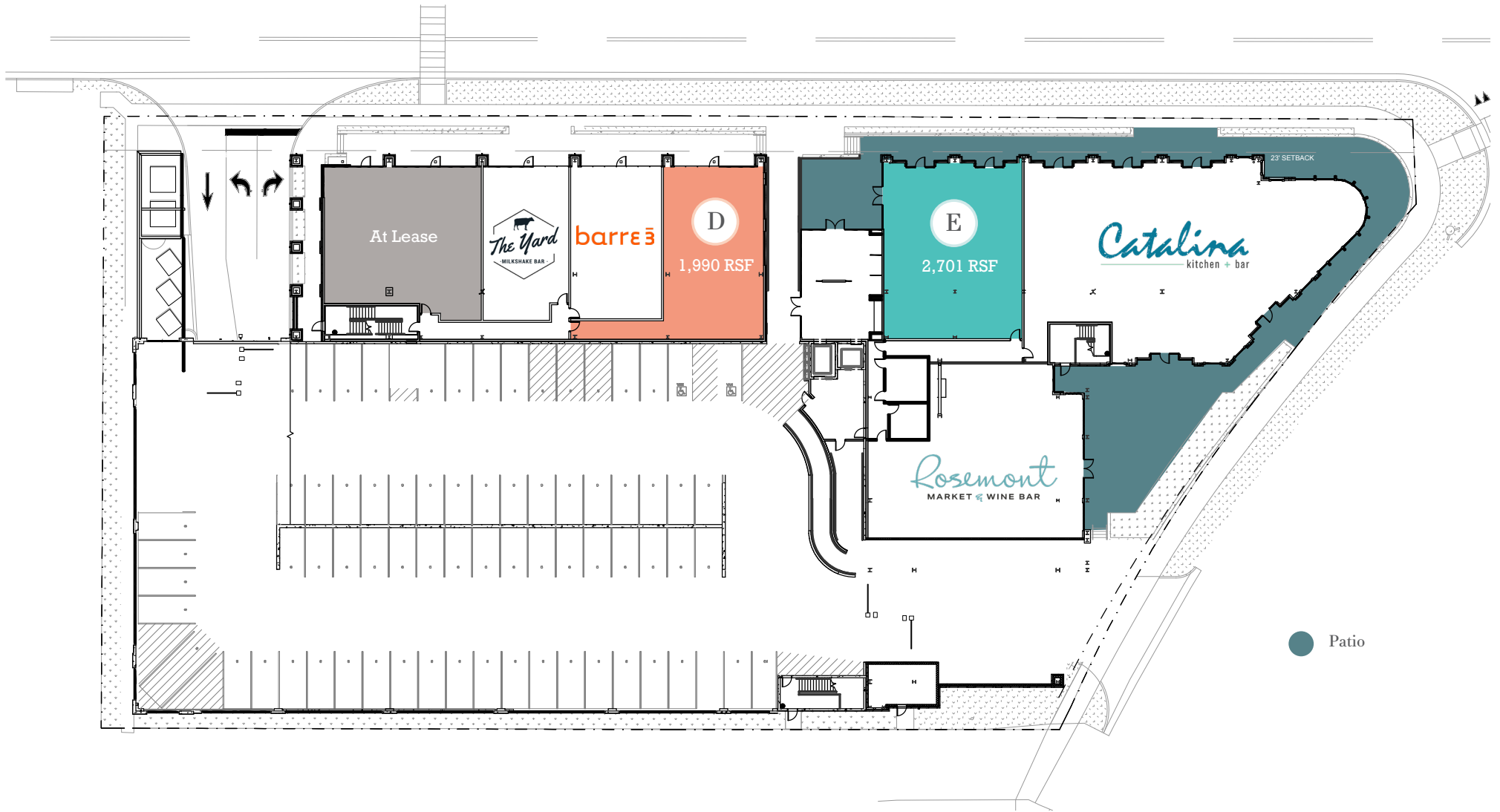


SITE PLAN

Walk, bike or drive to this prominent and pedestrian-friendly intersection in the heart of Elizabeth

Convenient, easy-access garage parking (+/- 340 parking spaces)

Vehicular and pedestrian entries on E 7th Street and N Caswell Road





VANILLA BOX - SUITE D - 1,990 RSF



EAST 7TH STREET RESTAURANTS AND SHOPS



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