



# The Avenues at Atherton



**Lower Level (Cleveland Ave Entrance)**

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Suite I: **3,685 RSF**

- 200 amps
- Conditioned
- Two (2) restrooms

**Property Highlights**

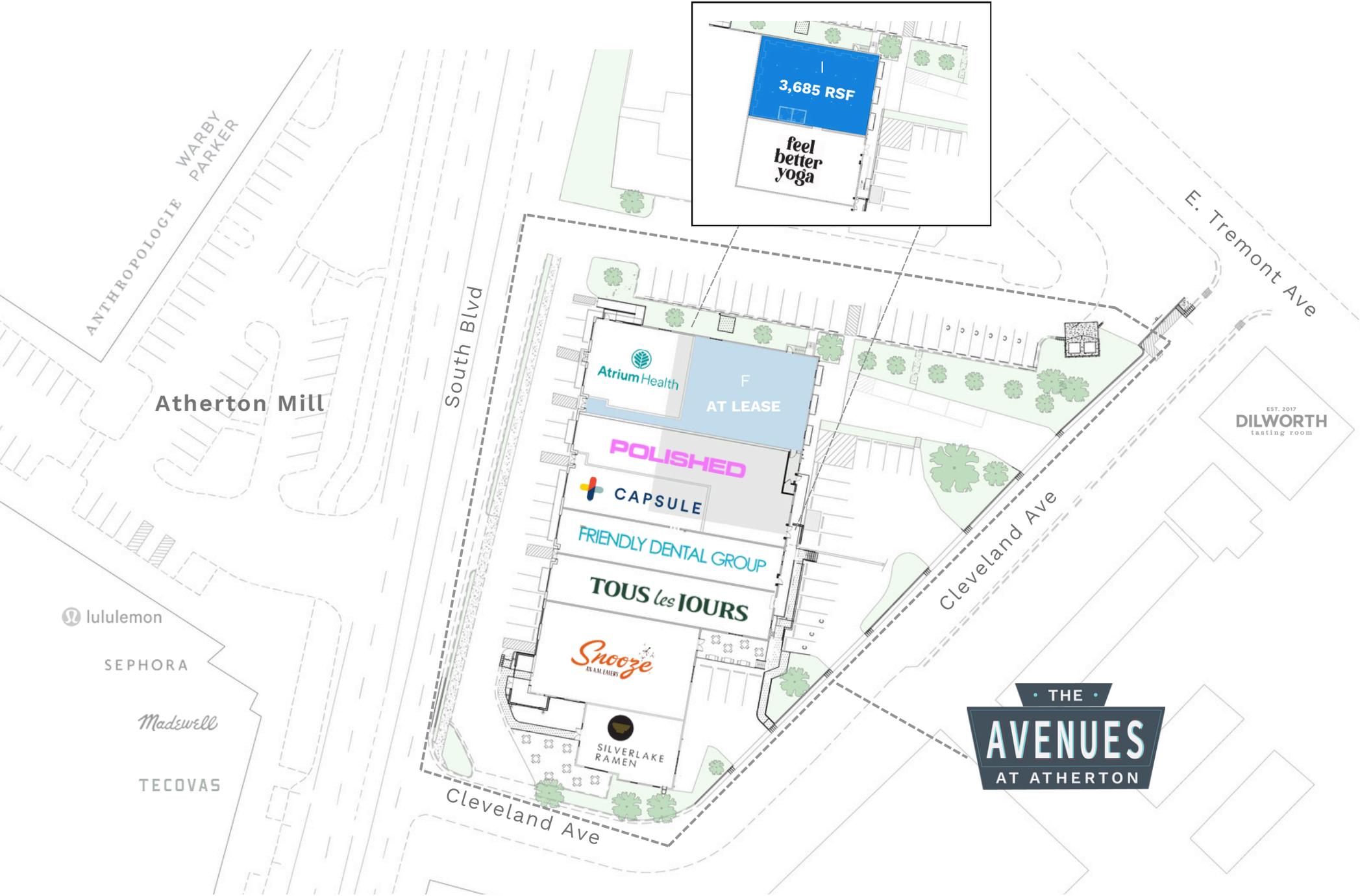
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- **Location:** Easy access to South End and Dilworth
- **Walkable:** Just 0.1 miles from light rail stop at East/West Station
- **Visibility:** Prominent pylon sign on South Blvd
- **Parking:** Convenient surface parking
- **Desirable Co-tenancy:** Snooze, Silverlake Ramen, Polished, Capsule Pharmacy, Tous Les Jour

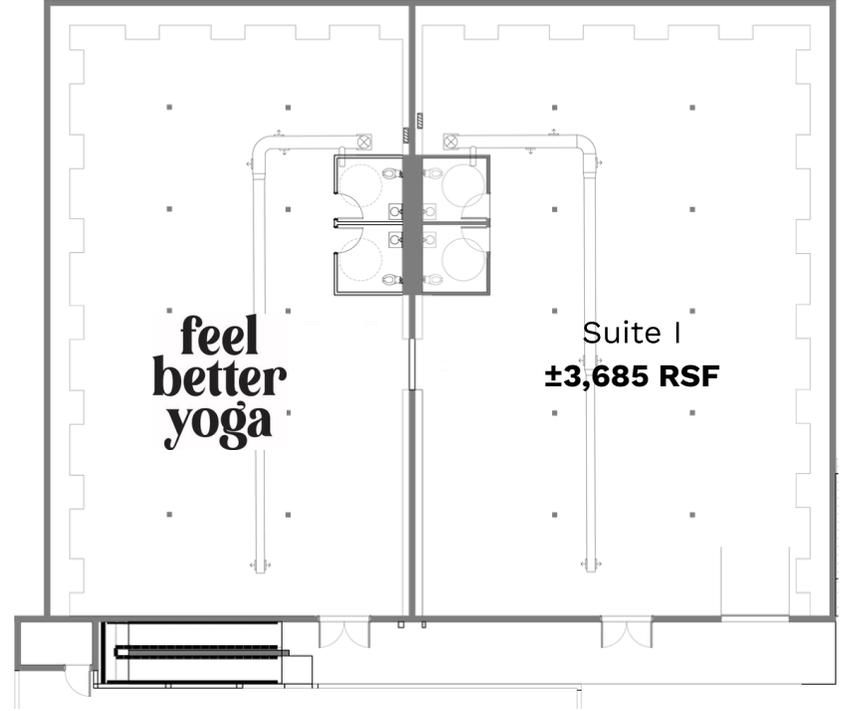


Main Level (South Blvd Entrance)

Lower Level (Cleveland Ave Entrance)



**Lower Level (Cleveland Ave Entrance)**



**Delivery Condition (per suite):**

- 200 amps
- Conditioned
- Two (2) restrooms

NEARBY RETAIL

[solidcore]  
 Emmy SQUARED PIZZA  
 FACE FOUNDRIE

SUPERICA  
 patagonia jenis  
 barcelona SHAKE SHACK  
 HAWKERS Marine Layer

EAST/WEST STATION

LOWE'S TOWER  
 Salted Melon THE INVIGORY  
 BRILLIANT EARTH allbirds

MAMAKA BOWLS  
 QC FRENCHY'S  
 POUR HOUSE

PINS  
 MECHANICAL COMPANY

W. TREMONT AVE

HAWKINS ST

CAMDEN RD

SOUTH BLVD

EAST BLVD

DUNKIN'

CM PARA  
 BANG BANG BURGERS

Kruspy Kreme DOUGHNUTS

STEEL YARD

SULLIVAN'S LA CAPITAL-MX  
 STEAKHOUSE

puttery  
 VELVET TACO  
 SKIPTOWN

Sycamore  
 THE LINE

EST. 2017  
 DILWORTH  
 tasting room

RAMPART ST

HAWKINS ST

RAIL TRAIL

LYNX BLUE LINE LIGHT RAIL

E. TREMONT AVE



THE AVENUES AT ATHERTON

ANTHROPOLOGIE free people lululemon Madswell  
 BARRY'S BONOBOB WARBY PARKER west elm  
 INDACO SEPHORA drybar TECOVAS O-KU

ATHERTON MILL

SOUTH BLVD

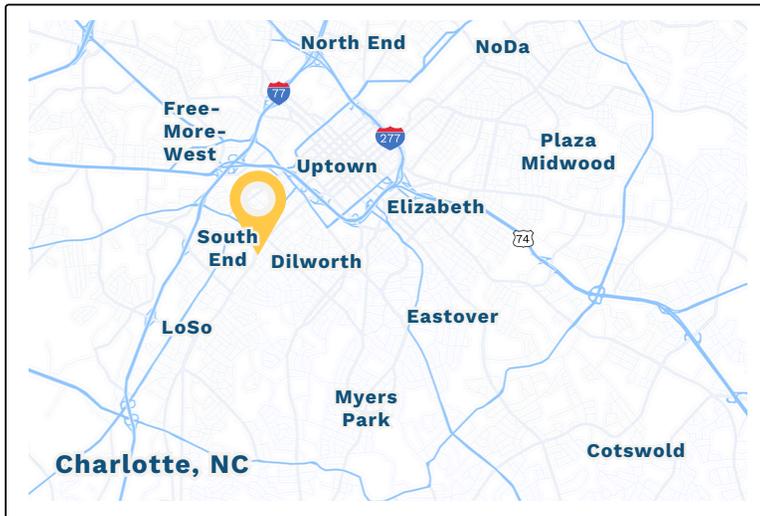
POLISHED SILVERLAKE RAMEN  
 CAPSULE  
 TOUS les JOURS Snooze

# South End

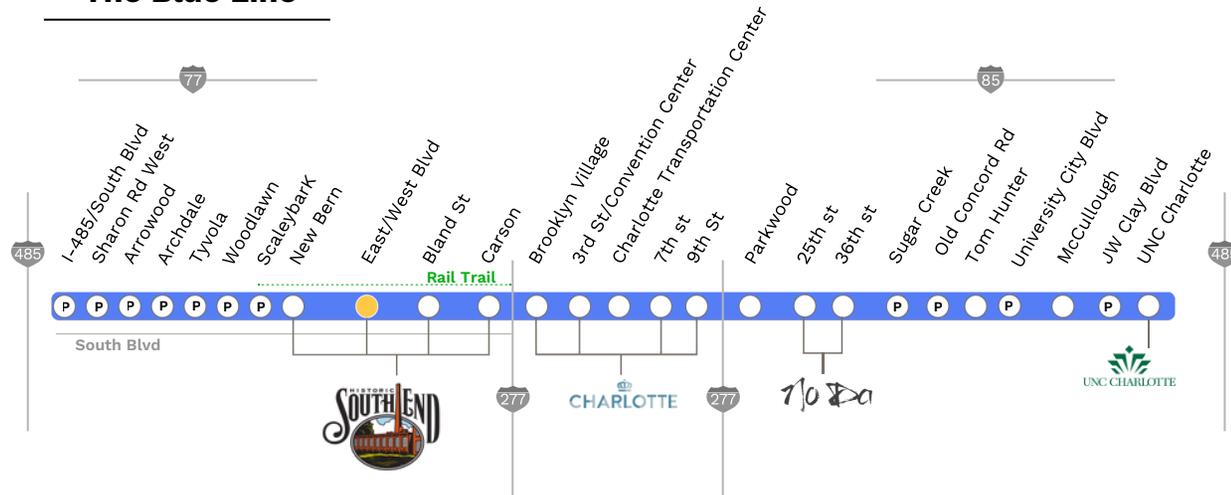
CHARLOTTE, NC

**The Avenues at Atherton** is located in the very heart of the bustling South End neighborhood. South End is located **immediately south of Uptown** and is well-served by the **Blue Line light rail** line with four stations at the heart of the neighborhood. Initially an industrial zone trafficked by multiple freight lines and populated with textile factories and other warehouses, today South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented development.

From countless culinary experiences to homegrown breweries and coffee shops, fine art galleries to **diverse retail experiences**, there are so many ways to experience the neighborhood.



## The Blue Line





# The Avenues at Atherton

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GET IN TOUCH 



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