



The Avenues at Atherton



Main Level (South Blvd Entrance)

Suite F: **3,606 RSF**

- Second generation fitness

Lower Level (Cleveland Ave Entrance)

Suite H: **3,151 RSF**

- 200 amps
- Conditioned
- Two (2) restrooms

Suite I: **3,685 RSF**

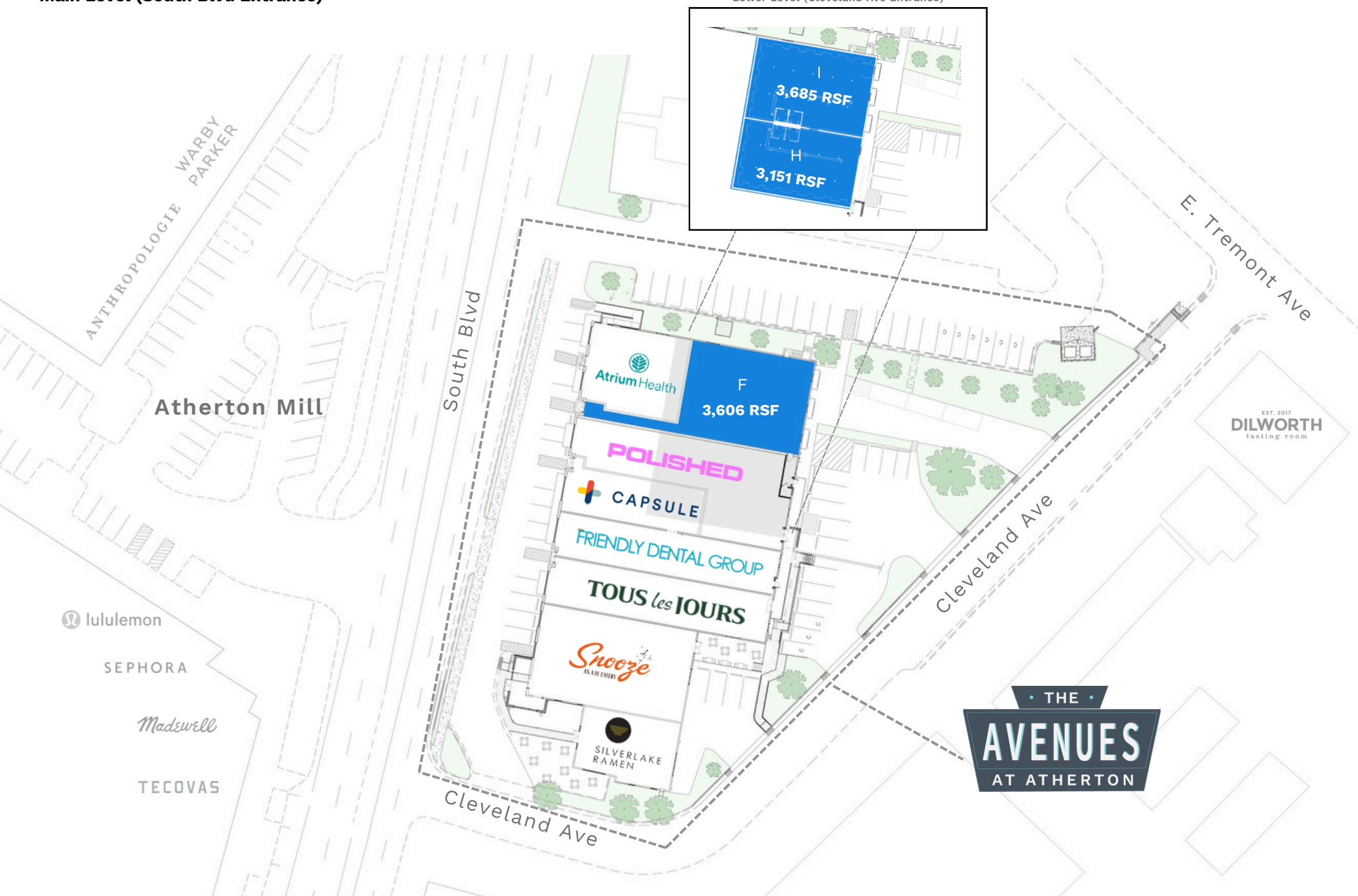
- 200 amps
- Conditioned
- Two (2) restrooms

Property Highlights

- **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)

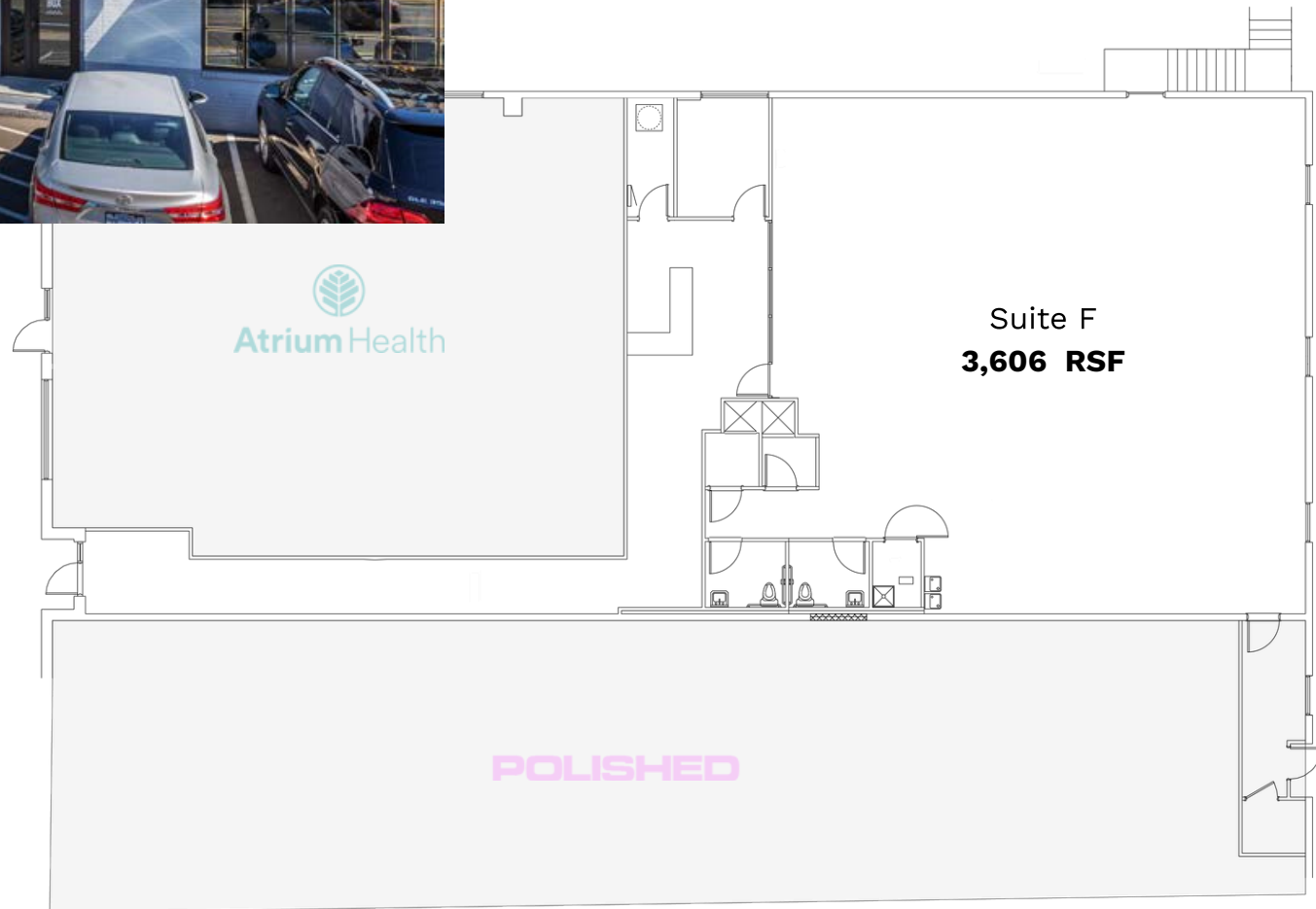


Main Level (South Blvd Entrance)

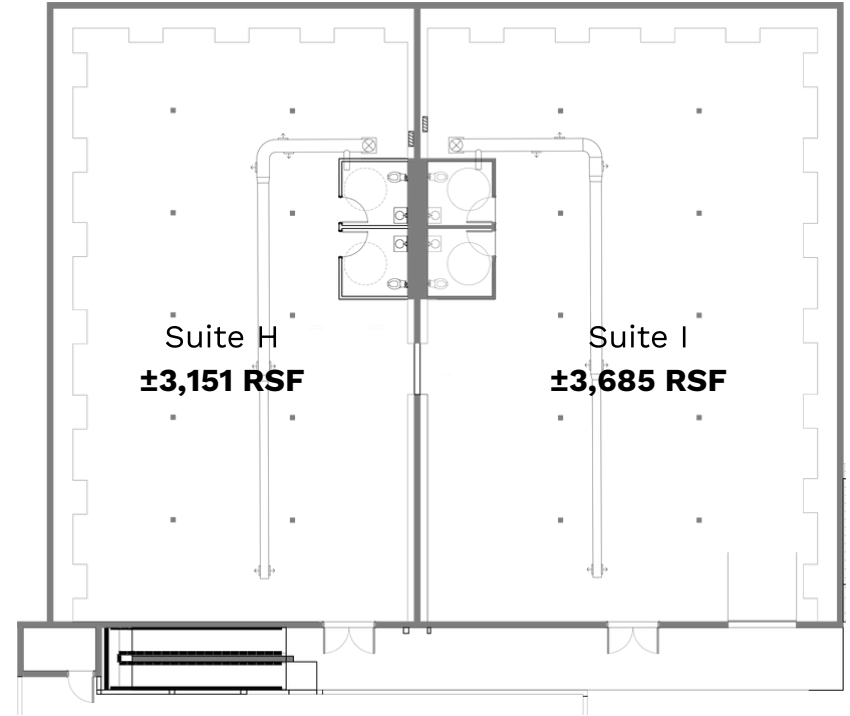


Delivery Condition:

- 2nd Generation fitness
- Two (2) restrooms
- Two (2) showers
- One (1) manager's office



Lower Level (Cleveland Ave Entrance)



Delivery Condition (per suite):

- 200 amps
- Conditioned
- Two (2) restrooms



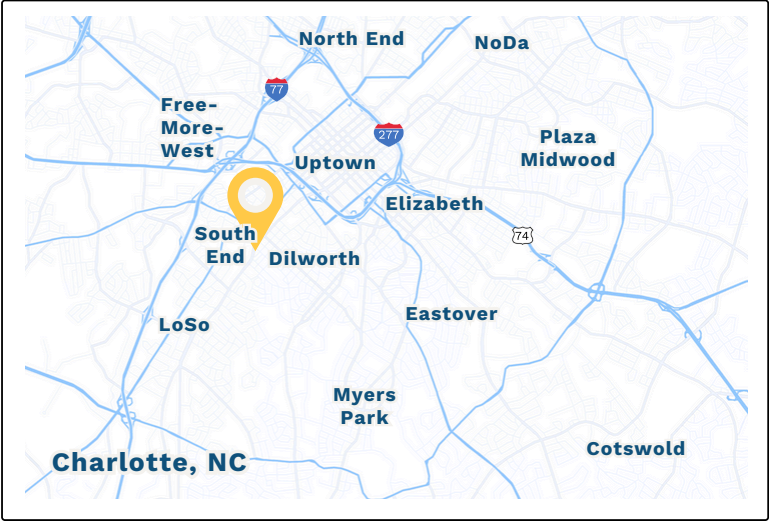
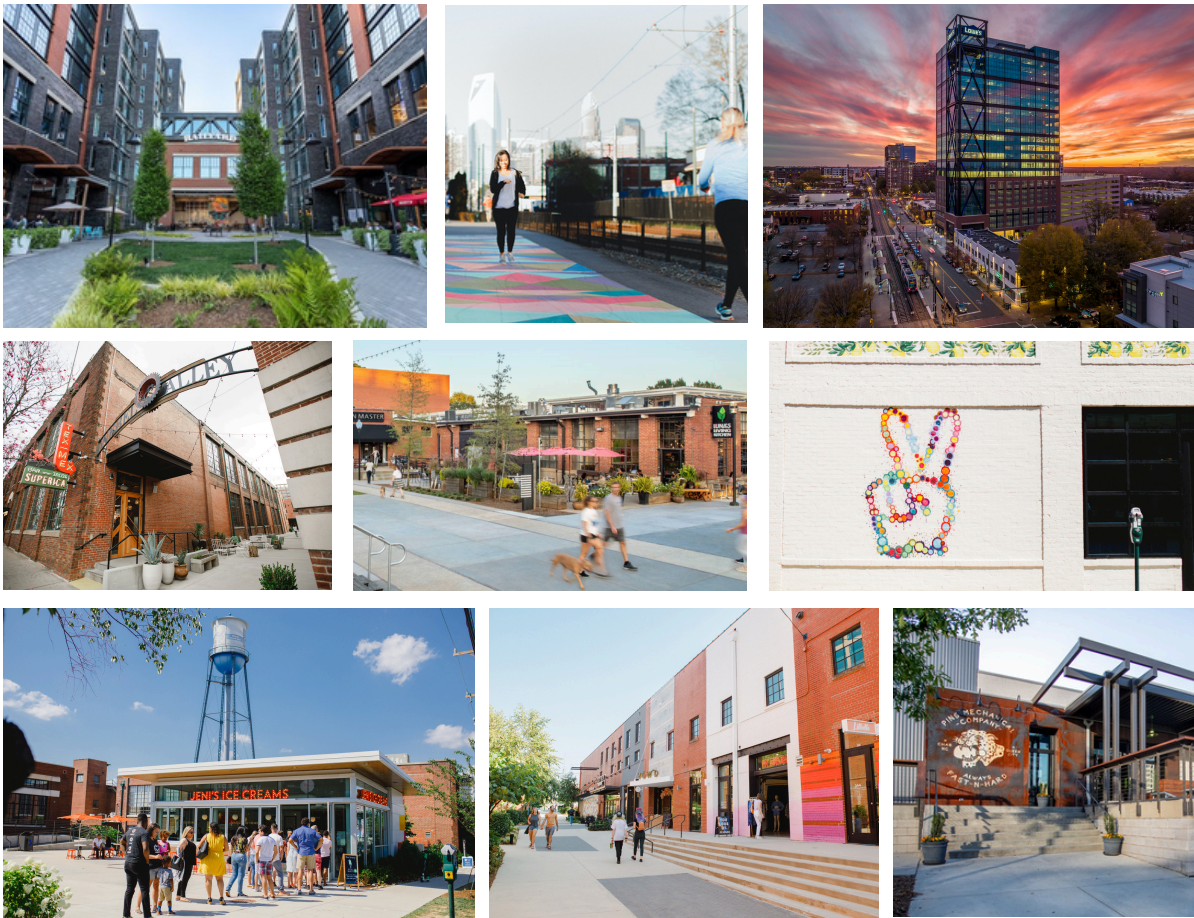


South End

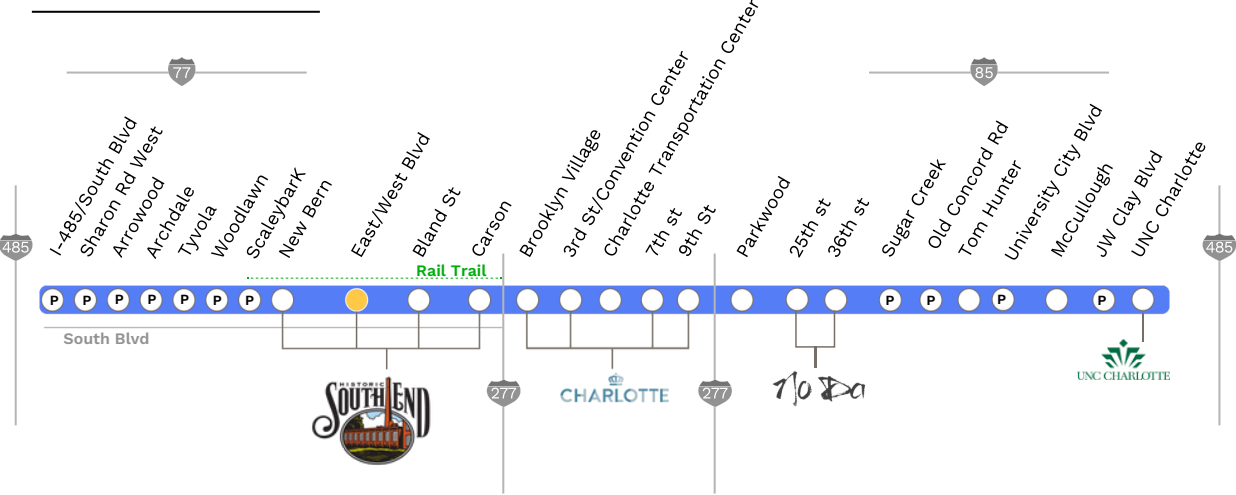
CHARLOTTE, NC

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





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GET IN TOUCH ▾



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