



The Colonnade

800 Briar Creek Road, Charlotte, NC

DEVELOPED BY:

Republic



PROJECT FEATURES

The Colonnade offers unmatched visibility and accessibility along U.S. 74/Independence Boulevard, connecting Uptown Charlotte to the region's most affluent suburbs.

Positioned for future growth, the mixed-use development combines retail, multifamily, and office opportunities with direct access to major interstates, regional amenities, and a planned LYNX Silver Line station.

OFFICE

225K

Total SF of Class A Office

RETAIL

215K

Total SF of Retail

MULTI FAMILY

500

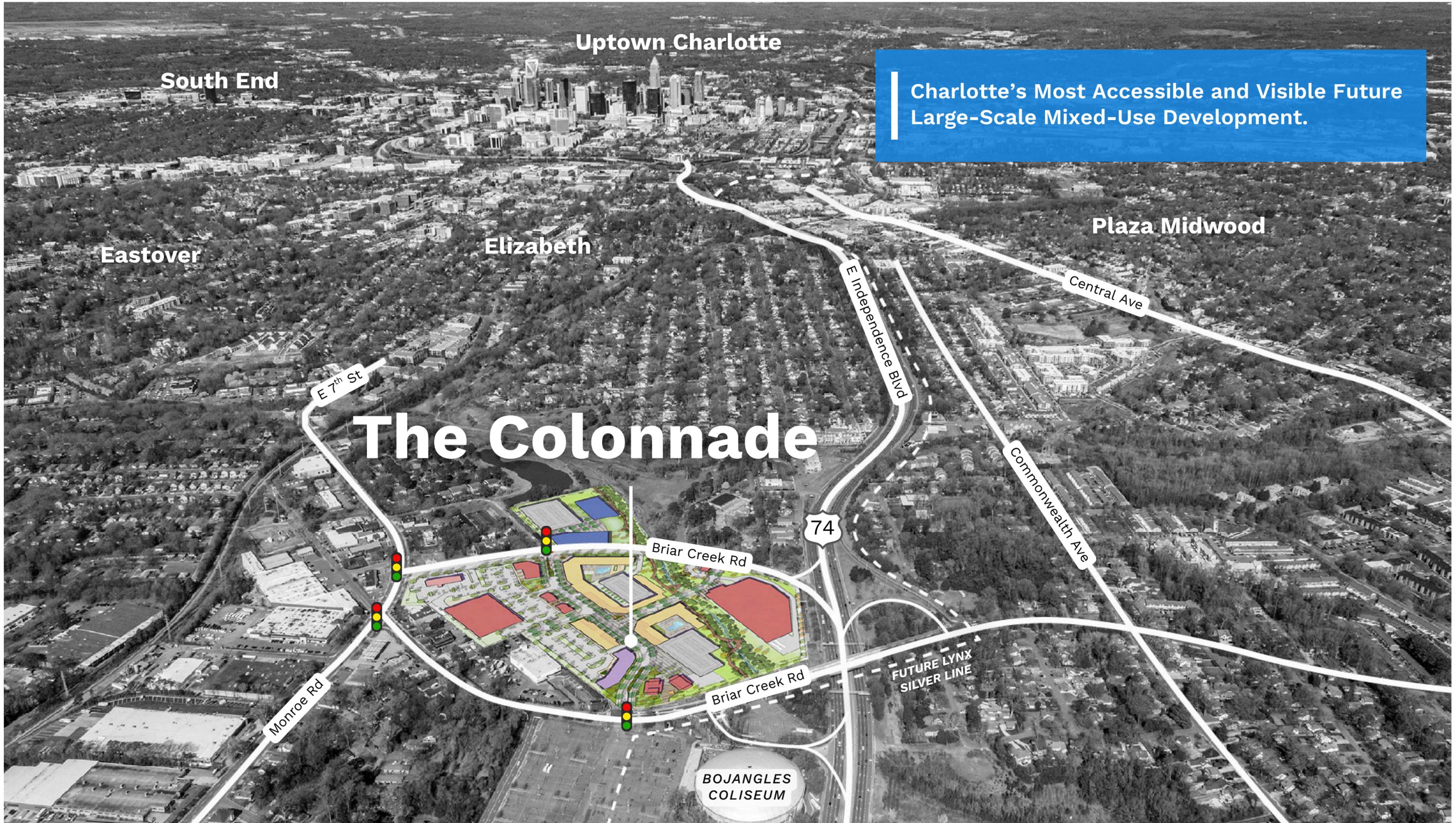
Class A Residences

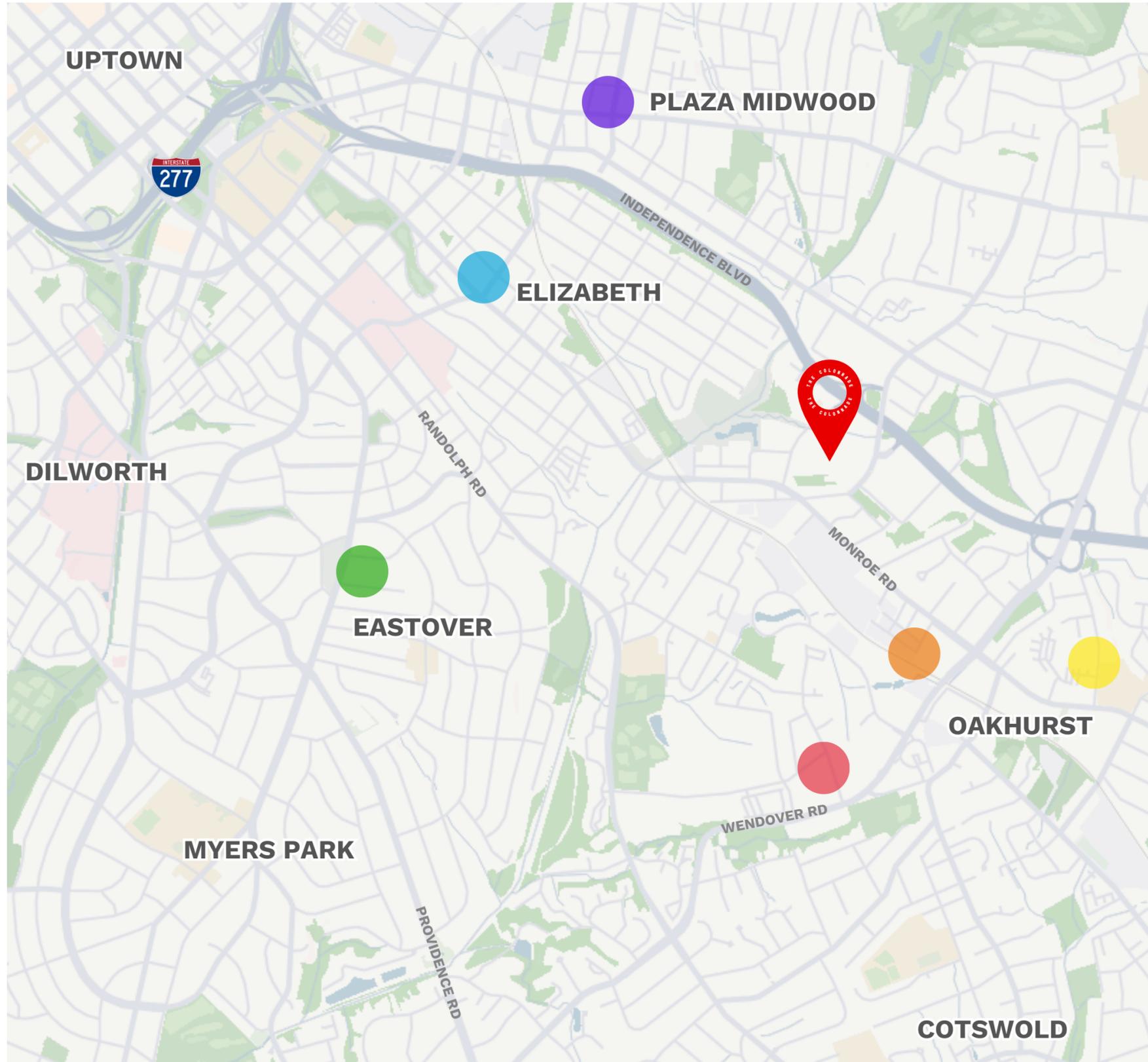
PARKING

3/1,000

Structured, Covered Parking







SURROUNDING RETAIL

- | | |
|----------------------|------------------------|
| Brunches | Ace No. 3 |
| Dunkin | Deejai Thai |
| Ilios Crafted Greek | Laurel Market |
| Sal's Pizza Factory | RuRu's Tacos & Tequila |
| Vaulted Oak Brewing | Salted Melon |
| Bojangles | Stagioni |
| | Starbucks |
| | Summit Coffee |
| Common Market | Biscuit Belly |
| Night Swim Coffee | Caswell Station |
| The Teal Turnip | Catalina Kitchen + Bar |
| | Crunkleton |
| Calle Sol | Flight |
| El Malo Tacos | Jersey Mike's |
| Harriet's Hamburgers | Puerta |
| Giddy Goat | Rosemont Market |
| Jimmy John's | Sunflour Bakery |
| Midwood Smokehouse | |
| Milkbread | Chick-fil-A |
| Painted Rooster | KFC |
| Sweetgreen | Little Caesars |
| Uchi | McDonald's |
| Undercurrent Coffee | |
| Van Leeuwen | |



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RETAIL WITHIN REACH

Office tenants at The Colonnade will benefit from direct access to more than 215,000 square feet of retail, creating an unmatched amenity base just steps away. The thoughtfully curated retail mix will include a blend of highly desired large-format retailers, restaurants, and service offerings that enhance daily convenience and support a vibrant, active environment. From lunch meetings to after-work errands, tenants will enjoy a seamless connection to the energy and convenience of a premier retail destination.





GREENWAY CONNECTIVITY

The Colonnade benefits from Charlotte's expanding greenway network, providing direct and easy access to Plaza Midwood and other vibrant neighborhoods. The connection via the Little Sugar Creek Greenway and the Cross Charlotte Trail offers employees walkable and bikeable routes to dining, retail, and recreational amenities. This connectivity enhances lifestyle, wellness, and mobility for tenants.







STACKING PLAN

FLOOR 4 27,370 SF

FLOOR 3 27,370 SF

FLOOR 2 27,370 SF

FLOOR 1 28,880 SF

SITE FEATURES



Uptown Views



Multiple Terraces



On-site Retail

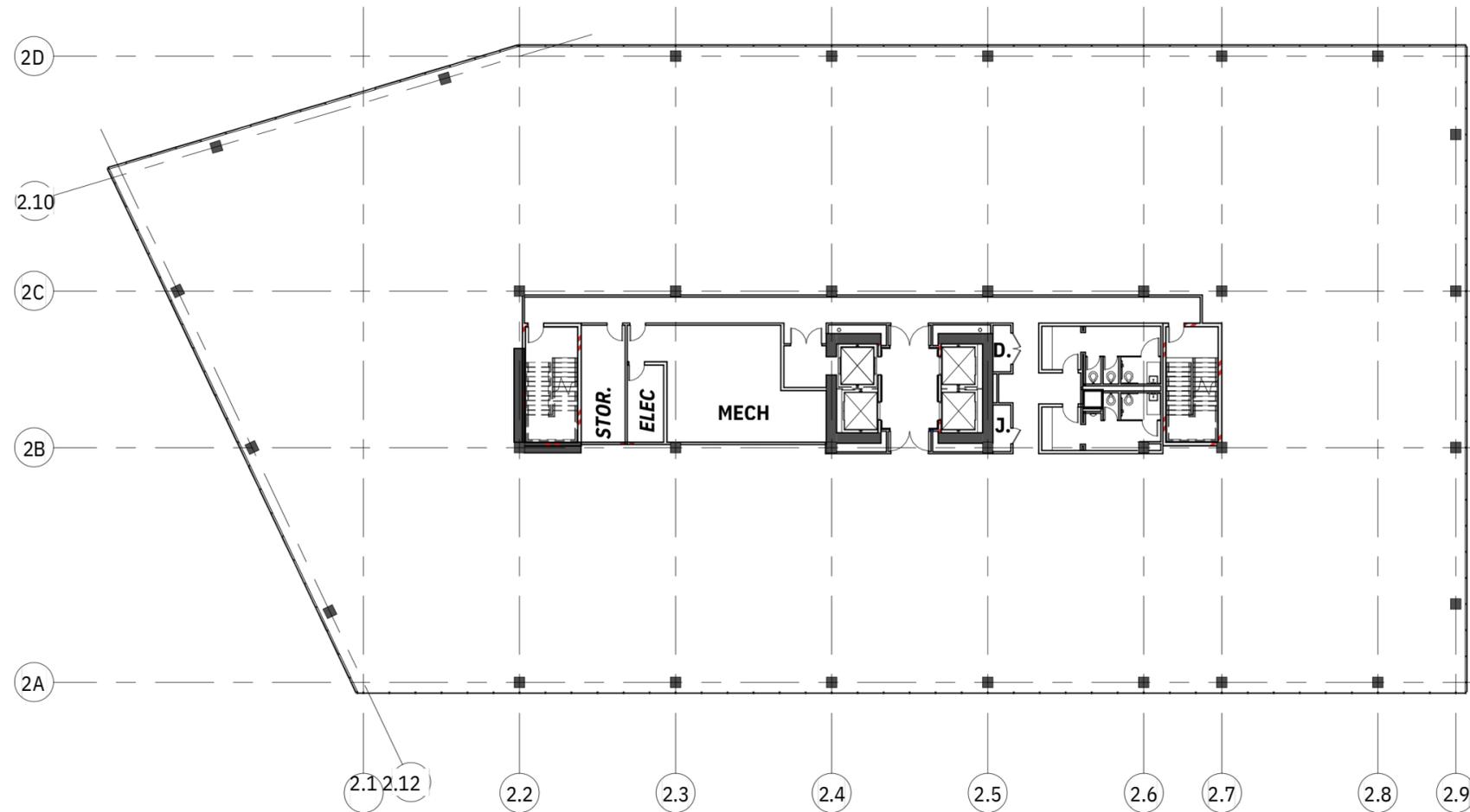
**Size Subject to Change*





OFFICE 1

28,880 GSF





OFFICE 2

27,370 GSF



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