

Cedar Street Design Center and the Foundry



Conceptual Rendering - subject to change

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Cedar Street Design Center and the Foundry

- Acreage: Approximately 3.44 Acres (149,864 sf)
- Use: Industrial converted to Commercial Space (4 Buildings)
- Square Footage: +- 53,102 RSF
- Zoning: MUDD - Mixed Use Development District

Three existing industrial buildings were in the mid-1980's converted to design showrooms, designers' studios and an Irish Pub. The redevelopment now consists of 53,102 SF of Gross Building Area. Positioned on Four Parcels of Land (three contiguous and one non-contiguous) totaling +/- 3.44 Acres, and having Multiple Street Addresses of 601, 619, and 623 Cedar Street, Charlotte, Mecklenburg County, North Carolina 28202.

Planned Improvements:

New ownership and improved operations. Improvements to landscaping, exterior common areas, parking lot and potential utilization of vacant land for new development.

Rental Information:

\$16-18 psf modified-gross. Prorata utilities where appropriate.

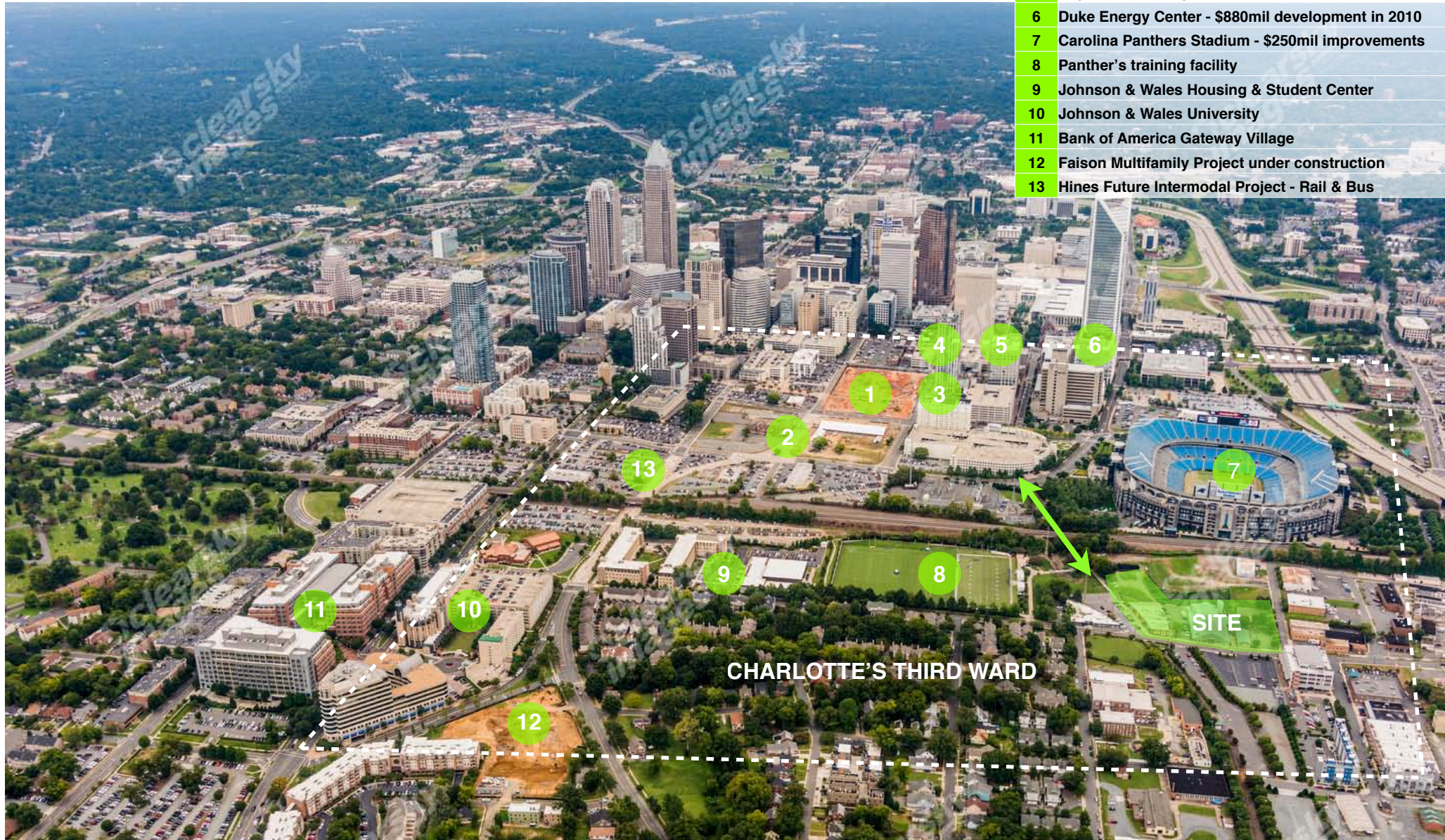
Space Available:

695 - 5,500sf contiguous available for lease

Prices, availability, options, etc. are subject to change at any time without notice.

Aerial view from West of the CBD

- 1 Romare Bearden Park - under construction
- 2 BB&T Baseball Stadium - under construction
- 3 High-Rise New Apartments - under construction
- 4 Catalyst - 462 unit condo, built 2009
- 5 Ally Bank building - 360,000sf, built 2009
- 6 Duke Energy Center - \$880mil development in 2010
- 7 Carolina Panthers Stadium - \$250mil improvements
- 8 Panther's training facility
- 9 Johnson & Wales Housing & Student Center
- 10 Johnson & Wales University
- 11 Bank of America Gateway Village
- 12 Faison Multifamily Project under construction
- 13 Hines Future Intermodal Project - Rail & Bus

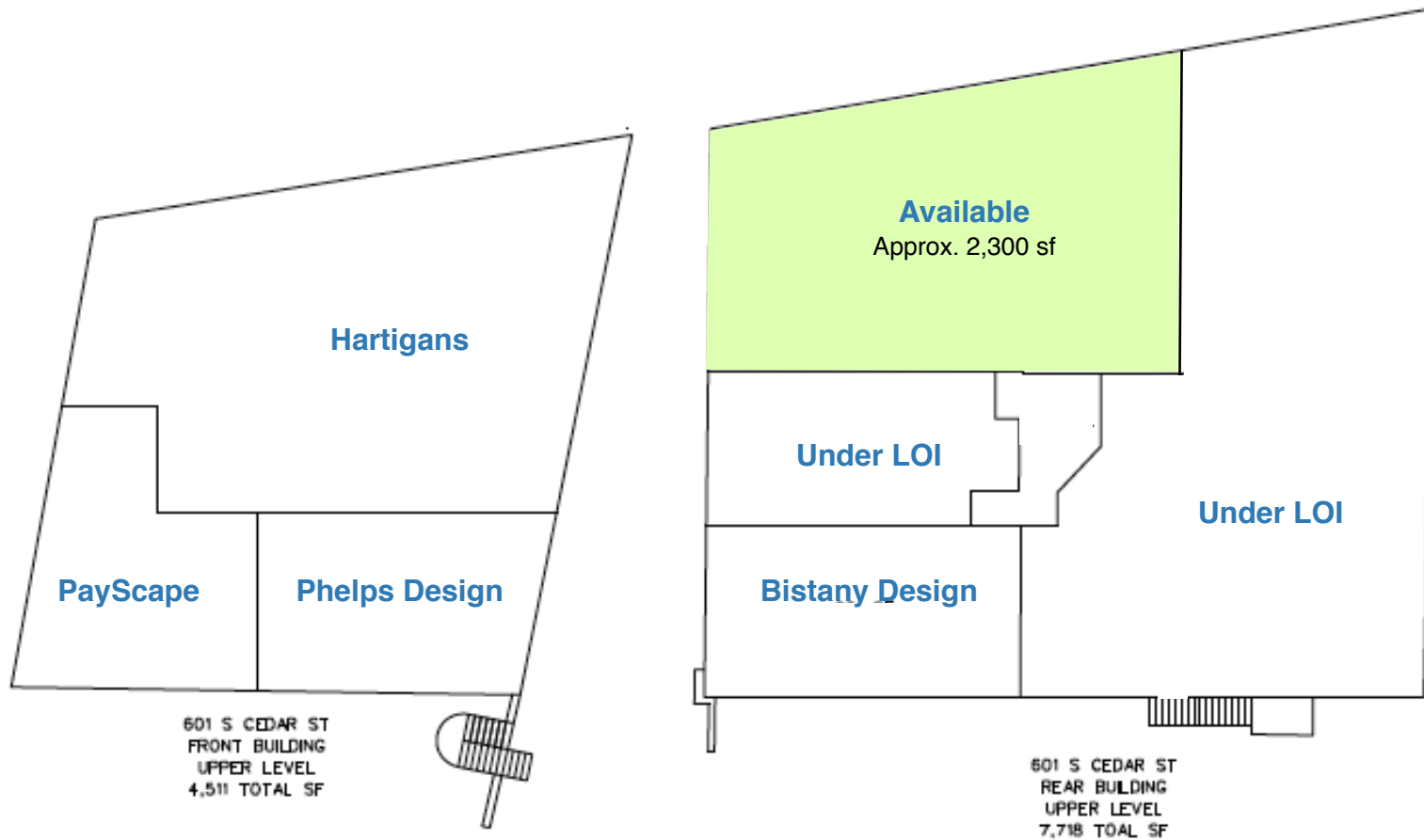


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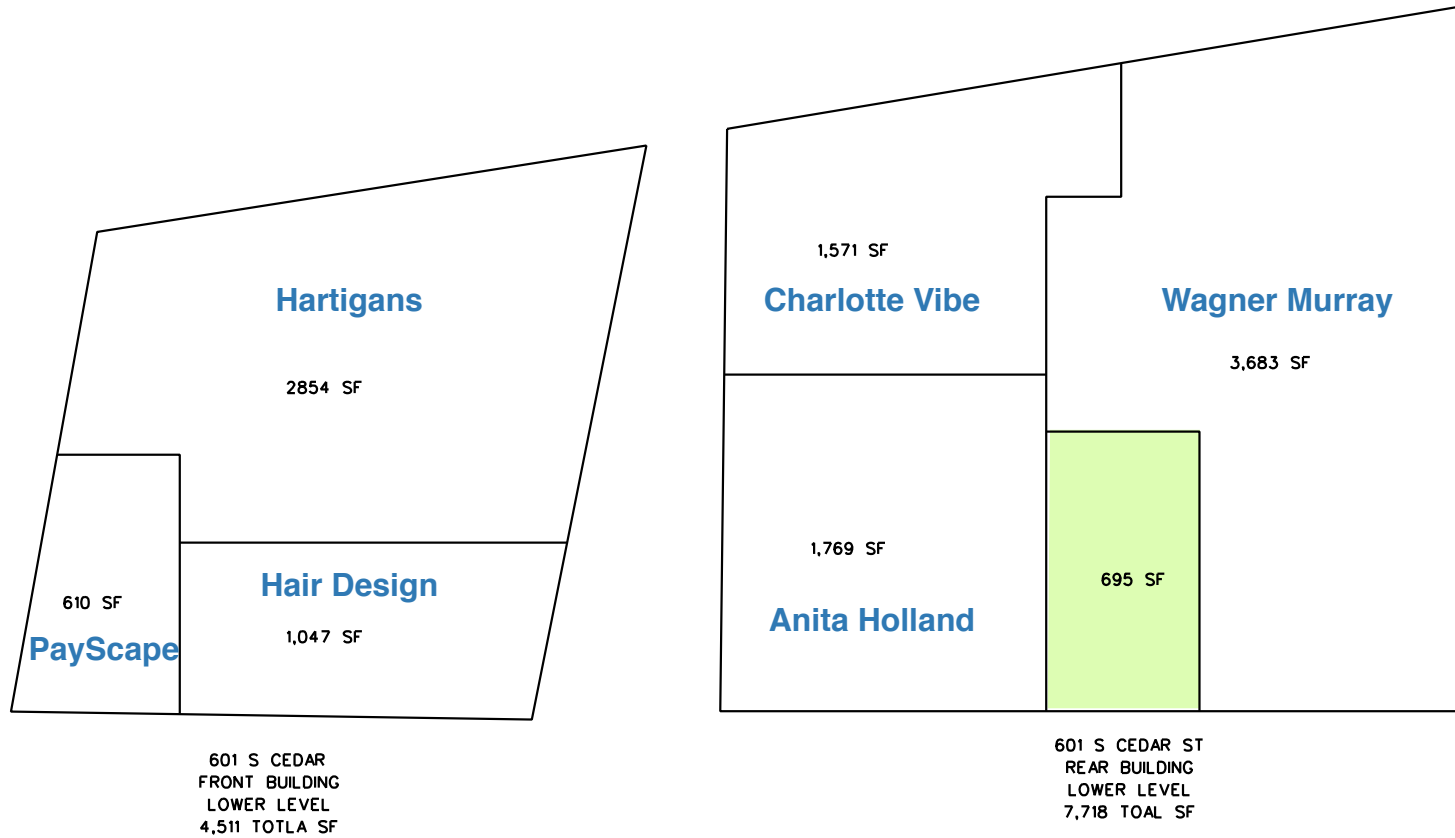
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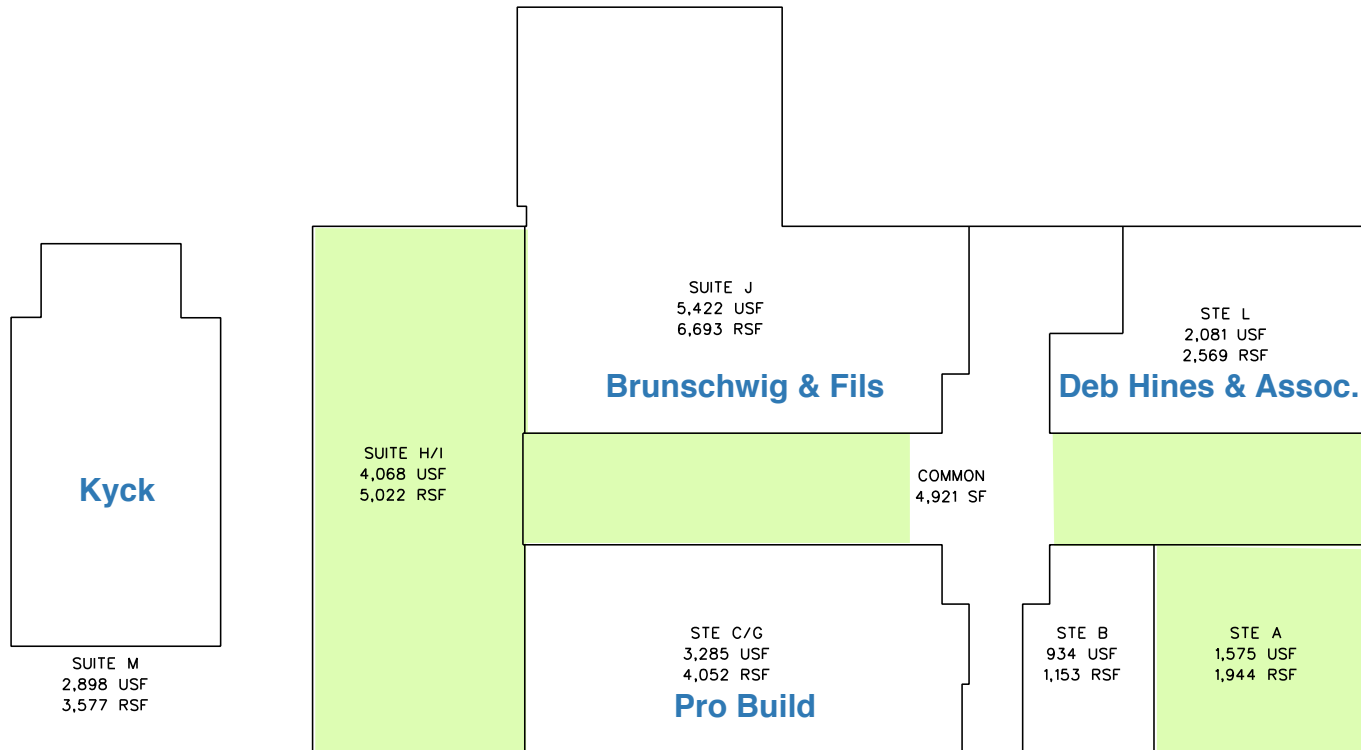
601 Cedar St Upper Level



601 Cedar St Upper Level



619 Cedar St The Foundry



193 USF
238 RSF
LOFT



540 SF
667 RSF
LOFT

619 S CEDAR ST
25,915 TOTAL USF
25,915 TOTAL RSF
(COMMON AREA NOT INCL)