



# Leasing Guide



Q2

2021

Charlotte

Office

# Largest - Office Buildings With Available Space

Ranked by Gross Building SF

Property	Address	SF	Availability	Brokerage Company
1	One Wells Fargo Center 301 S College Street Charlotte, NC 28202	1,052,203	551,431	<b>CBRE - Charlotte</b> Kristopher Westmoreland, SIOR, CCIM 704.975.5671
2	Truist Center 214 N Tryon St Charlotte, NC 28202	964,783	4,059	<b>Foundry Commercial</b> Meredith Ball, CCIM 704.705.3864
3	Charlotte Plaza 201 S College St Charlotte, NC 28244	944,789	65,910	<b>JLL</b> Charley Leavitt 704.927.3002
4	One South at the Plaza 101 S Tryon St Charlotte, NC 28280	887,079	378,059	<b>Trinity Partners</b> Rhea Greene 704.295.0460
5	Fifth Third Center 201 N Tryon St Charlotte, NC 28202	709,680	36,719	<b>Foundry Commercial</b> Meredith Ball, CCIM 704.705.3864
6	300 S Tryon St 300 S Tryon St Charlotte, NC 28202	609,883	4,283	<b>The Spectrum Companies</b> Virginia Luther 704.291.6136
7	BB&T Center 200 S College St Charlotte, NC 28202	586,017	71,886	<b>Trinity Partners</b> Rhea Greene 704.295.0460
8	400 S Tryon St 400 S Tryon St Charlotte, NC 28202	585,859	6,103	<b>Trinity Partners</b> Rhea Greene 704.295.0460
9	One Independence Center 101 North Tryon Street Charlotte, NC 28246	546,910	257,127	<b>JLL</b> Barry Fabyan 704.804.5845
10	One Independence Center 101 North Tryon Street Charlotte, NC 28246	546,910	31,528	<b>Spacesworks</b> Spaces Listings 855.734.8778
11	First Citizens Bank Plaza 128 S Tryon St Charlotte, NC 28202	475,043	158,969	<b>CBRE - Charlotte</b> Joe Franco 704.975.5671
12	Carillon 227 W Trade St Charlotte, NC 28202	471,603	108,423	<b>Trinity Partners</b> Jennifer Kurz 704.295.0412
13	SouthPark Towers I 6100 Fairview Rd Charlotte, NC 28210	471,411	38,600	<b>CBRE - Charlotte</b> Stephanie Spivey 704.331.1298
14	Lincoln at Dilworth 904 Kenilworth Ave Charlotte, NC 28204	443,382	14,000	<b>Cushman &amp; Wakefield - Charlotte</b> David Dorsch 704.335.4441
15	525 N Tryon St 525 N Tryon St Charlotte, NC 28202	432,599	24,327	<b>Foundry Commercial</b> Charles Jonas 704.414.7461
16	Cambridge Corporate Center 10101 Claude Freeman Dr Charlotte, NC 28262	429,686	144,335	<b>Cushman &amp; Wakefield - Charlotte</b> David Dorsch 704.335.4441
17	Camp North End 301 Camp Rd Charlotte, NC 28206	408,973	7,702	<b>Cushman &amp; Wakefield - Charlotte</b> Jessica Brown 704.506.4145
18	NASCAR Plaza 550 S Caldwell St Charlotte, NC 28202	395,000	8,889	<b>Foundry Commercial</b> Meredith Ball, CCIM 704.705.3864
19	615 Regions 615 S College St Charlotte, NC 28202	375,865	60,456	<b>CBRE - Charlotte</b> Joe Franco 704.975.5671
20	440 S Church St 440 S Church St Charlotte, NC 28202	368,000	167,580	<b>Trinity Partners</b> Maddy Howey 704.295.0448

# Largest Leasing Companies - Area Companies Marketing Office Space

Ranked by Available SF

	Company	# of Listings	Total Building SF	Available SF
1	CBRE - Charlotte	192	6,035,341	1,810,435
2	Trinity Partners	157	5,950,180	1,461,416
3	Cushman & Wakefield - Charlotte	94	3,966,212	1,236,585
4	Foundry Commercial	139	6,694,263	1,113,758
5	JLL	78	3,069,785	767,276
6	Northwood Office	79	2,466,329	564,432
7	Colliers International	65	1,554,322	438,360
8	American Asset Corporation	38	948,599	286,729
9	Childress Klein - Charlotte	31	1,987,260	267,494
10	The Spectrum Companies	26	1,837,542	223,611
11	Avison Young - Charlotte	17	888,502	158,433
12	Stream Realty Partners Charlotte	20	495,811	146,912
13	Nova Capital Partners	26	478,989	120,706
14	Beacon Partners	20	701,398	96,741
15	MPV Properties	22	618,591	88,927
16	Romans Properties	4	90,553	83,295
17	Thrift Commercial Real Estate Services	16	1,223,855	73,030
18	Park Commercial Real Estate	14	186,275	70,204
19	Lincoln Harris, LLC	20	818,026	69,305
20	Legacy Real Estate Advisors	16	3,867,953	64,138
21	New South Properties of the Carolinas	9	168,404	62,751
22	Flagship Healthcare Properties	17	274,956	60,405
23	Harris Land Co.	3	76,908	60,272
24	Blanq Real Estate	7	97,157	56,671
25	Insite Properties	7	178,136	53,017

# Top Office Landlord Reps

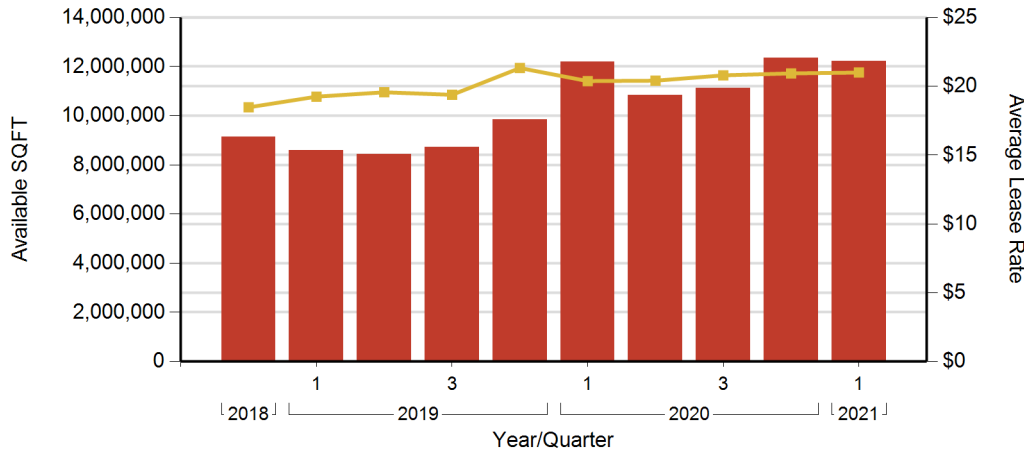
Ranked by SF Represented

	Landlord Rep	# of Listings	Total Building SF	Available SF
1	<b>Joe Franco</b> CBRE - Charlotte 704.376.7979	157	6,783,717	1,644,053
2	<b>Kristopher Westmoreland, SIOR, CCIM</b> CBRE - Charlotte 704.376.7979	124	4,899,309	1,215,390
3	<b>Jessica Brown</b> Cushman & Wakefield - Charlotte 704.375.7771	49	3,696,380	1,123,543
4	<b>Karah Stumler</b> Foundry Commercial 704.523.0272	112	4,855,660	938,470
5	<b>Rhea Greene</b> Trinity Partners 704.372.8822	81	4,529,072	910,431
6	<b>Grant Keyes</b> Cushman & Wakefield - Charlotte 704.375.7771	55	2,320,205	889,066
7	<b>David Dorsch</b> Cushman & Wakefield - Charlotte 704.375.7771	49	3,201,464	883,072
8	<b>Maddy Howey</b> Trinity Partners 704.372.8822	90	3,753,974	877,641
9	<b>John Ball</b> Foundry Commercial 704.523.0272	89	1,711,154	863,996
10	<b>Stephanie Spivey</b> CBRE - Charlotte 704.376.7979	92	3,252,457	713,591
11	<b>Jennifer Kurz</b> Trinity Partners 704.372.8822	79	3,061,777	676,451
12	<b>Charley Leavitt</b> JLL 704.943.2300	61	3,661,099	627,948
13	<b>Kim Kendall, SIOR, CCIM</b> Northwood Office 704.248.2000	79	2,466,329	564,432
14	<b>Keith Bell, SIOR</b> Cushman & Wakefield - Charlotte 704.375.7771	24	2,006,462	535,169
15	<b>Barry Fabyan</b> JLL 704.943.2300	27	1,320,073	466,998
16	<b>Chandler Knox, SIOR</b> Colliers International 704.409.9933	59	1,722,499	428,732
17	<b>Chase Merkel</b> Trinity Partners 704.372.8822	61	2,145,374	413,425
18	<b>Bradley Grow, SIOR</b> Colliers International 704.409.9933	38	1,628,335	345,560
19	<b>Stephen Woodard</b> JLL 704.943.2300	33	1,799,246	310,571
20	<b>Cooper Burton</b> American Asset Corporation 704.295.4000	39	948,599	288,856

# Market Snapshot

Quick View Analytics for the Overall Market

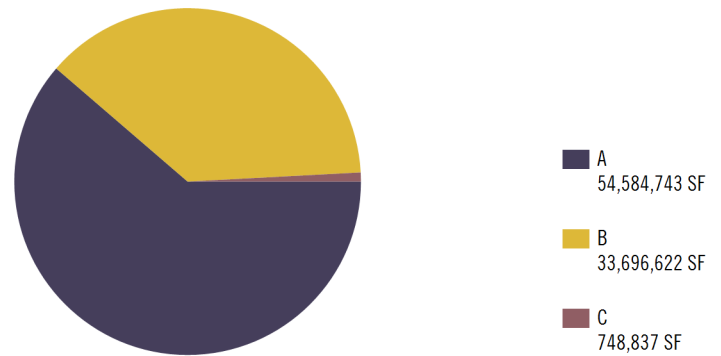
### Available SQFT and Average asking Rate



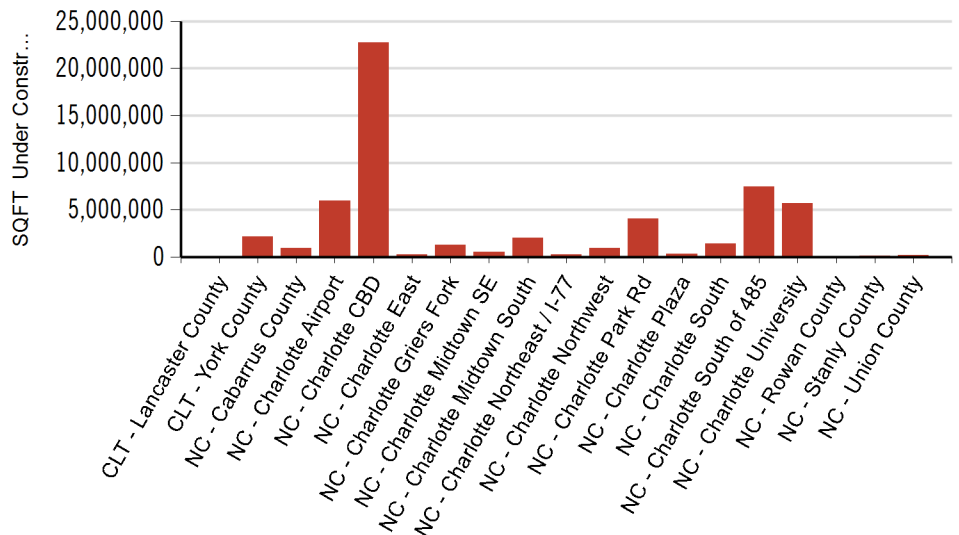
There is currently a total of 89,030,202 SF available throughout the entire market. With currently 56,226,133 SF under construction. You will also see the breakdown of SQFT by use type.

Submarket	Vac %
CLT - Lancaster County	6.6 %
CLT - York County	5.6 %
NC - Cabarrus County	4.3 %
NC - Charlotte Airport	8.1 %
NC - Charlotte CBD	9.0 %
NC - Charlotte East	13.0 %
NC - Charlotte Griers Fork	4.0 %
NC - Charlotte Midtown SE	3.8 %
NC - Charlotte Midtown South	8.7 %
NC - Charlotte Northeast / I-77	5.0 %
NC - Charlotte Northwest	6.1 %
NC - Charlotte Park Rd	12.4 %
NC - Charlotte Plaza	9.8 %
NC - Charlotte South	14.5 %
NC - Charlotte South of 485	6.7 %
NC - Charlotte University	10.2 %
NC - Rowan County	3.0 %
NC - Stanly County	4.3 %
NC - Union County	5.8 %

### Available SQFT by Use Type



### Currently Under Construction by Market



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