

From the Charlotte Business Journal:

<https://www.bizjournals.com/charlotte/news/2021/02/01/shortenstein-stiles-corp-110-east.html>

# RENDERINGS: Shorenstein, Stiles Corp. to break ground on \$165M South End office tower this summer

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A 23-story office tower in South End is moving forward later this year, with a new name.

Stiles Corp. and Shorenstein will break ground this summer on 110 East, a 370,000-square-foot office tower at the Lynx Blue Line East/West Station, at the intersection of South End and Dilworth. The tower was expected to start construction last year but was ultimately delayed.

The joint venture will break ground on the \$165 million project this summer, said Jessica Brown, executive director at Cushman & Wakefield, who is marketing 110 East with David Dorsch and Grant Keyes of Cushman. 110 East is expected to be ready for tenant occupancy in the fall of 2023.

The project will move forward as a speculative office project if there's no preleasing by the time of groundbreaking. An exact date for work to begin has not been set.

"We've had a good amount of initial interest and some proposals to date," Brown said.

The tower will include about 11,000 square feet of ground-floor retail space, facing the Lynx Blue Line platform. In fact, much of the project is oriented toward the Blue Line and Charlotte Rail Trail, including a platform-level building lobby that provides direct



HASTINGS ARCHITECTURE

110 East will be a 370,000-square-foot office tower at the East/West Station on the Lynx Blue Line.

access from the transit stop. Entrances for a 900-space parking garage and a jump lobby will also be on East Boulevard, with an additional vehicular entrance from South Boulevard. The parking garage will be on floors 2 to 10.

110 East will include tenant amenities on the 11th floor, including a 4,000-square-foot sky lounge, terrace, fitness center and community conference center.

Stiles and Shorenstein purchased the land, which totals about 2 acres, in the fall of 2019 for \$21.5 million. This is Stiles' second office project in South End, having developed and sold 300 West Summit. Shorenstein's other local projects include Camp North End and the former Flex campus in University Research Park.

Hastings Architecture is the architect at 110 East.

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