



# ELIZABETH

— ON SEVENTH —

A HYBRID OF HISTORY AND VISION

DEVELOPED BY





# A NEW MIXED-USE COMMUNITY IN THE HEART OF ELIZABETH

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# CREATING AN ELIZABETH ICON

## Building Design

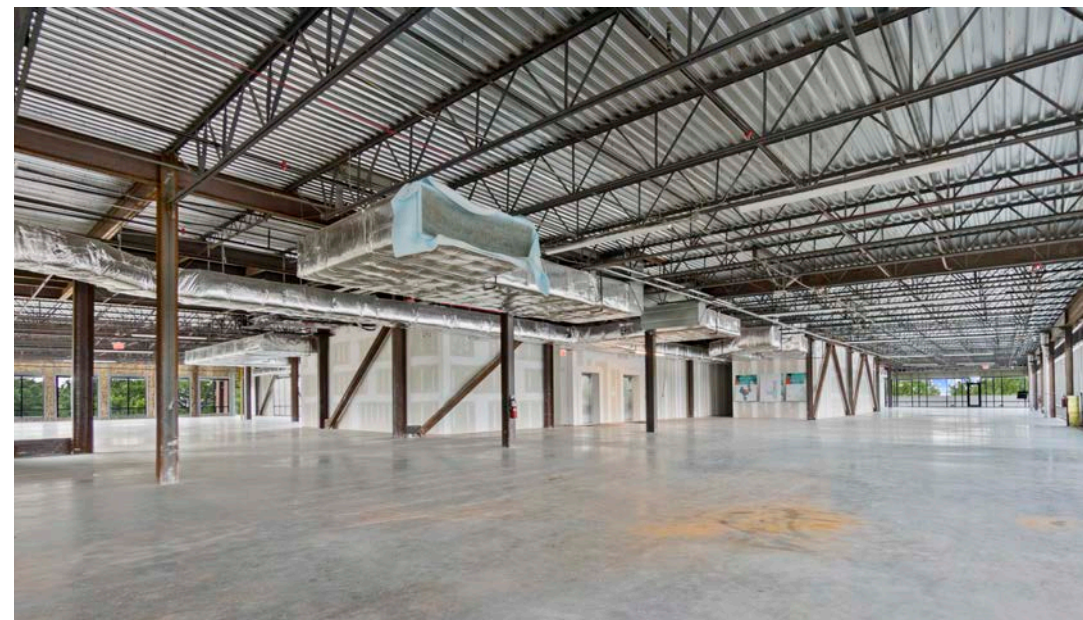
- \* Four stories – 103,500 square feet with 22,000 square feet dedicated to restaurants and shops
- \* Ground-floor retail on pedestrian-scaled shopping street
- \* Fourth-floor balcony offers prime views of Uptown Charlotte
- \* First-floor tenant lounge and landscaped outdoor courtyard
- \* Unique public art
- \* Exterior monument and building signage available
- \* LEED Silver Certified
- \* Fitwel and WiredScore Platinum Certified



## Access

- \* Convenient garage parking with access on East 7th Street and North Caswell Road
- \* Close proximity to Uptown, I-77, I-74, and CityLYNX Gold Line streetcar
- \* Walkable to 40+ retailers and restaurants, plus convenient access to Independence Park and Little Sugar Creek Greenway

The Elizabeth community is a rare blend of urban vitality and historic heritage, and Elizabeth on Seventh by Crescent Communities will be a continuation of its magnetic vibrancy. Situated at the iconic intersection of East 7th Street and North Caswell Road, Elizabeth on Seventh's thoughtful design, beautiful landscape and pedestrian-friendly plan will welcome the area's diverse residents, restaurants and retail with style.



# AN ALL-ACCESS LOCATION

- \* Less than 2 miles from Charlotte's Central Business District
- \* 8 Miles southeast of Charlotte Douglas International Airport, the 6th busiest airport nationwide, and 7th worldwide for total operations\*
- \* Highly walkable community
- \* Borders prominent Plaza Midwood, Eastover and Myers Park residential neighborhoods

Elizabeth is one of Charlotte's most coveted neighborhoods with an unparalleled location. Just beyond its quaint corners is a thriving city full of connections waiting to be explored. With convenient proximity to Interstates 277 and 74, plus just an 8-mile drive southeast to Charlotte Douglas International Airport, Elizabeth on Seventh makes both daily and long-distance travel easily accessible. Within one mile are residential neighborhoods with fellow favored appeal – Myers Park, Eastover and Plaza Midwood – making Elizabeth a point from which life can radiate. Just two miles away, Charlotte's Central Business District beckons in exciting contrast to Elizabeth's historic charm.

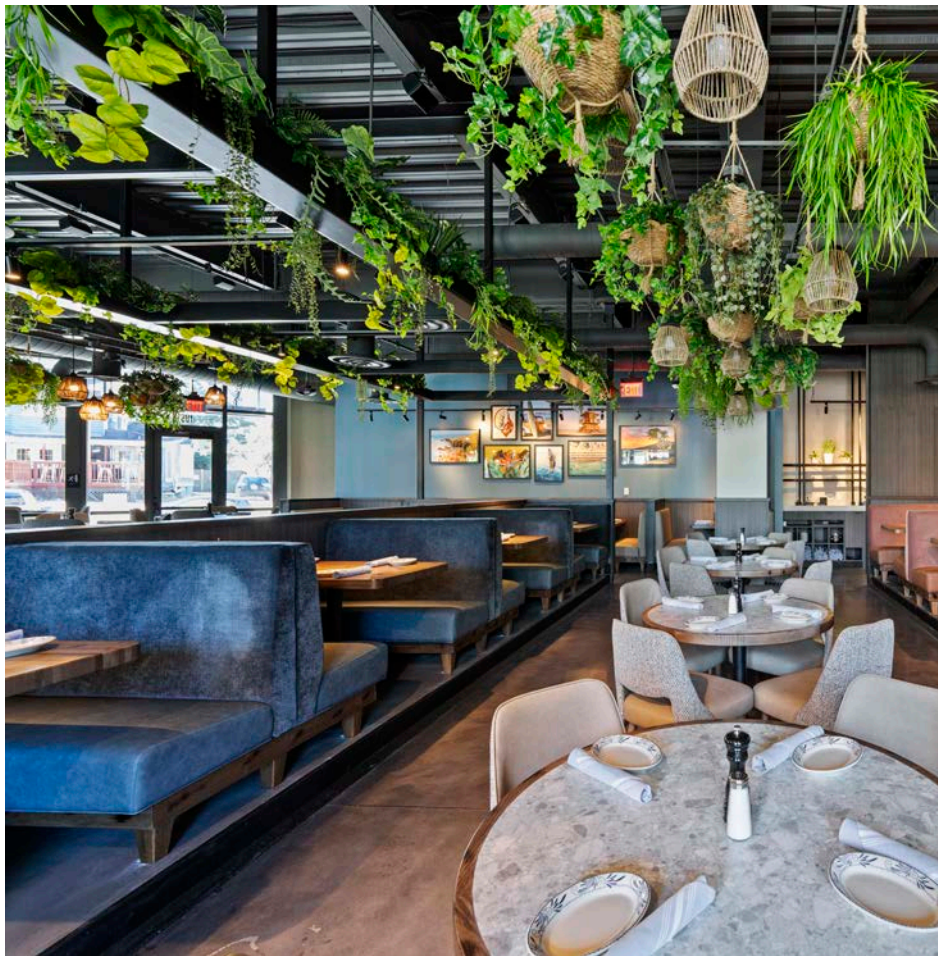
\*Charlotte Regional Business Alliance

- A Metropolitan
- B South End
- C Novant Health
- D Central Business District
- E I-277
- F Independence Park
- G Elizabeth Neighborhood



# IN GOOD COMPANY

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# A PLACE TO WORK, SHOP, DINE & ENJOY

Elizabeth is a community that embraces its urban vitality. By preserving its historic heritage and diversity of residents, businesses and institutions, the area is a finely woven tapestry.

OVER  
**40**  
RETAILERS & RESTAURANTS

LOCATED

LESS THAN

**1MI.**  
FROM THIS EXCITING DEVELOPMENT

With proximity to over 40 popular restaurants, bars and retailers and the leisurely trails of Independence Park and Little Sugar Creek Greenway in under a mile, coming to work at Elizabeth on Seventh means becoming inspired inside and out of the office. Begin the day by picking up breakfast at Sunflour Baking Co. At lunch, take a walk to one of the area's full roster of flavors from Sabor Latin Street Grill to Cajun Queen to Hawthorne's Pizza. Spend the afternoon collaborating outside on the charming street-side courtyard and continue your refreshed perspective after work with a walk in Independence Park.



The Crunkleton



Starbucks



The Fig Tree



Midwood Smokehouse



Custom Shop



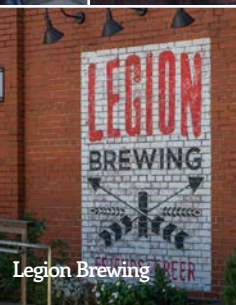
Smooth Monkey



Caswell Station



Cajun Queen



Legion Brewing



Sunflour Bakery

# NEIGHBORHOOD AMENITIES

MILKBREAD  
YAFO  
MIDWOOD SMOKEHOUSE  
SNOOZE

THE PEOPLE'S MARKET  
VIVA CHICKEN  
CUSTOM SHOP  
PIZZA BABY

**E7**  
ROSEMONT MARKET &  
WINE BAR  
BARRE 3  
CATALINA'S  
THE YARD

SUPPERLAND  
BURIAL BREWING  
CALLE SOL  
LEGION BREWING  
EMMY SQUARED

VILLAN'S BAKERY  
CHEAT'S CHEESESTAKES  
RICO'S

CASWELL  
STATION

SUNFLOUR BAKERY  
BANG BANG BURGERS  
PET SUPPLIES PLUS

THE CRUNKLETON  
PUERTA  
STARBUCKS

INDEPENDENCE  
PARK

NOVANT  
HEALTH

ATRIUM  
HEALTH

QUEENS RD

HAWTHORN LN

N CASWELL

PECAN AVE

# A NEIGHBORHOOD CANVAS

Elizabeth on Seventh celebrates the fabric of the community and individual by focusing on adding amenities, wellness attributes, sustainable features and artwork for all to enjoy. These enhancements are core to Crescent Communities' mission - Build Community. Better People's Lives.



## HONORING HARRY GOLDEN

Jeremy Biggers, an award-winning fine artist, designer, photographer and film maker adds his permanent mural honoring the late civil rights advocate Harry Golden. Biggers selected Golden for his public art piece because of his impact and involvement within Charlotte's community during the Jim-Crow era. The mural celebrates a modern Charlotte, marking our Caswell Entrance at Elizabeth on Seventh.





# REIMAGINING THE MODERN OFFICE

## Building Features

- \* Three stories of office over ground floor retail
  - \* Ground floor retail and amenities
  - \* 4th floor balcony offers prime views of Uptown Charlotte
  - \* Top of building signage available
- 

## Amenities

- \* Landscaped outdoor courtyard
  - \* Storefronts and outdoor dining areas
  - \* Less than 1/2 mile to CityLYNX Gold Line Streetcar
  - \* Conveniently located bike parking
- 

## Design

- \* Neighborhood-scaled facade of treatments with a mix of timeless materials such as masonry, metal, wood and glass
  - \* 10' ceilings to maximize views and natural light
  - \* Virtually column-free floor plates allow for flexible space planning
  - \* LEED Silver certified
  - \* Fitwel and WiredScore Platinum Certified
  - \* Public Art incorporated throughout
  - \* Exterior monument and building signage available
- 

## Parking

- \* Conveniently located structured parking
- \* Vehicular and pedestrian entries on East 7th Street and North Caswell Road
- \* Direct access to office from each parking tier





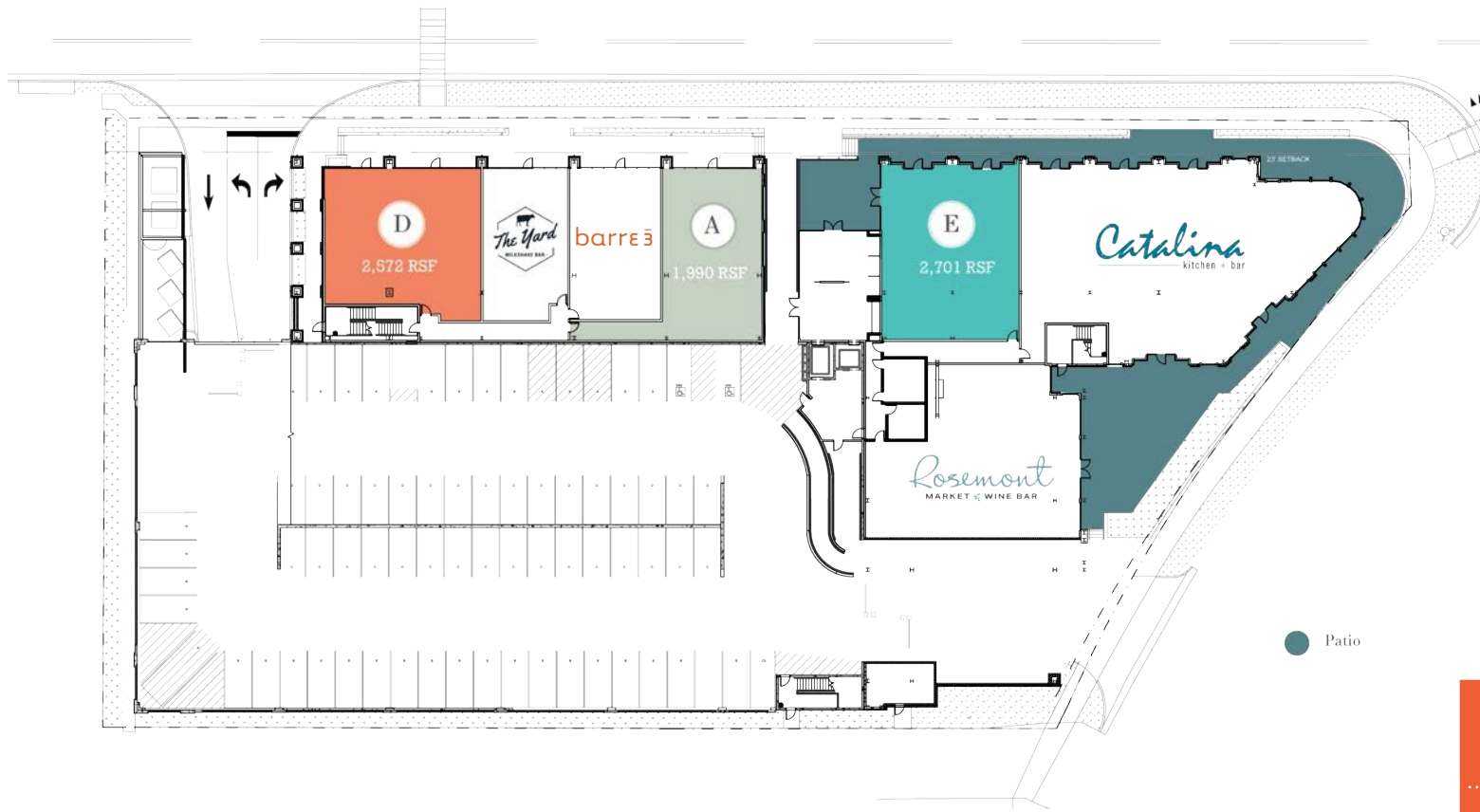
# SITE PLAN

Walk, bike or drive to this prominent and pedestrian-friendly intersection in the heart of Elizabeth

Convenient, easy-access garage parking (+/- 3.46 spaces per 1,000)

Vehicular and pedestrian entries on East 7th Street and North Caswell Road

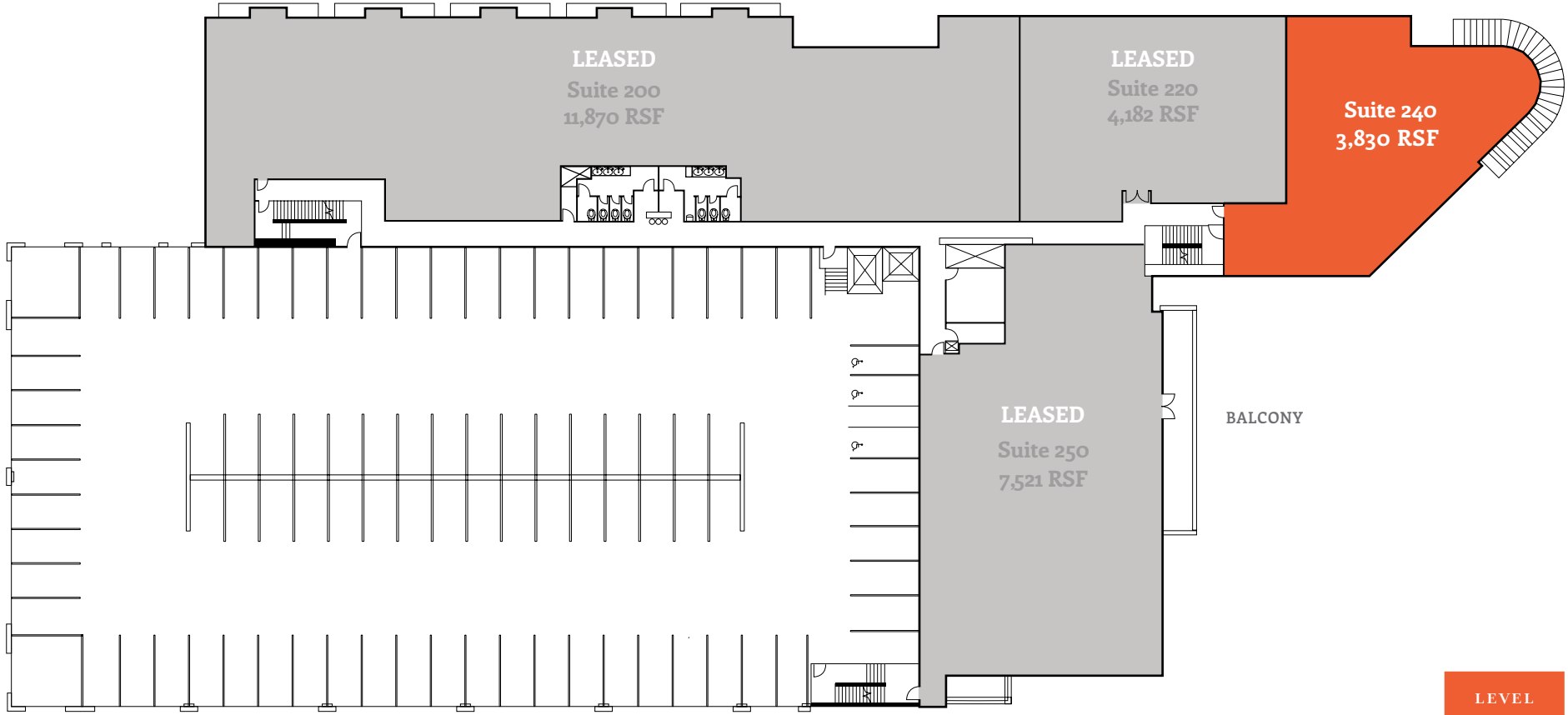
Three patio areas totaling +/- 2,900 SF



FLOOR 1 | Ground-Floor Retail + Office Lobby | +/-22,000 SF

Direct Garage Access | Third place for employees | Three patio areas totaling +/- 2,900 SF

LEVEL  
1  
RETAIL



LEVEL  
**2**  
OFFICE

FLOOR 2 | Office Suites

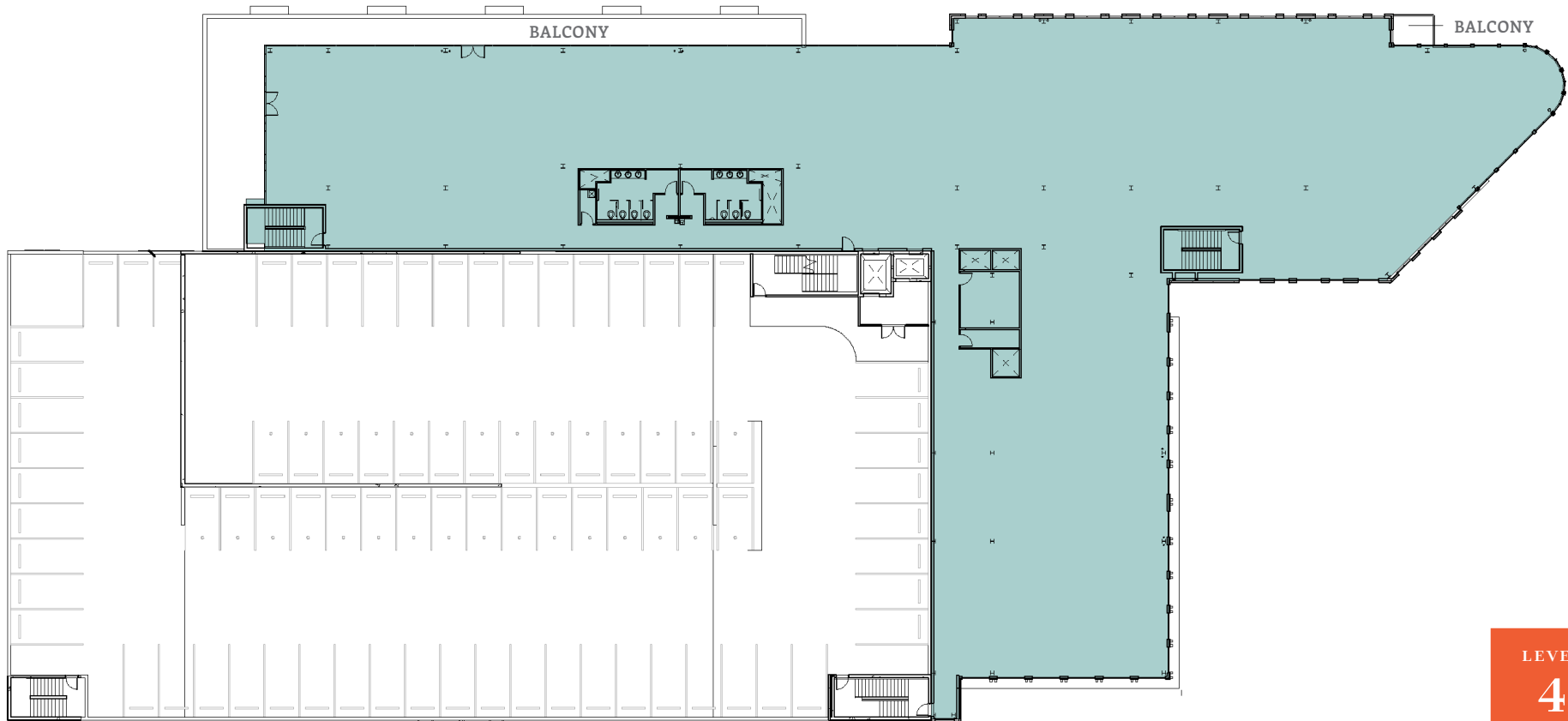
Direct Garage Access



FLOOR 3 | Office Suites

Direct Garage Access

LEVEL  
**3**  
OFFICE



LEVEL  
**4**  
OFFICE

FLOOR 4 | Office + Balcony | +/- 25,000 SF

Direct Garage Access

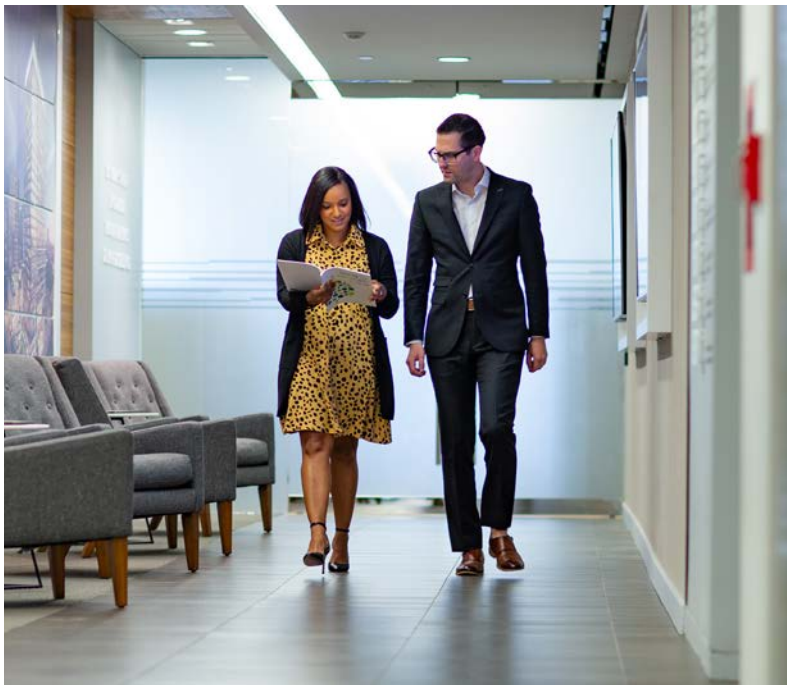
# CRESCENT COMMUNITIES

## Our Advantage

- \* Multiple use: Meeting talent where they are throughout a given day or week
- \* Talent-focused: Designing to retain, recruit and enhance talent and productivity
- \* Value maximization: Identification and delivery of highest and best use
- \* Best-in-class: A development team who has delivered nearly \$2 billion in completed mixed-use communities that we create

## Our Experience

- \* Build-to-suit thinking, strategic understanding and custom-solution design
- \* Comprising over 20mm square feet of commercial spaces
- \* Over 150 years of combined real estate development experience on our core team



Crescent Communities is a nationally recognized, market-leading real estate investor, developer, and operator of mixed-use “communities.” We create high-quality, differentiated multifamily and commercial communities in many of the fastest growing markets in the United States. Since 1963, our development portfolio has included more than 85 multifamily communities and 24 million square feet of commercial space. Crescent Communities has offices in Charlotte, DC, Atlanta, Orlando, Nashville, Dallas, Denver, and Phoenix. Our multifamily communities are branded NOVEL, RENDER and HARMON by Crescent Communities, our industrial developments are branded AXIAL by Crescent Communities, and our life science developments are branded THE YIELD by Crescent Communities.

## Contact Us

To learn more about Elizabeth on Seventh and to inquire about leasing opportunities, visit [elizabethonseventh.com](http://elizabethonseventh.com) or contact our leasing team.

**Stephen Woodard** | Thrift  
stephen@thriftcres.com | 704.905.4309

**Alex Mann** | Thrift  
alex@thriftcres.com | 703.623.7002



 CRESCENT  
COMMUNITIES