

# the ellis

512 N. COLLEGE ST, CHARLOTTE, NC 28202



LEASE • RETAIL SPACE • FOR •



# the ellis

The Ellis is an exceptional mixed-use community developed in the Queen City by Quatterra strategically located only five blocks from Trade & Tryon in the heart of Charlotte's First Ward. Adjacent to the 4.5 acre First Ward Park and the Blue Line light rail's Ninth Street Station, this project consists of 549 residential apartment homes and 19,654 SF of street-level retail and is within 15-minute walking distance to over 57,000 employees.

The community provides an attractive opportunity to service a growing retail market. Unique to this retail space are the high-end store front glass and masonry, 18' clear heights and ample guest parking, designed to interact with the pedestrian friendly street frontage along North Ellis Lane and the LYNX Blue Line.

PROPERTY DETAILS ▾

19.6K

TOTAL  
RETAIL SF



UPTOWN  
CHARLOTTE, NC



DELIVERS  
IMMEDIATELY



PATIO  
OPPORTUNITIES



SEEKING F&B  
OR RETAIL SERVICES

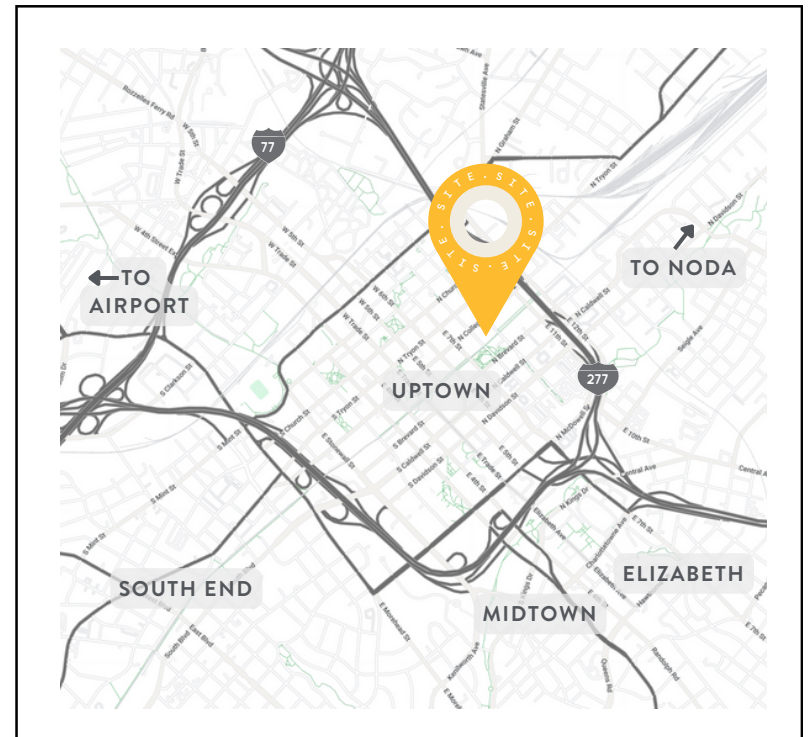


Adjacent to the  
4.5-acre  
First Ward Park



Situated below  
549 residential  
apartments +  
next to newly built  
231-room  
Homewood Suites

community. convenience. connection



ORIENTATION MAP ▴

**SITE PLAN** ▾



 **AVAILABLE**

**RETAIL FEATURES** ▾



11' storefront height, high-end storefront glass & masonry



18' ceiling height



100 dedicated retail spaces (90 deck, 10 surface)



Light rail access & visibility

**DELIVERY CONDITIONS** ▾

**ELECTRIC:** 490/277V 3 phase for each tenant from a common electric room

**WATER:** 2" cold water stub-out provided. Hot water and metering by Tenant.

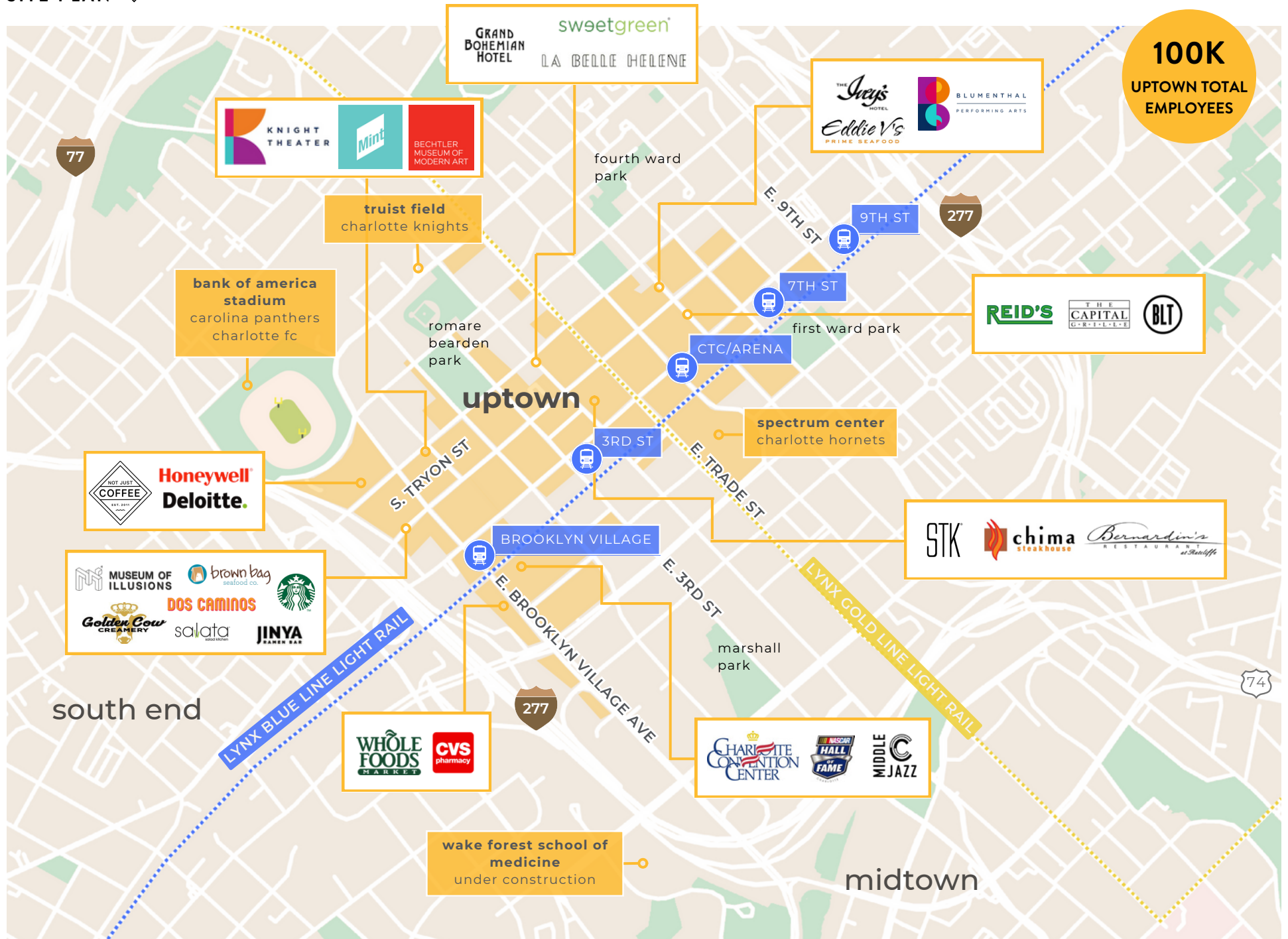
**NATURAL GAS:** 2" stub-out provided. 2.0 PSI metering/pressure reducer by Tenant

**CHASE/VENT:** Includes 12"x 36" type 1 shaft to roof, 1,500-5,500 CFM flow rate

**GREASE TRAPS:** Four 1,500 gallon grease traps

**TRASH:** Two designated retail trash rooms adjacent to parking garage

SITE PLAN

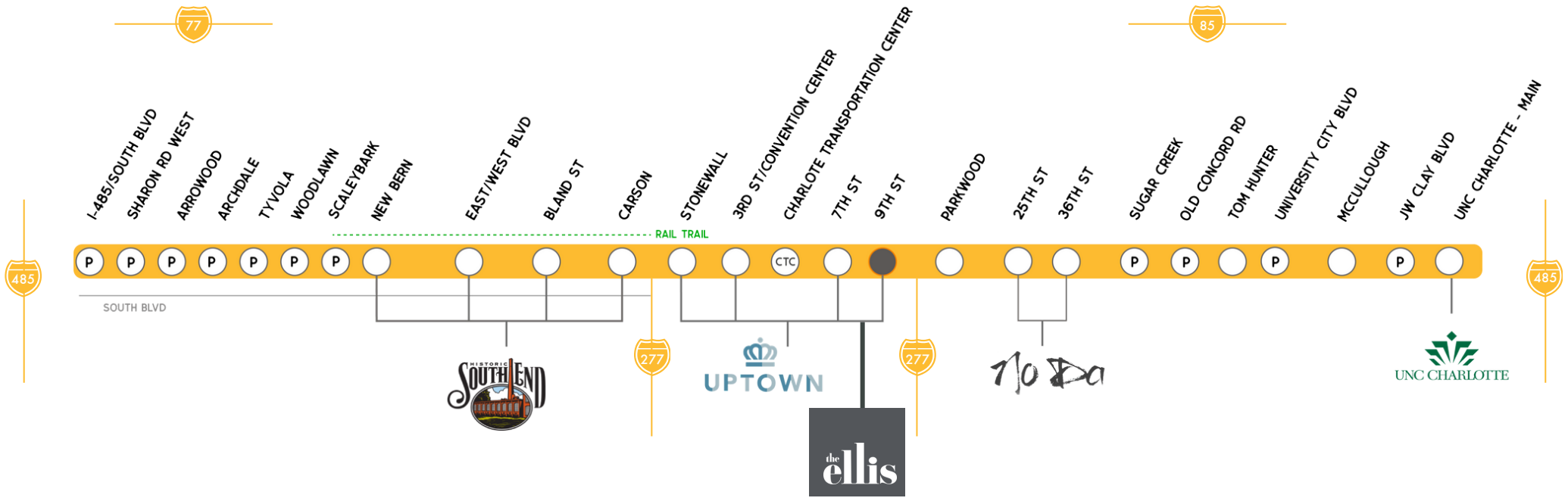


92  
WALK SCORE



 **25,000 + EXPECTED RIDERS PER DAY.**

Steps from the 9th Street Station, The Ellis retail is designed to interact with the pedestrian-friendly street frontage along North Ellis Lane & the LYNX Blue Line. The Blue Line runs 18 miles with 26 stations connecting Pineville and South Charlotte to NoDa and UNC Charlotte.



the  
ellis

# RESHAPING FIRST WARD



GET IN TOUCH ▾



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DEVELOPMENT BY:

