

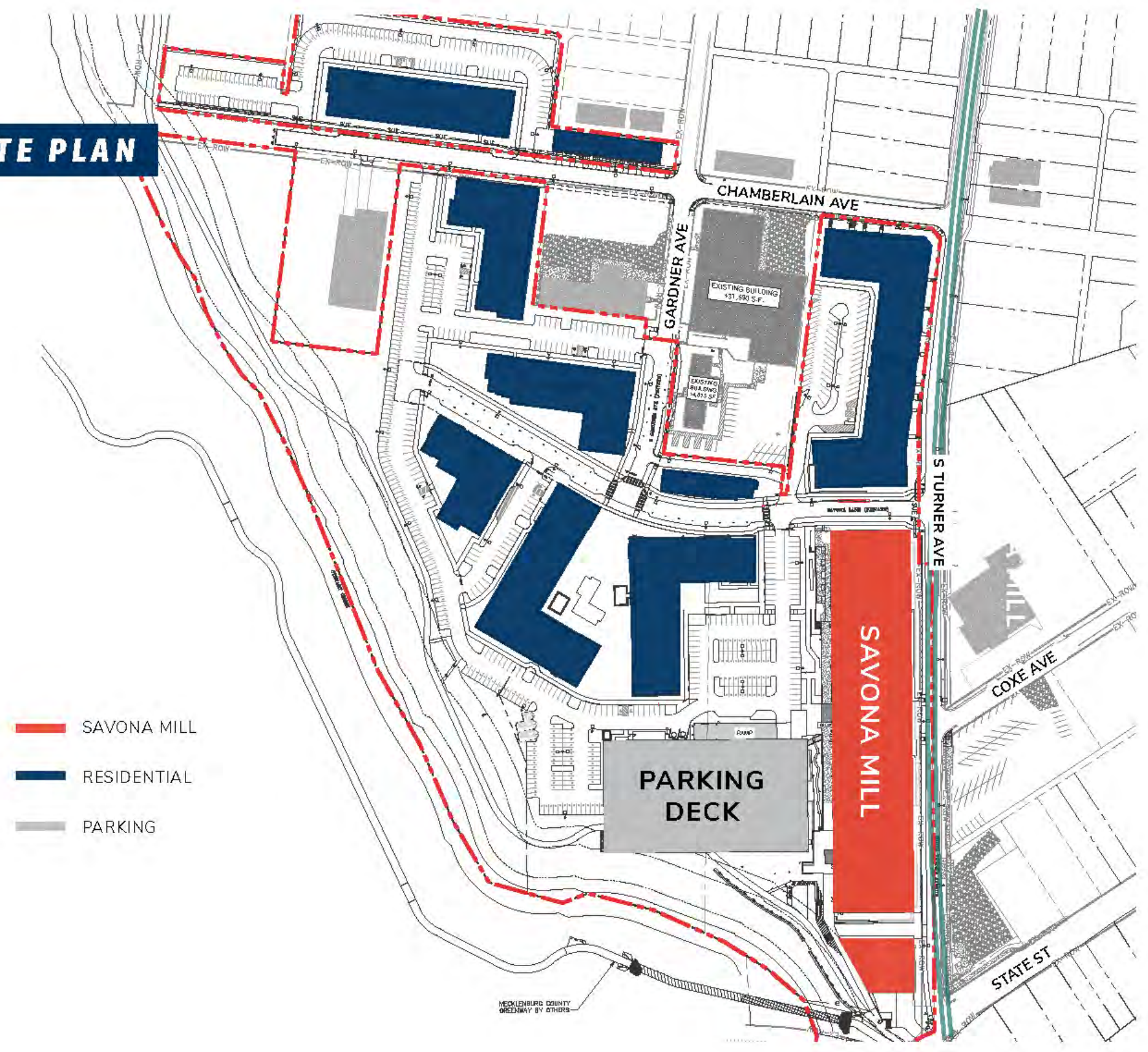
SAVONA

EXPLORE DINE EXPLORE DINE
WORK LIVE WORK LIVE
EXPLORE DINE EXPLORE DINE

WEST END, CHARLOTTE
±200,000 SF

NEWS

SITE PLAN



savona project

- 30+ acres
- +/- 180,000 RSF office and retail space
- 600 multifamily units in the development
- Q2 2023 delivery for the mill
- Ample surface and structured parking
- Roof terrace with skyline views

location & access

The project is located 1 mile outside Charlotte's vibrant central business district, and provides tremendous access via interstates and public transportation.

the mill

A 100+ year old textile mill which will be revitalized to offer +/- 180,000 SF of Class A creative office and retail leasing availabilities. The Mill represents Phase One of the overall Savona project, and **tenants will be able to occupy in Q2 2023**. The Mill includes a superior parking ratio for office and retail tenants.

experience & amenities

Savona will focus heavily on the quality of time spent on-site for office tenants, retailers, residents and visitors. The project will feature state-of-the-art amenities and an unprecedented connection to greenspace and gardens with direct access to the expanded Stewart Creek Greenway and nearly 40 acres of immediately adjacent parks.



location & access

The area is booming with recent announcements signaling a new critical mass for retail, residential and significant adaptive reuse office projects. The submarket is driven by both its historic character, and proximity to the dynamic Uptown and South End neighborhoods. Additionally, Savona is ideally positioned less than one mile from both I-85 and I-77 for vehicular access. Charlotte's Gold Line streetcar, a modern 17 stop and 4 mile track, further connects the West End to the city's urban core and blossoming mass transit system.

CHARLOTTE

120

PEOPLE RELOCATE TO THE REGION EACH DAY

#2

IN THE NATION IN DIVERSE TECH TALENT

#1

STATE TO DO BUSINESS IN

WEST END

1.5m sf

ADAPTIVE REUSE PROJECTS EXISTING OR IN DEVELOPMENT

57%

INCREASE IN RESIDENTIAL HOME PRICES

100+

RETAILERS WITHIN 2 MILES OF SAVONA



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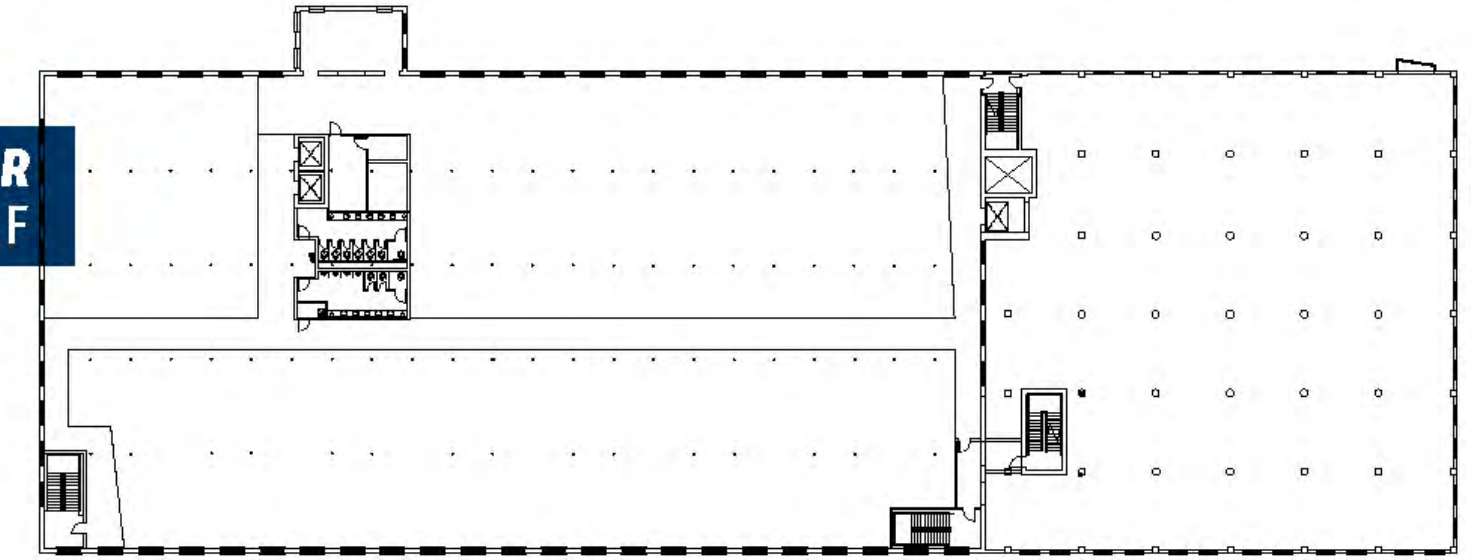


THE ANCHOR, AND CENTER OF GRAVITY FOR THE SAVONA PROJECT

the mill

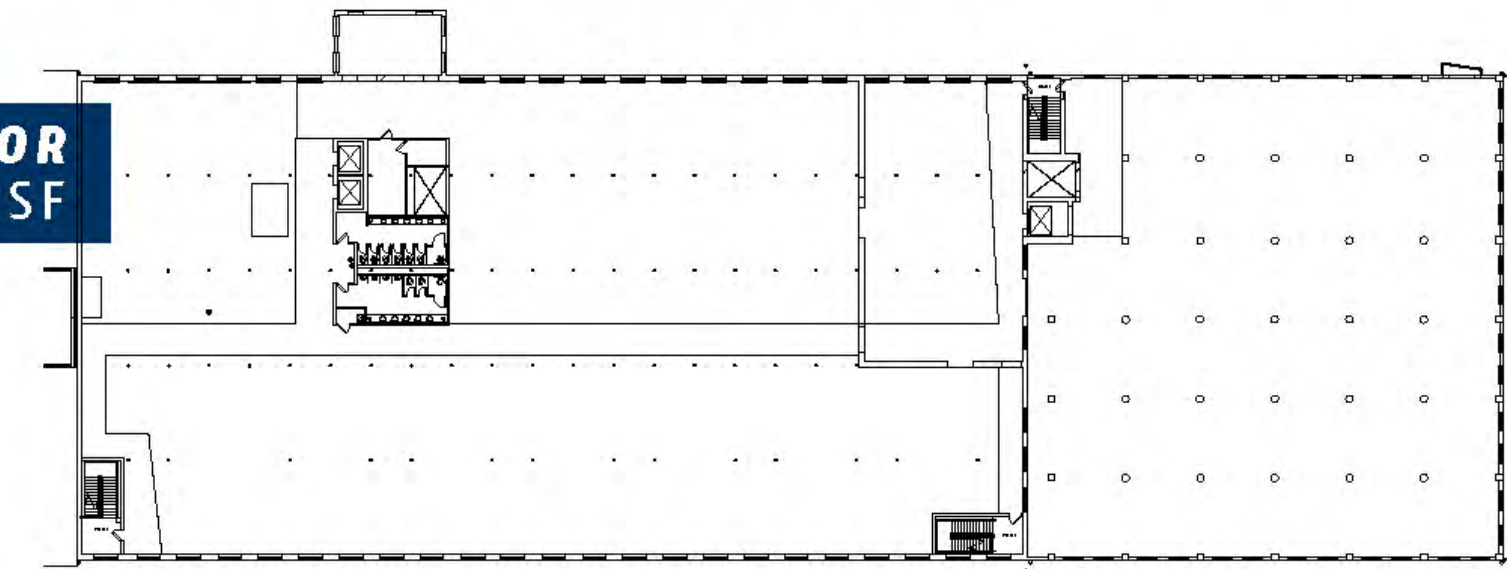
Originally built in 1915, this historic textile mill will once again come to life with +/- 180,000 SF of Class A creative office and retail space. Balancing modern expectations with a nod to its former textile history, tenants will enjoy large functional floorplates, vaulted ceilings, restored hardwood flooring, and expansive window lines.

3RD FLOOR
±51,251 SF



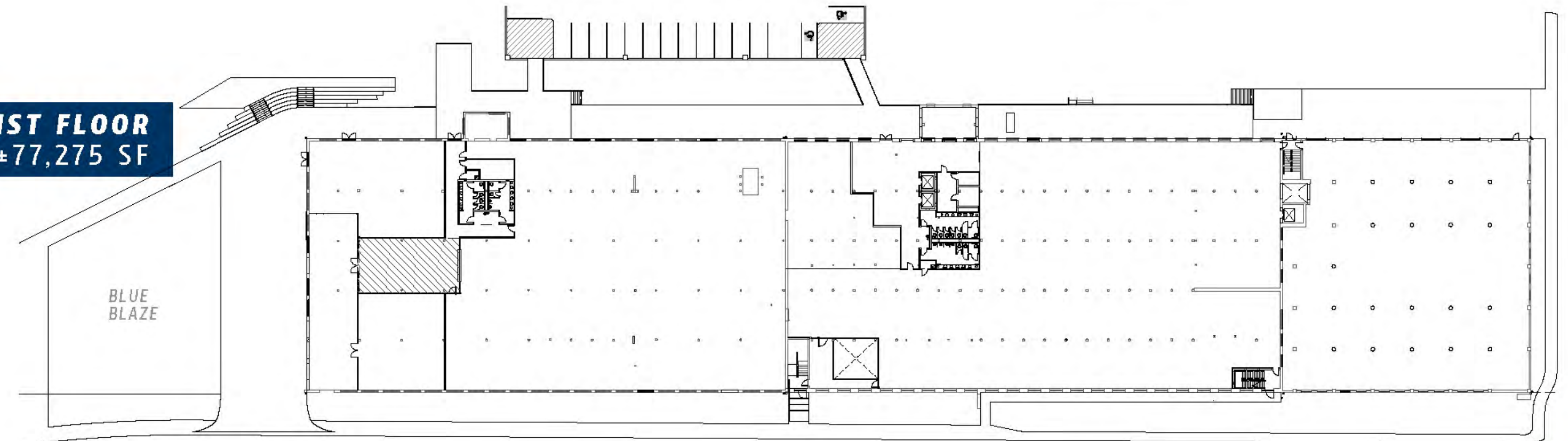
TURNER AVE.

2ND FLOOR
±51,394 SF



TURNER AVE.

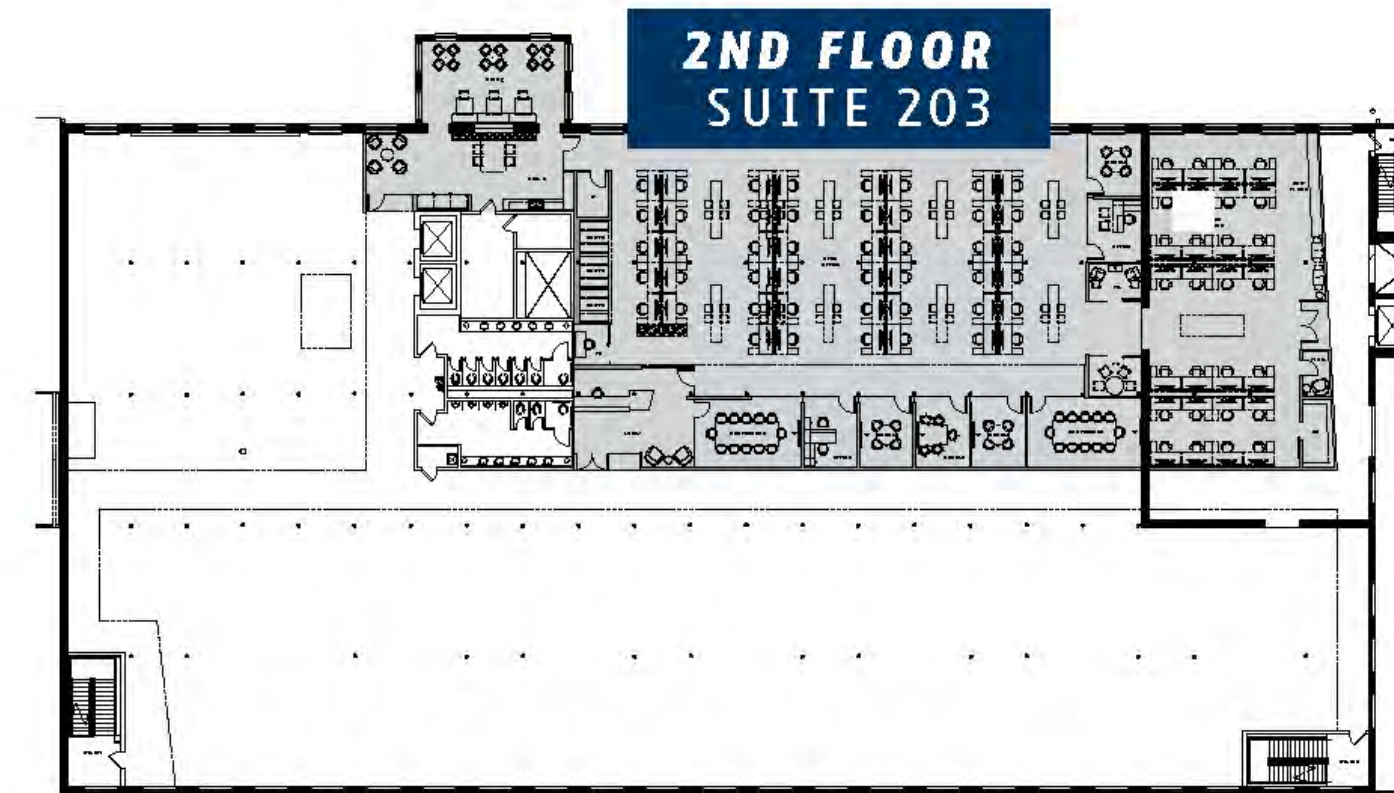
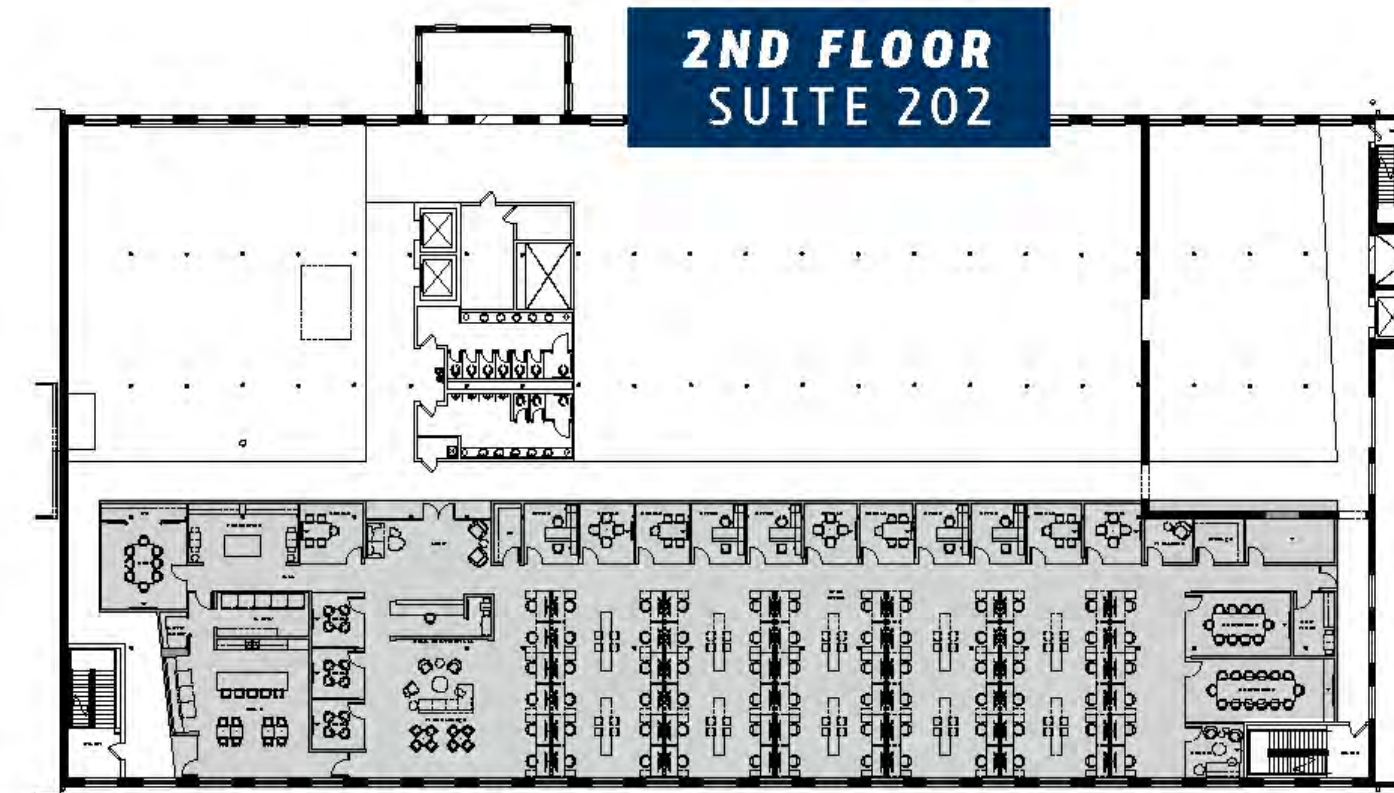
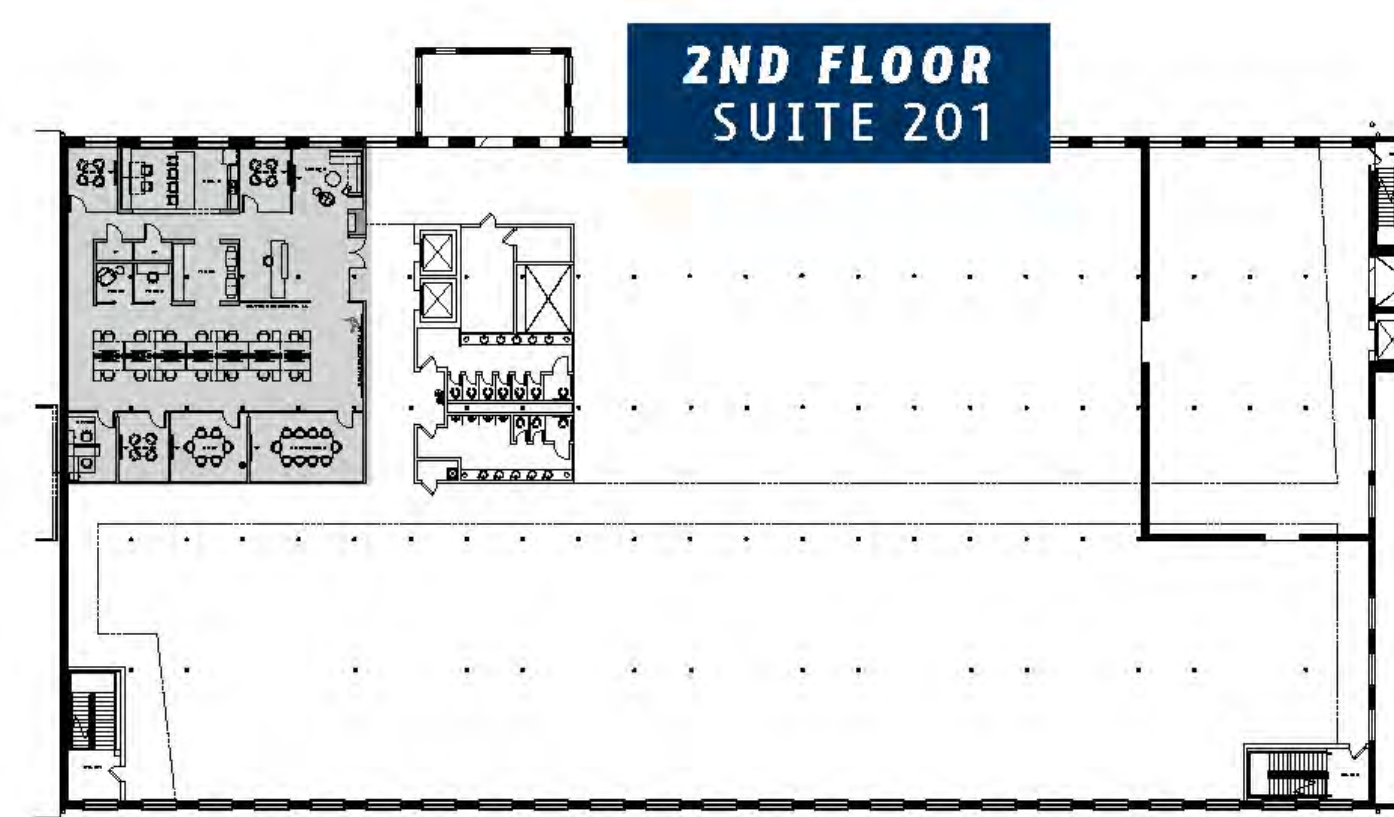
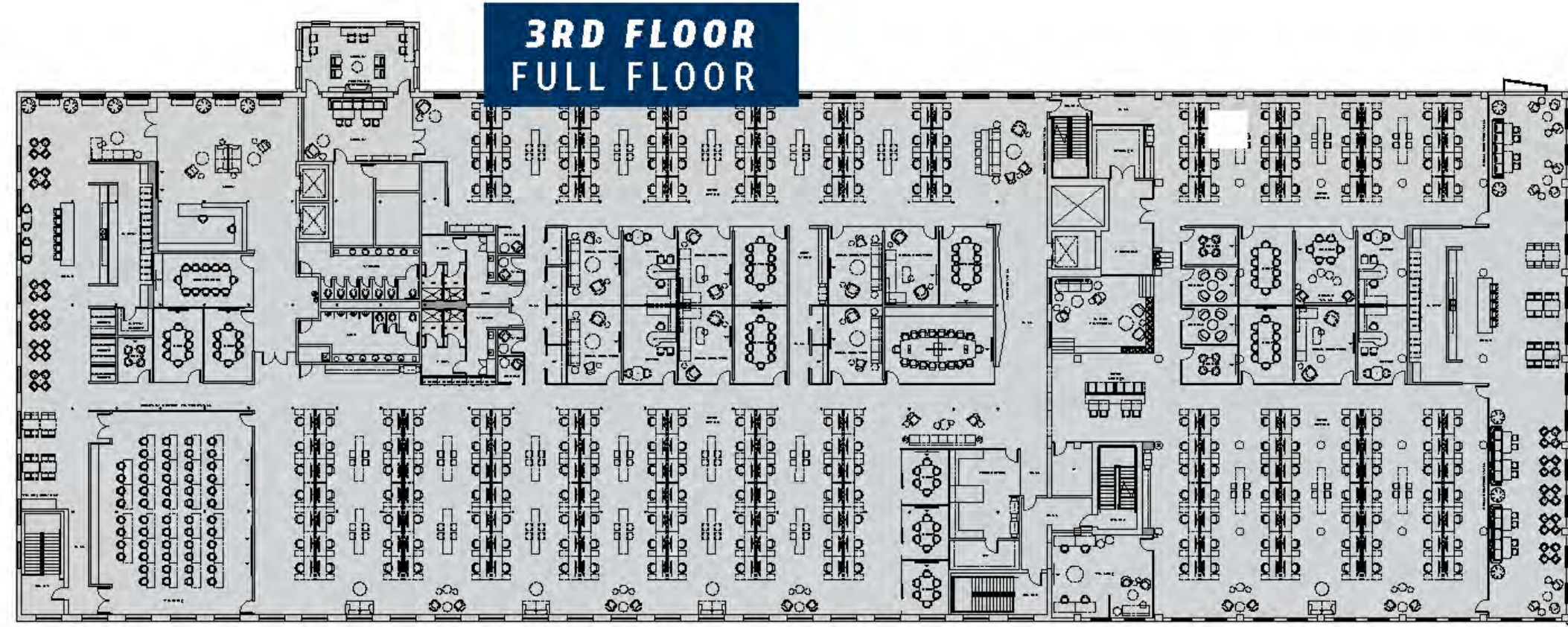
1ST FLOOR
±77,275 SF



BLUE
BLAZE

TURNER AVE.

test fits





BUILDING ON THE STRONGEST OF FOUNDATIONS

the neighborhood

Savona is embedded in a highly diverse set of neighborhoods with rich cultural amenities, renowned educational institutions and some of the city's most iconic and historic landmarks. Coursing through the veins of its heavily tree-lined streets and undulating topography, the West End has an undeniable authenticity that is simply hard to replicate in other urban enclaves. Tenants and visitors of Savona will greatly benefit from the surrounding businesses, retailers, and residents that call this part of Charlotte home.



CHECKING THE BOX IS ONLY THE BEGINNING

the experience

Whether its grabbing a beer with a coworker at Blue Blaze Brewing, hitting the greenway for a quick break from your workday, or spearheading a charity event on the campus, tenants and visitors of Savona will arrive each day excited for what comes next.

Expect engaging, creative amenities and complementary retail at Savona with a strong physical connection to nature and the 80+ acres of connected public greenspace.



HOW IS SAVONA BRINGING PEOPLE TOGETHER?

the connections

No other project in Charlotte is as well positioned to provide tenants and visitors with direct access to the city's greenway and park system. The existing Stewart Creek Greenway begins at the southern end of the site, at Blue Blaze Brewing, and runs just over 1 mile to Uptown. A 1.5 mile expansion is underway and will provide even better access to trail, including a new footbridge spanning the creek into the adjacent 28-acre park.

The CityLynx Gold Line, a 4 mile streetcar transit route that connects the Historic West End to Midtown, was recently extended and provides further connectivity to the project.



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