



ELIZABETH

— ON SEVENTH —

DELIVERING Q1 2022

DEVELOPED BY





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
- ★ Designed to LEED certified specifications
- ★ 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

LOCATION



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.



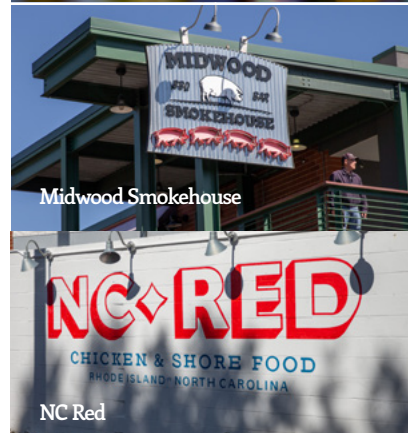
The Crunkleton



Starbucks



The Fig Tree



Midwood Smokehouse

NC Red



The Stanley



Smooth Monkey



Caswell Station



Cajun Queen



Legion Brewing



Sunflour Bakery

NEIGHBORHOOD AMENITIES

- 01 Anntony's Caribbean Cafe
- 02 Sunflour Baking Company
- 03 Jersey Mike's
- 04 Starbucks
- 05 Caswell Station
- 06 Cajun Queen
- 07 Hawthorne's pizza
- 08 Sabor Latin Street Grill
- 09 1900 Mexican Grill
- 10 The Stanley
- 11 Crunkleton
- 12 Viva Chicken
- 13 Earl's Grocery
- 14 The Spoke Easy
- 15 Showmars
- 16 Devil's Logic Brewing
- 17 Fig Tree
- 18 Camille's Sidewalk Cafe
- 19 New Concepts Coming Soon
- 20 Visualite Theatre
- 21 The UPS Store
- 22 Organic Nails by Adriana
- 23 8th Street Studio
- 24 Oasis Day Spa
- 25 2001 Cleaners Inc.
- 26 Unique Boutique
- 27 Pet Supplies Plus
- 28 Autobell Car Wash
- 29 Jones Dry Cleaning
- 30 Madabolic
- 31 Menya



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

- * Ground floor restaurants open for breakfast, lunch and dinner with outdoor dining areas
- * Less than 1/2 mile to CityLYNX Gold Line Streetcar
- * Conveniently located bike parking
- * Lounge on ground floor available for building tenants use

Design

- * 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
- * Designed to LEED certified specifications
- * Fitwel and WiredScore Certified
- * Public Art incorporated throughout
- * Exterior monument and building signage available

Parking

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





EAST 7TH STREET RESTAURANTS AND SHOPS



EAST 7TH STREET RESTAURANTS AND SHOPS
PARKING ENTRANCE



EAST 7TH STREET ENTRANCE



NORTH CASWELL ROAD PARKING ENTRANCE
& RESTAURANTS AND SHOPS



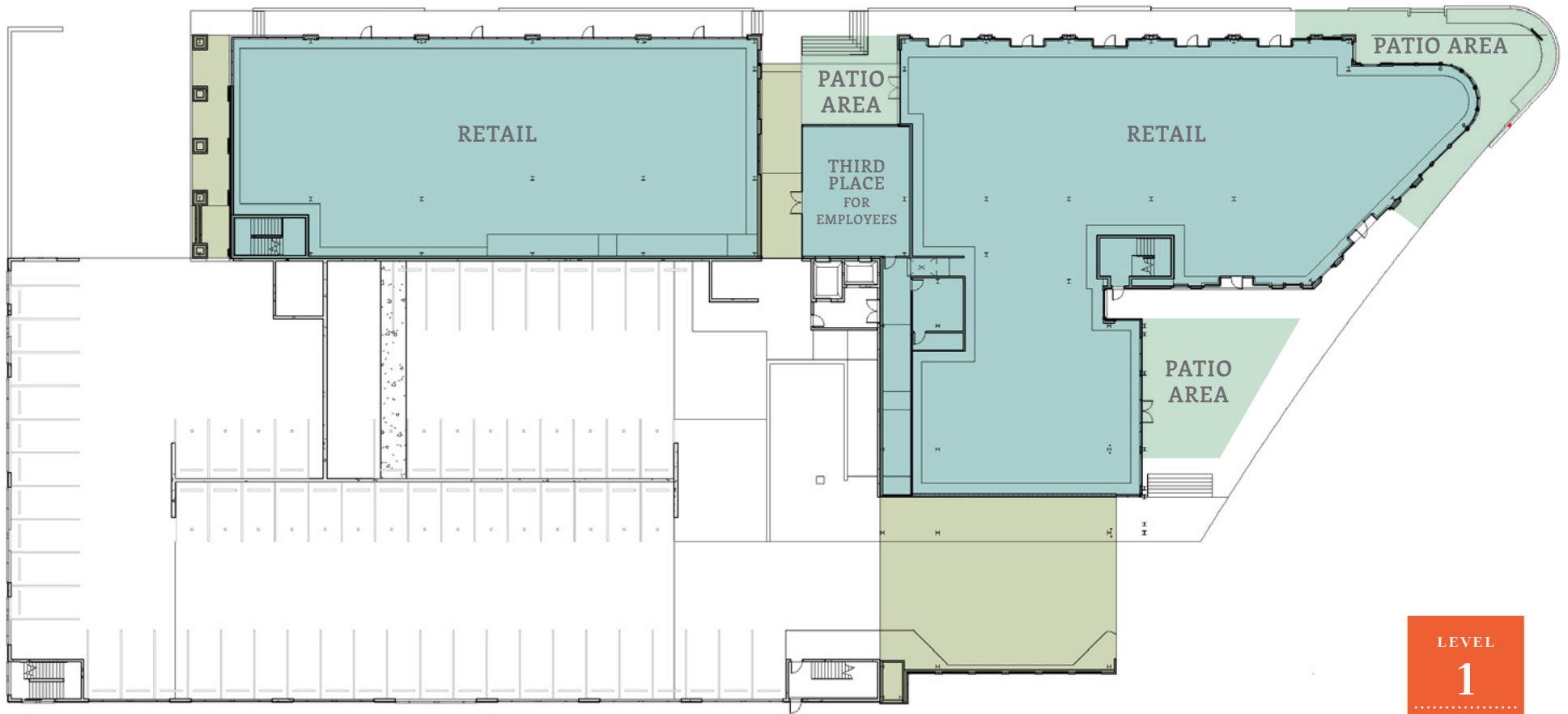
SITE PLAN

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

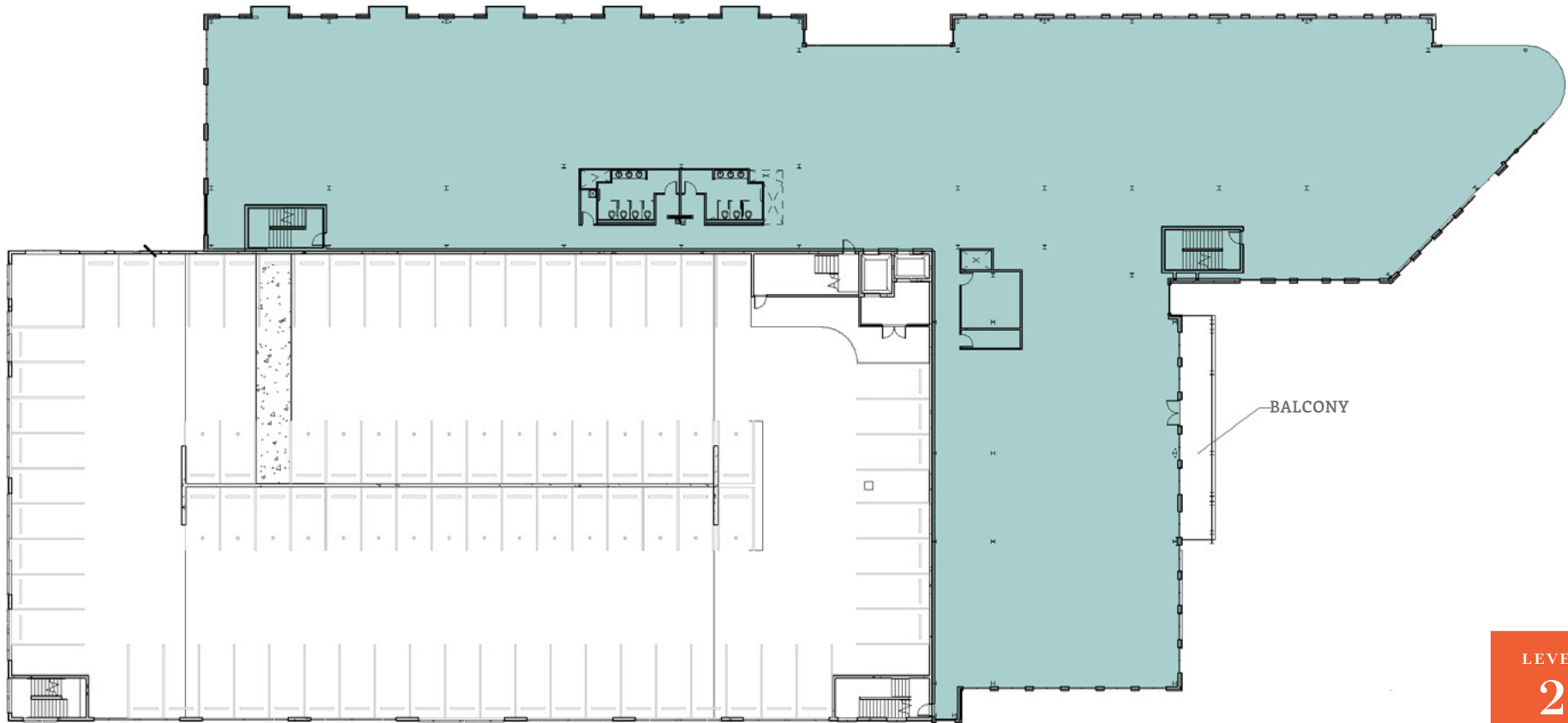
Three patio areas totaling +/- 2,900 SF



LEVEL
1
.....
RETAIL

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
2
OFFICE

FLOOR 2 | Office + Balcony | +/- 25,000 SF

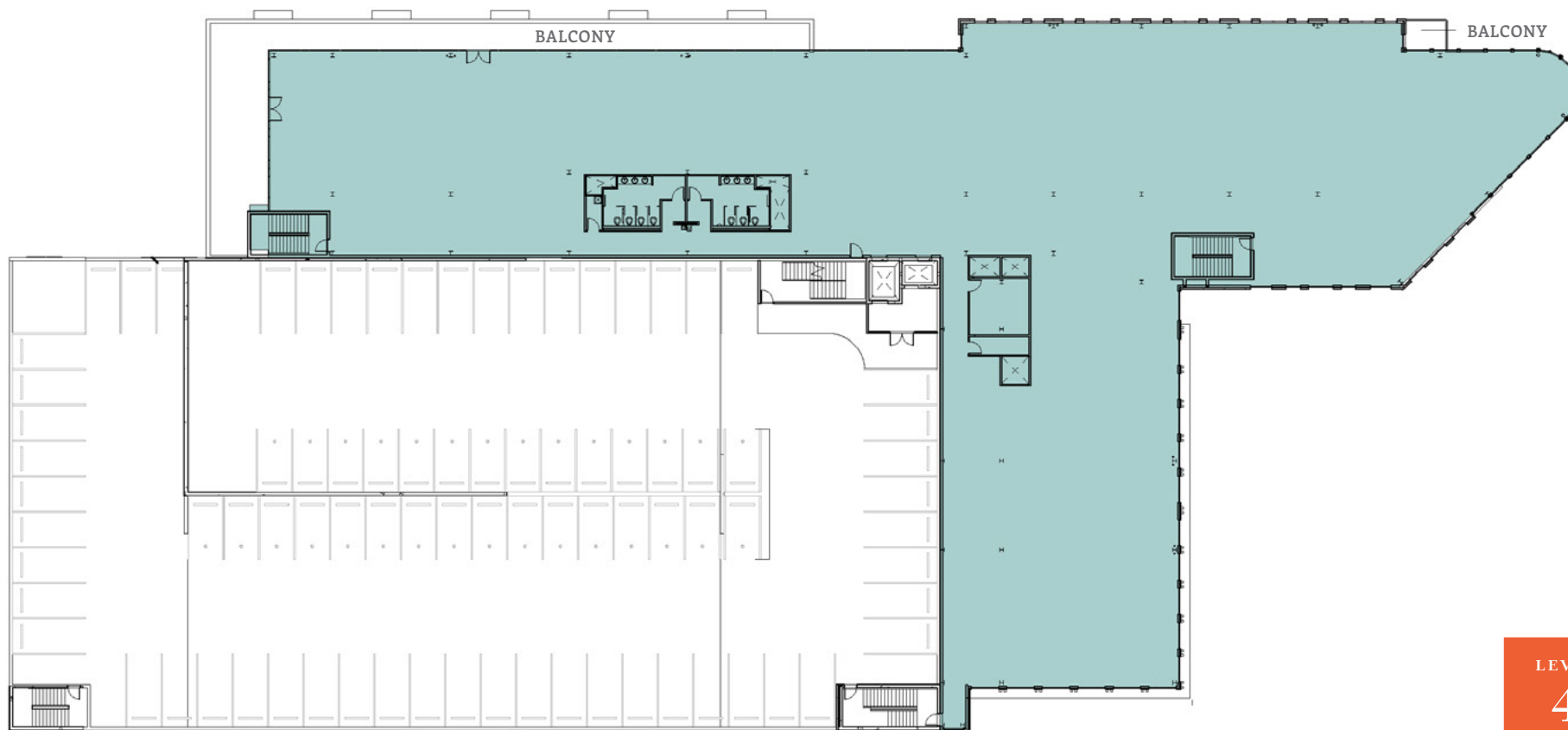
Direct Garage Access



LEVEL
3
OFFICE

FLOOR 3 | Office | +/- 25,000 SF

Direct Garage Access



FLOOR 4 | Office + Balcony | +/- 23,000 SF

Direct Garage Access

LEVEL
4
OFFICE

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 59 multifamily communities, 21 million square feet of commercial space and 60 single-family master-planned communities. Headquartered in Charlotte, Crescent Communities has regional offices in Washington, DC., Atlanta, Orlando, Nashville, Dallas and Denver. Our multifamily communities are branded NOVEL by Crescent Communities.

Contact Us

To learn more about Elizabeth on Seventh and to inquire about leasing opportunities, visit elizabethonseventh.com or contact our leasing team.

Charley Leavitt | Managing Director - JLL
charley.leavitt@am.jll.com | 704.927.3002

Stephen Woodard | Senior Vice President, JLL
Stephen.Woodard@am.jll.com | 704.804.5807

ELIZABETH



ON SEVENTH



227 W Trade St. #1000,
Charlotte, NC 28202