550 SOUTH



FIVE FIFTY SOUTH CALDWELL

550 SOUTH

A FRONT DOOR LOCATION

WITH UNPARALLELED VISIBILITY

Nestled at the entrance to Uptown Charlotte, 550 South offers an exceptional opportunity to showcase your brand at an iconic location with unparalleled access and visibility. Situated directly off I-277, 550 South offers seamless connectivity to the South End and Midtown neighborhoods while also within walking distance to some of the best amenities Uptown has to offer.



394,072 SF
TOTAL OFFICE SPACE

205,423 SF
AVAILABLE

Floor 18	1810 1860	now	8,280 SF 2,169 SF
Floor 17	1700	now	24,490 SF
Floor 16	1600	now	24,408 SF
Floor 15	1500	now	24,325 SF
Floor 14	1400	available 4/1/27	24,241 SF
Floor 9	910 925	now	6,155 SF 7,145 SF
Floor 7	700	divisible/furnished	4,771 SF 7,309 SF
Floor 6	600	now	24,443 SF
Floor 5	500	now	19,848 SF
Floor 4	400	now	19,650 SF
Floor 3	325	spec suite	8,189 SF



550 SOUTH

REDEFINING, ELEVATING & TRANSFORMING THE UPTOWN WORKDAY



A bold new vision has arrived at 550 South. The property has been thoughtfully transformed into a destination workplace that prioritizes experience, wellness, and connection. From energized amenity spaces and modern gathering areas to upgraded finishes throughout, every detail has been designed to elevate the daily routine and create an environment where people want to work.





HIGHLIGHTS

20 STORY

class A office

349,072 SF

building size

24,000 SF

typical floor plate size

SIGNAGE

top-of-building signage
opportunity for anchor tenants



AMENITIES

550 EXCHANGE

on-site sundries cafe, light bites, and everyday convenience.

CALDWELL CONFERENCE

flexible meeting space designed to host team gatherings, client presentations, and large-scale conferences.

PULSE FITNESS

prioritize wellness with a modern fitness center featuring premium equipment, locker rooms, and towel service.

550 SOCIAL

A hospitality-inspired gathering space designed for connection, collaboration, and a change of scenery throughout the day.

THE STUDY

find focus in a dedicated retreat designed for quiet work, informal meetings, and individual productivity.

PLATFORM COFFEE

on-site coffee shop & cafe.



550 SOCIAL



THE STUDY



550 SOCIAL



550 SOCIAL



PULSE FITNESS

CONNECT & COLLABORATE

550 SOUTH



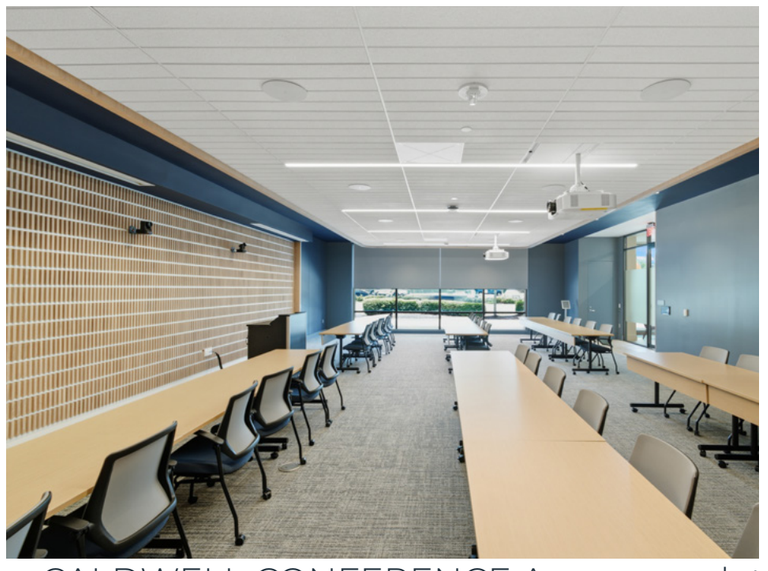
PULSE FITNESS



PULSE FITNESS



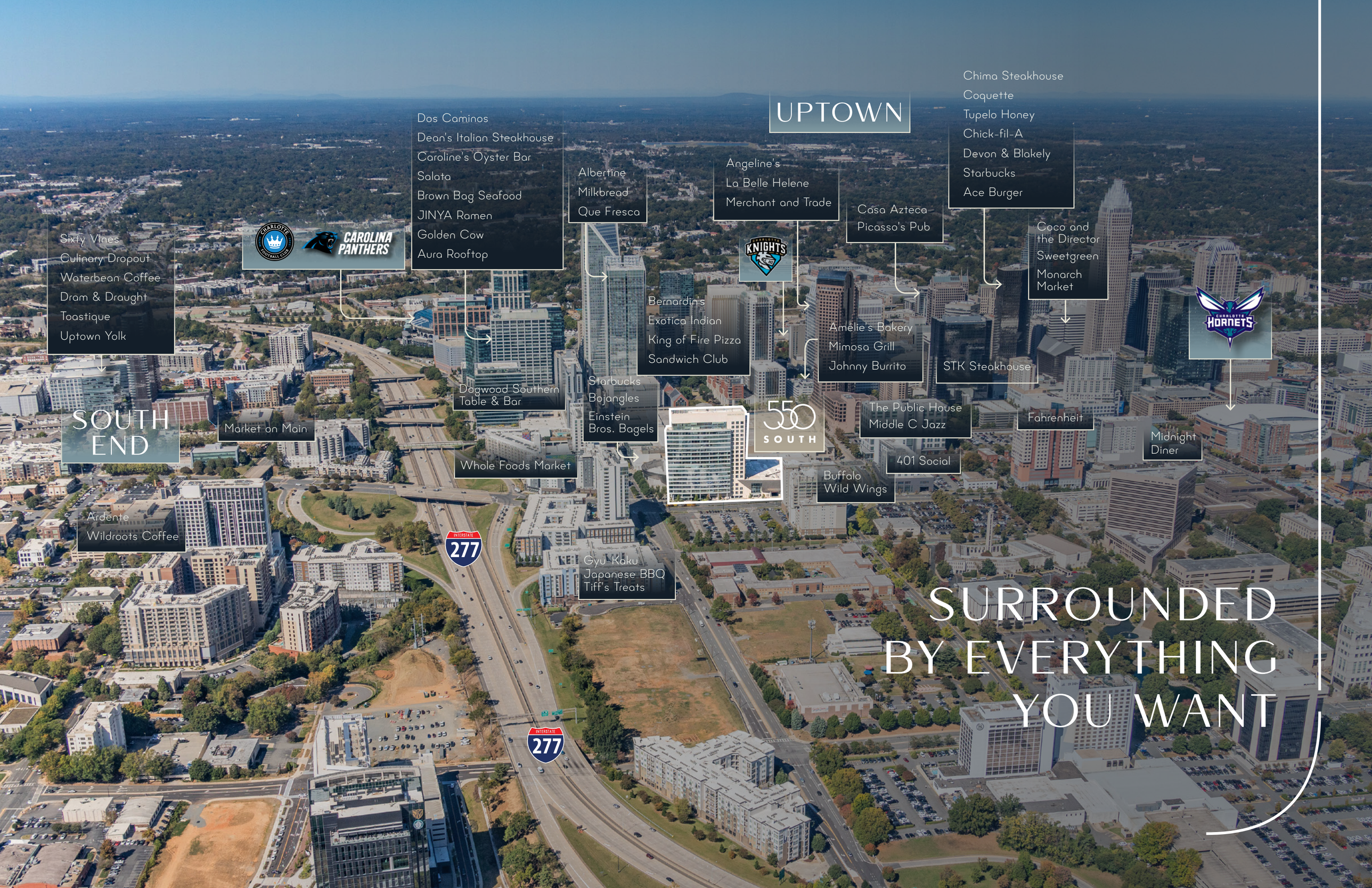
CALDWELL CONFERENCE



CALDWELL CONFERENCE Accommodates 65 Guests



CONNECT & COLLABORATE



SURROUNDED BY EVERYTHING YOU WANT

UNMATCHED CONNECTIVITY

Whether by foot, train or car, 550 South takes the headache out of your commute, with a location built for today's bustling lifestyle that seamlessly connects you to all corners of Charlotte. With quick access to public transit and all major roadways including I-74, I-277 and I-77, the Queen City's most dynamic neighborhoods and destinations are all just minutes away.





CONTACT US

LEASING

CHARLEY LEAVITT
704.634.8254
charley.leavitt@cushwake.com

BARRY FABYAN
704.907.2532
barry.fabyan@cushwake.com

KENNEDY FERTITTA
704.962.7430
kennedy.fertitta@cushwake.com

CUSHMAN & WAKEFIELD | Cousins