

**BLACKSTONE MATTHEWS
BUILDING**
C. 2009



Matthews Historic Urban Core
22,000+ sf retail/office

Period Design
New Construction
State-of-the-art amenities

Project Overview



101 East Matthews Street, Suite 200
Matthews, NC 28105
P 704.849.8181
F 704.846.1279

Blackstowne Development, LLC is pleased to announce the construction of premium commercial space in the town of Matthews, North Carolina. Anchoring the northern end of the historic urban core (HUC) designated in the town's master plan, the 3-story building will exemplify the hometown feel desired by the town planners. In conjunction with Charlotte's Overcash•Demmitt Architects, Blackstowne has designed the exterior of the 22,000+ sf structure to reflect the late 19th-century style of the original buildings that comprise the town center. Period design elements will be featured in the lobby as well. With over 7000 sf of storefront retail space on the ground floor and nearly 15,000 sf of office space on the upper two floors, the building will utilize environmentally conscious construction techniques and energy efficient plumbing and mechanical systems.

Construction Management will be provided by Concorde Construction Company.

Call 704-849-8181 with questions or to place your reservation.

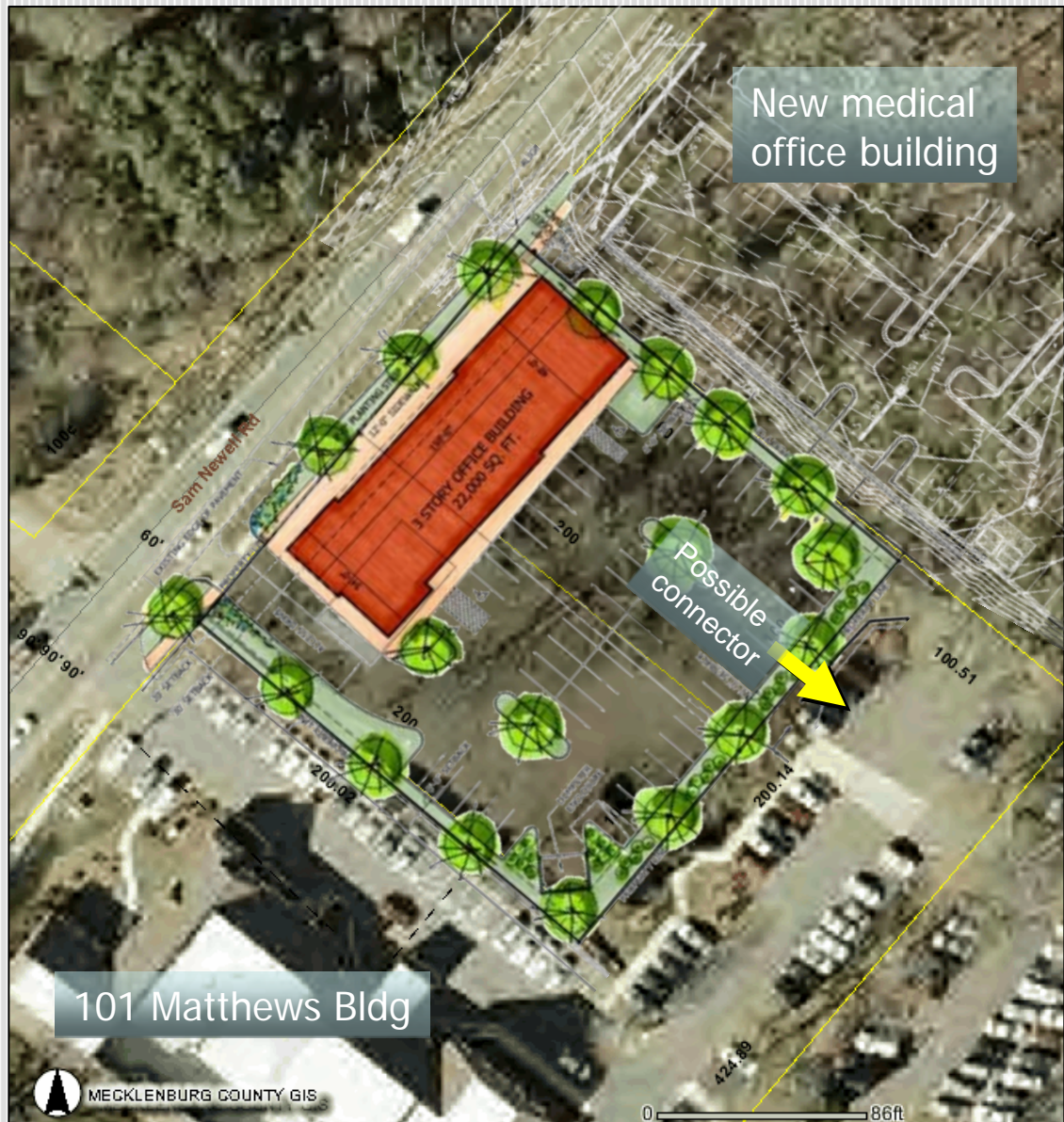
PROPERTY HIGHLIGHTS

- Street Level Retail - Restaurant
- Third Floor Leased
- Suites from 1,000 - 7,500 SF
- Retail Rates: \$22.00 + \$3.50 NNN
- Convenient to Presbyterian Hospital, Matthews Town Hall, Family Dollar Headquarters, and Windstream Headquarters
- 3-Story Building
- Historic Downtown Matthews
- Available 2009
- Office Rates: \$20.00, Full Service

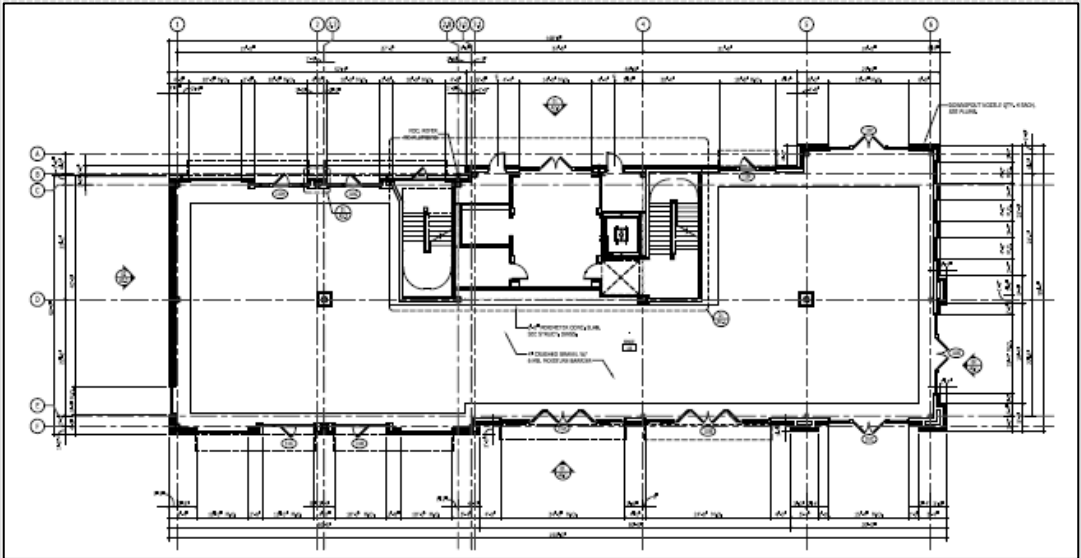
Location



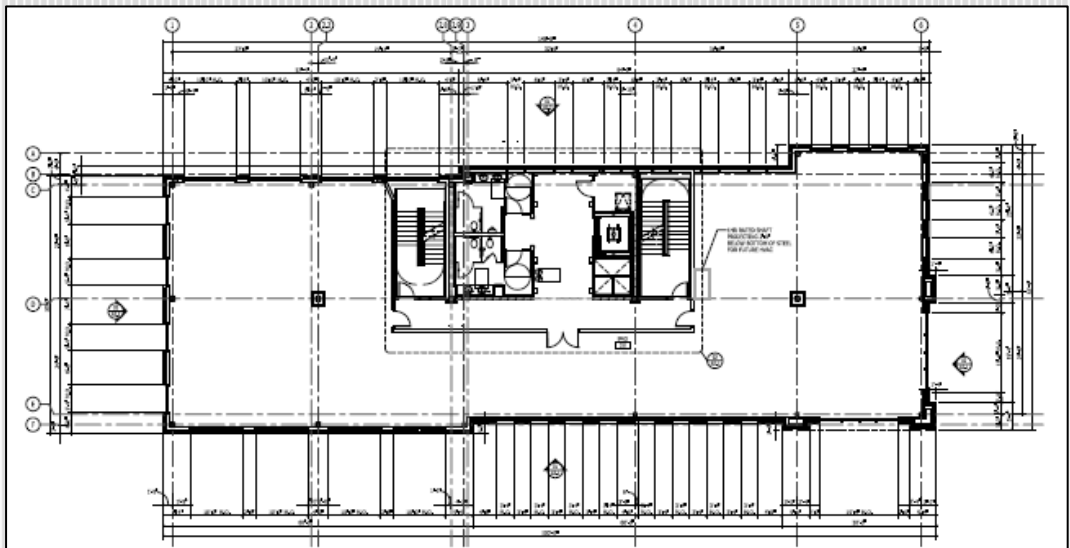
Site Plan



Floor plan



1st floor



2nd and 3rd floors

THE BLACKSTOWNE COMPANIES

Creativity ♦ Quality ♦ Integrity

Blackstone Development, LLC locates land parcels in areas of active growth that if carefully and properly improved offer a unique opportunity to enhance the existing surroundings.

The Blackstone Building Group designs and builds unique high-quality, value-oriented, energy-efficient fine homes and non-industrial commercial structures that complement the natural environment or nearby structures.

Both businesses bring together hard-working and talented individuals from various professions to accomplish these goals. We want our associates to be able to excel in their individual passions while working together to achieve our corporate goals. We are uncompromising in our desire to maintain a high ethical standard with personal and professional integrity.