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From the Charlotte Business Journal:

<https://www.bizjournals.com/charlotte/news/2018/07/12/whats-planned-at-this-2-3m-adaptive-reuse-project.html>

## What's planned at this \$2.3M adaptive-reuse project in Charlotte's North End

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This \$2.3 million adaptive-reuse project looks to bring a mix of retail and office space to Charlotte's North End.

That project — dubbed The Rail House because of its proximity to the railroad tracks — sits at 123 E. 7th St.

"We think it's going to assist with the revitalization of that section of the neighborhood closer to NoDa," says Rusty Gibbs with The Nichols Co. "We felt the timing was right."

He's leasing that project for investor group 123 E 27 LLC.

That two-story building is roughly 25,000 square feet.

Gibbs says plans call for a brewery, shared commercial kitchen and creative office space. He's working to line up tenants up now.

Expect the brewery to take up about 8,000 square feet.

Another 4,000 square feet will be used for creative office. That could mean one company, a coworking venture or several small offices.

The remaining space will be a shared kitchen to accommodate users such as food trucks and catering.

"I think there is a need for that market," Gibbs says.

Studio Fusion has been tapped as the architect. The design will take advantage of natural light, the



THE RAIL HOUSE

The Rail House should welcome tenants in spring 2019.

building's barrel roof, tall ceilings and an open floor plan.

**Jennifer Thomas**

Staff Writer

*Charlotte Business Journal*

