

# New South End tower earns nod as 'most intelligent office building' in US



Stiles Corp. and Shorestein Properties delivered 110 East in April. The South End building recently earned Realcomm's Commercial Real Estate Digital Innovation Award for "most intelligent office building."

MELISSA KEY/CBJ



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Charlotte's newest tower was recently chosen as the country's "most intelligent office building" by a national real estate tech company.

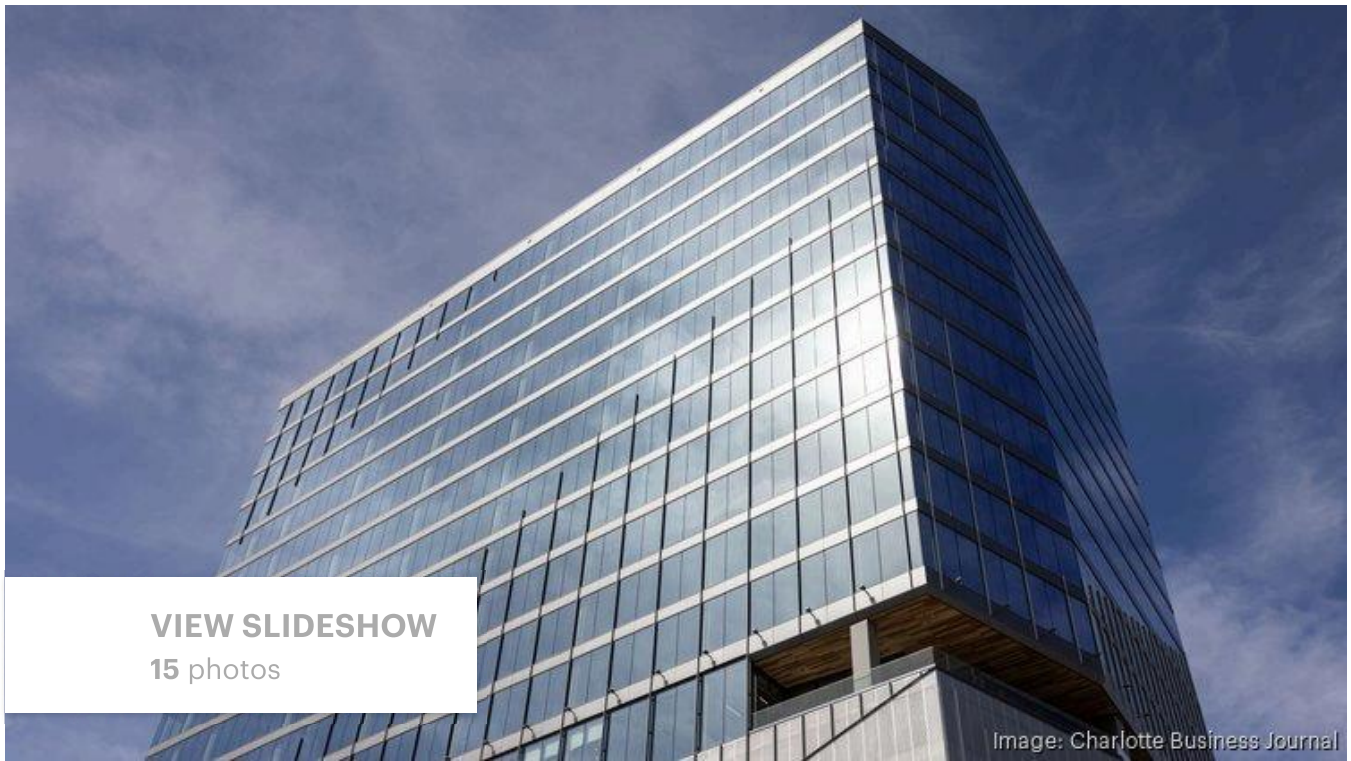
110 East, developed by Florida-based Stiles Corp. and California-based Shorenstein Properties, earned the Commercial Real Estate Digital Innovation (Digie) award earlier this month at Realcomm IBcon's 26th annual conference in Tampa, Florida,.

Devon Newton, Stiles Corp. vice president of property management, said 110 East was chosen for the award due to its "advanced smart building systems and integrating cutting-edge technologies" that enhance operational efficiency and the tenant experience.

"110 East was built for the next generation of office users," Newton said. "This recognition is a testament to the dedication of the entire team to creating an intelligent, sustainable and future-ready office space."

[The 370,000-square-foot, 24-story building at 110 East Blvd. in South End delivered in April.](#) The tower, located next to the East/West Station and directly on the Lynx Blue Line, has 13 floors of office space on top of a 900-space parking deck. An 11th-floor sky lounge includes a 3,000-square-foot terrace, 4,000-square-foot fitness center, conference rooms and 12,000 square feet of leasable office space.

The tower also has about 5,800 square feet of available ground-floor retail space that is expected to be leased to a single restaurant tenant.



Florida-based Stiles Corp. and California-based Shorenstein Properties recently delivered 110 East — a 370,000-square-foot, 24-story building — in South End.

Realcomm's Digie Awards launched in 1999 to recognize innovative projects, companies and people leading digital transformation in real estate. 110 East was judged on key factors that include:

- Energy efficiency and sustainability
- Advanced technology integration
- Occupant experience and productivity
- Connectivity and infrastructure
- Innovative use of data and analytics
- Automation and intelligent systems
- Sustainability performance

Newton said a tenant experience app will launch soon for download on [Apple](#) and [Google](#) devices that can be used by both tenants and the general public. She said the benefit to the public is that the app will have a transit plug-in that shows local schedules for trains, buses, bikes, scooters and ride shares. Shared spaces on the building's amenity floor can also be rented out.

For tenants, Newton said the app is a one-stop shop for everything they need inside the building.

"So often, property managers have so much on their plate. There are all these things they can and should be doing to create a better experience, but tenants have to wait for them to take action," she said. "Having all of these technologies available provides a faster and easier, self-servicing experience for the tenants."

It also frees up property management to focus on unique on-site programming that they might not otherwise have time for, Newton said.

"There is this expectation that tenants want activities, they want things to do where they work," she said. "When you automate the processes, there is more opportunity to activate the building and make it more exciting."

Because the tower, which is also LEED Gold and WiredScore Platinum certified, is so technologically advanced, Newton said they hired a cybersecurity Charlotte-based company called Intelligent Buildings to manage its systems. Newton said all tenants are required to go through the firm's systems when setting up their connectivity services due to the property's zero trust policy.

"Because there's so much tech inside the building, everything is complicated and there are potential vulnerabilities," she said. "(Intelligent Buildings) was hired to manage our riser and infrastructure, essentially putting an invisible moat around the building to protect it from cyber hacks."

**T H E L I S T**