

# 2801 W TYVOLA



CHARLOTTE, NC | 25,000 SF-473,000 SF SUBLEASE OPPORTUNITY





# PROPERTY OVERVIEW

2801 W Tyvola is a unique opportunity located in the amenity-rich airport submarket of Charlotte. This building is perfect for tenants seeking a flexible, plug and play office experience with onsite amenities, close proximity to CLT Douglas Airport and seamless access to major highways, I-77 and I-85.

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I-1 (CD) Light Industrial with conditional uses approved

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4-story Building

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offered in both structured and surface parking  
lots, 4.5/1,000 SF ratio

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473,000 SF Total Office

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Fully Furnished

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3 Min Drive to I-77

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Less than 10-min drive to CLT Douglas Airport

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24kV Dedicated Distribution Circuit

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7.25 MVA of Pad Mounted Transformer





# AMENITIES

+/- 23,000 SF Café & Dining Area

Fitness Center with Yoga/Barre Room

Coffee Bar

Flexible Work Areas

2,123 parking spaces available in both surface and structured parking lots



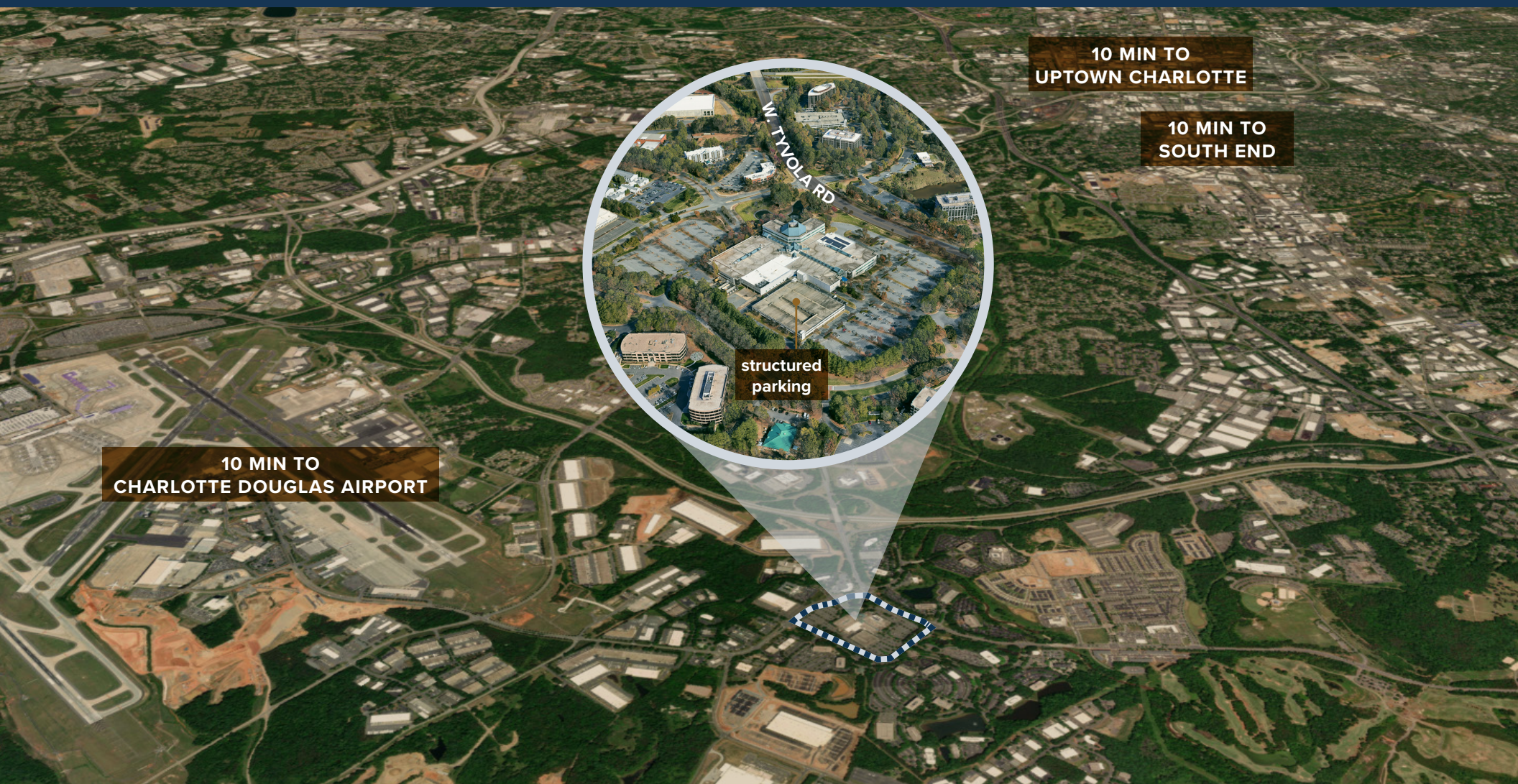


# LOCATION

Located just 10 minutes from Uptown South End, 2801 W Tyvola serves as a gateway to the heart of Charlotte, providing immediate access to major highways and neighborhoods for a stress-free commute.



3 MIN DRIVE TO **I-77** | 8 MIN DRIVE TO **I-485** | 10 MIN DRIVE TO **I-85** | 10 MIN DRIVE TO **CLT DOUGLAS AIRPORT**  
10 MIN DRIVE TO **UPTOWN CHARLOTTE** | 10 MIN DRIVE TO **SOUTH END**





# SURROUNDING AMENITIES

Experience the convenience at 2801 W Tyvola. From fast casual eateries, grocery stores, and hotels there's a full spectrum of amenities within a 10 minute drive.



Charlotte Douglas International Airport

**7th**  
busiest  
airport in  
the world

**181**  
nonstop  
destination

**35+**  
nonstop  
international  
flights per day

**\$4B+**  
capital  
investment  
plan





# PLUG AND PLAY OFFICE SPACE



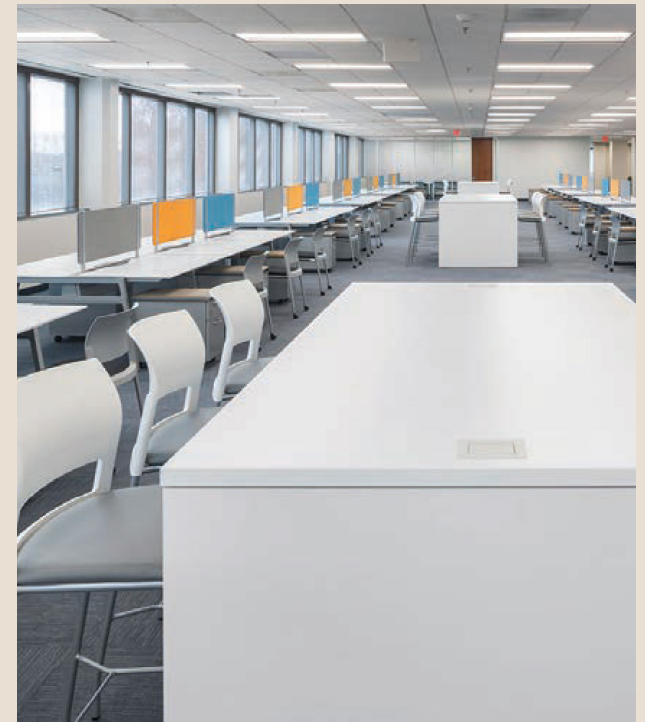
Plug & Play Office Space with Furniture



Fluid Office  
Space



Social  
Areas



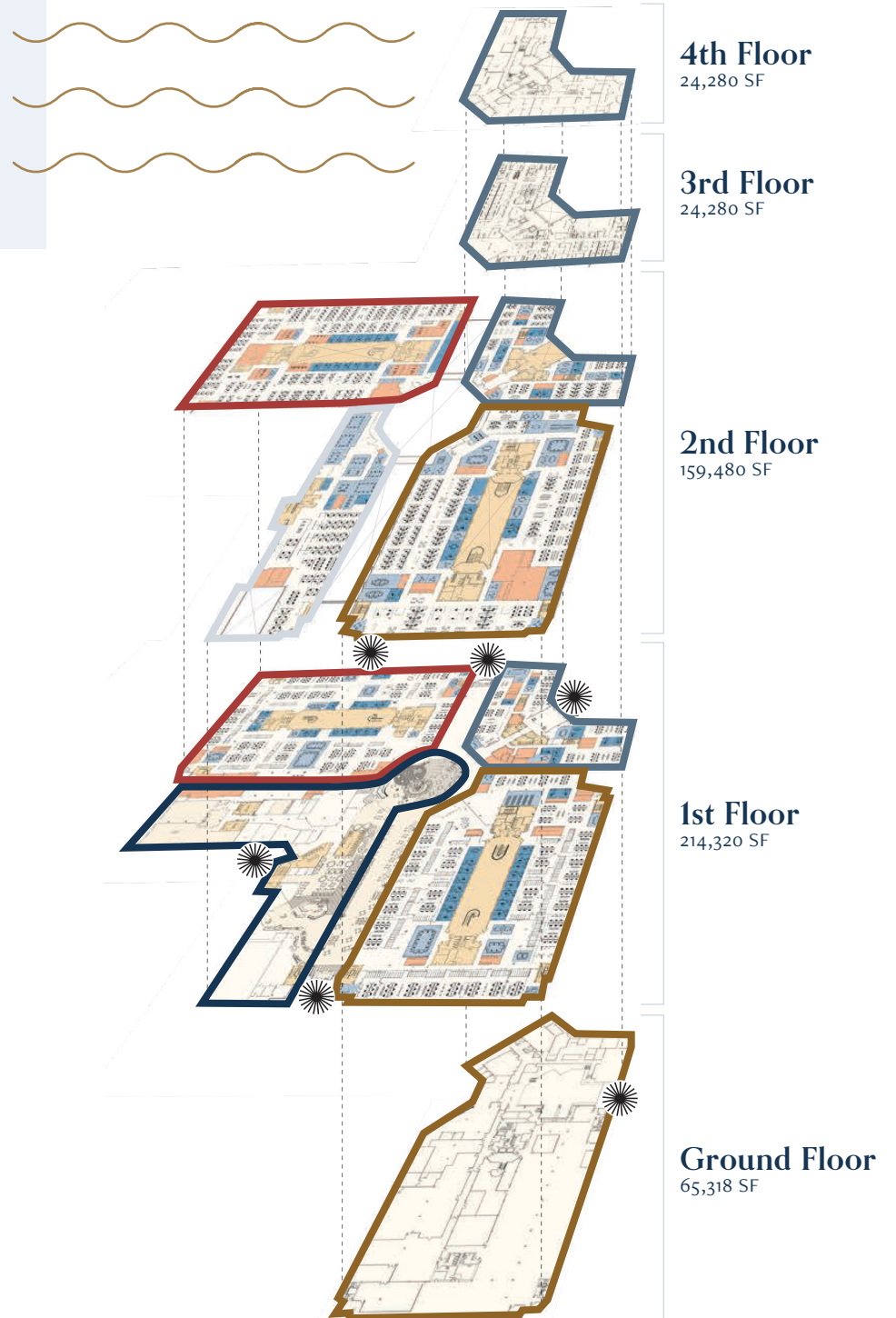
Open/Flex  
Workspace





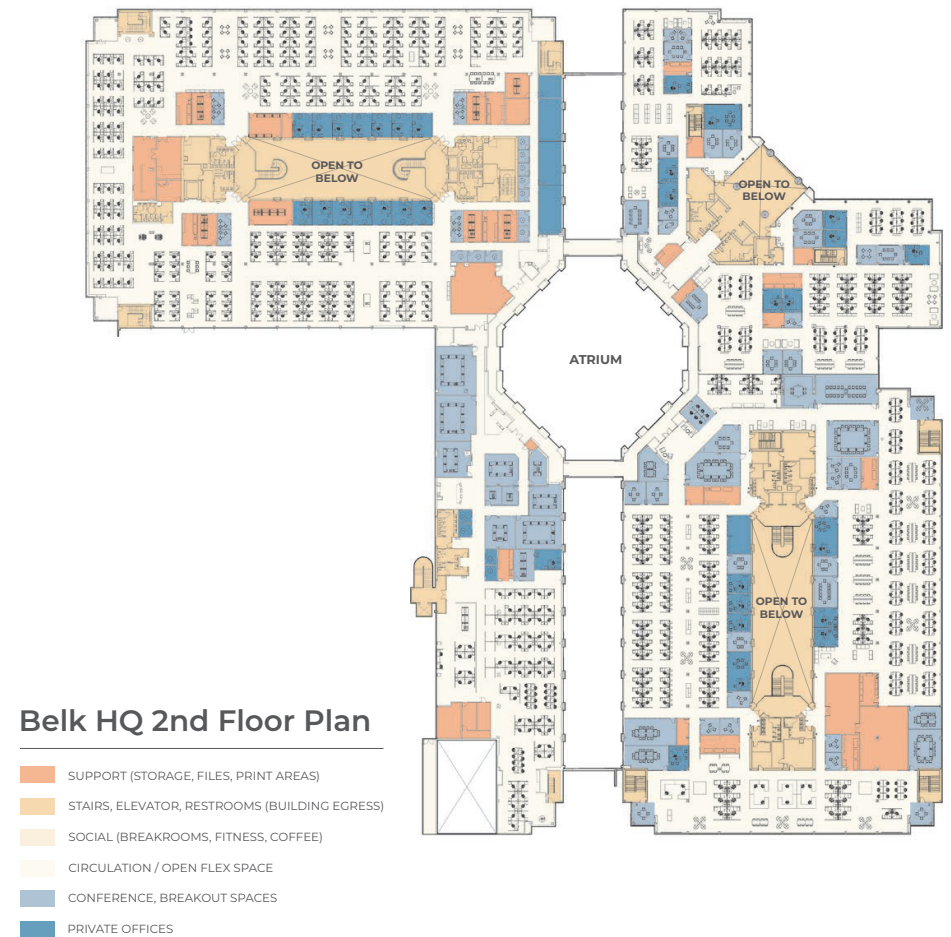
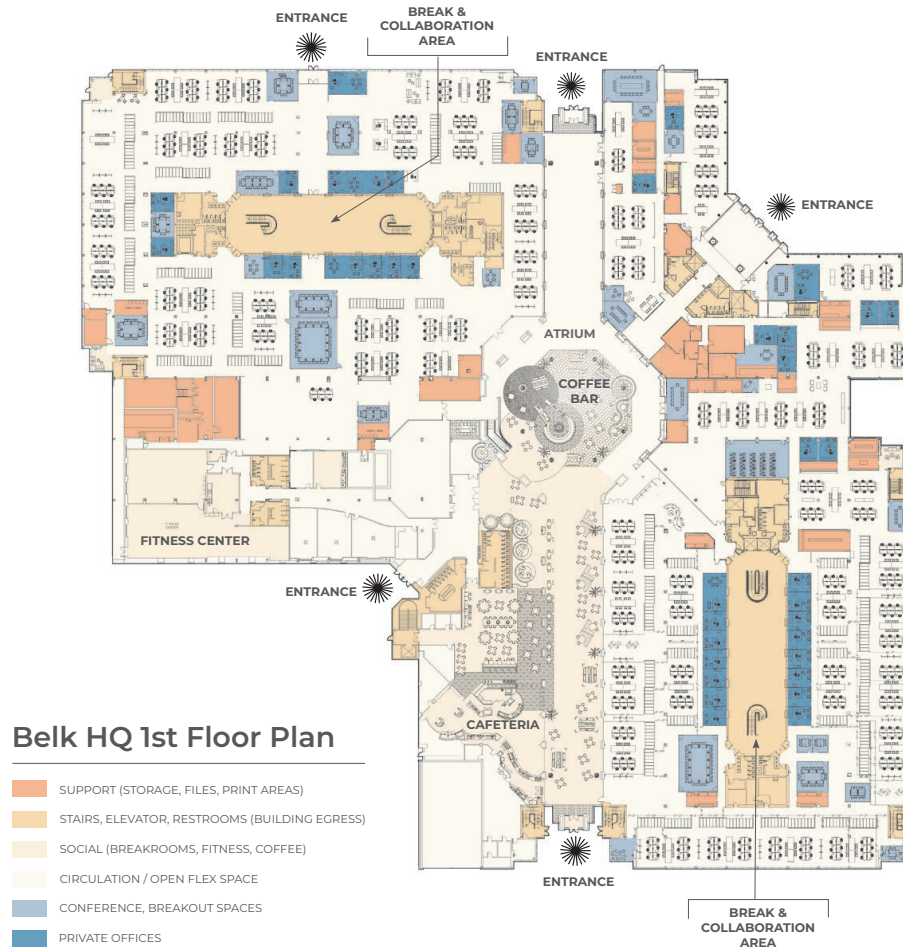
# FLOOR PLANS

- A** **4 Floors**  
24,280 - 25,000 RSF  
+/-110,818 SF
- B** **3 Floors**  
52,200 - 60,000 RSF  
+/-168,140 SF
- C** **2 Floors**  
54,400 - 59,200 RSF  
+/-113,600 SF
- D** **1 Floor**  
+/-25,600 SF
- Common Areas**
- Entrances**



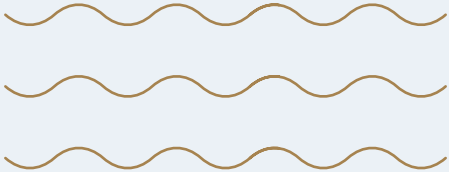


# FLOOR PLANS

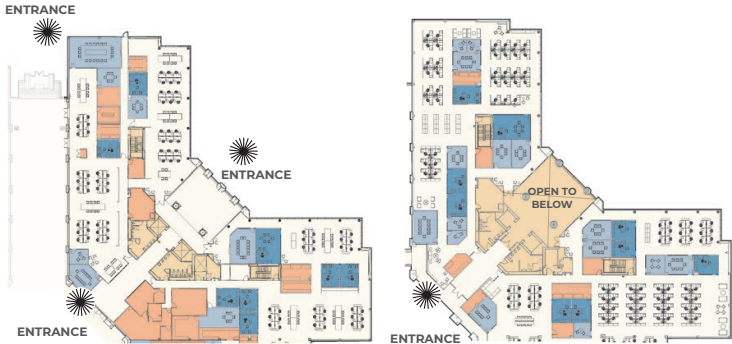




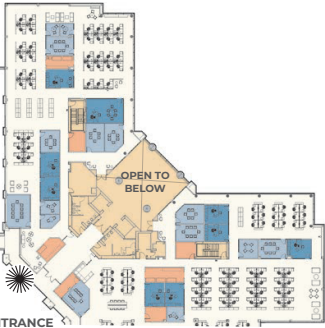
# FLOOR PLANS



**WING A | 1<sup>st</sup> Floor**  
25,600 SF



**WING A | 2<sup>nd</sup> Floor**  
24,280 SF



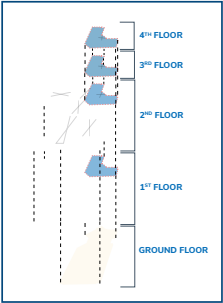
**WING A | 3<sup>rd</sup> Floor**  
24,280 SF



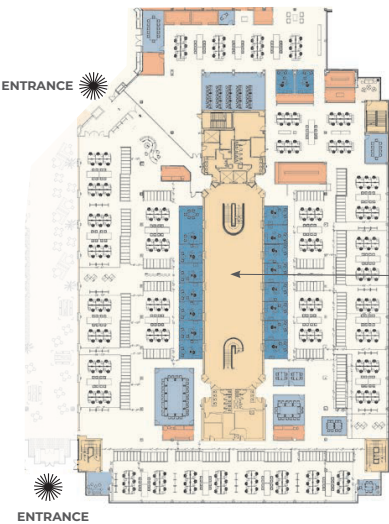
**WING A | 4<sup>th</sup> Floor**  
24,280 SF



**BUILDING KEY**



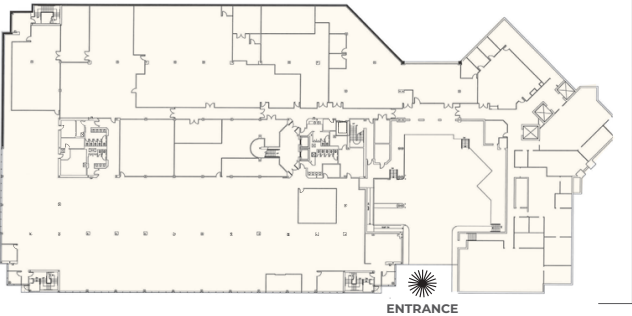
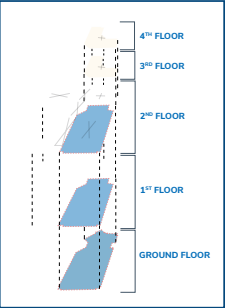
**WING B | 1<sup>st</sup> Floor**  
60,000 SF



**WING B | 2<sup>nd</sup> Floor**  
55,200 SF



**BUILDING KEY**

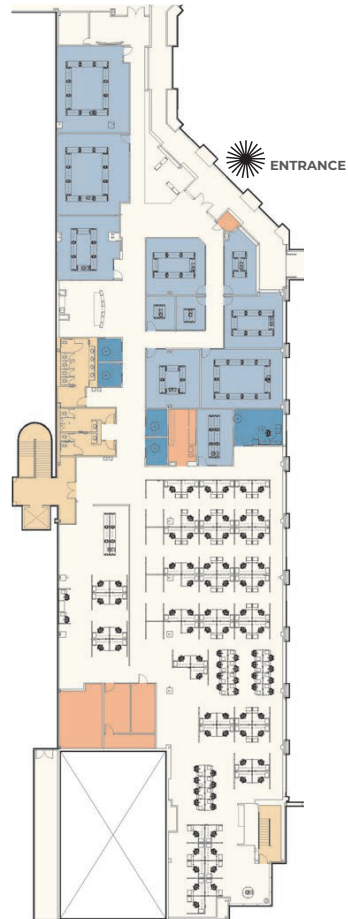




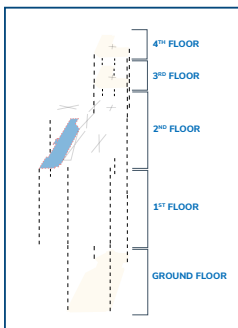
# FLOOR PLANS



**WING D** | 2<sup>nd</sup> Floor  
25,600 SF



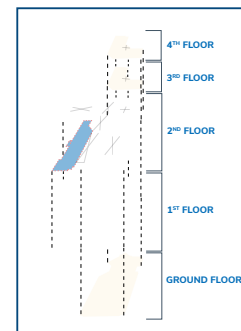
**BUILDING KEY**



**WING D** | 2<sup>nd</sup> Floor  
25,600 SF



**BUILDING KEY**





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