

330 SOUTH TRYON CHARLOTTE, NC ● UP TO 38,338 RSF AVAILABLE FOR LEASE



SOUTH
TRYON

Find Your Rhythm
IN UPTOWN

BIG CITY SWAGGER

ALL TO YOURSELF

A beautifully curated boutique office located in the center of Uptown Charlotte, 330 South Tryon presents an exciting opportunity to become a full building occupier or partial anchor tenant with full floor availability, prominent signage opportunities and efficient floorplates. 330 South Tryon combines an intimate, collaboration-friendly work environment with unbeatable access to the Queen City's most dynamic destinations.



REDISCOVER THE JEWEL BOX OF UPTOWN
RENOVATIONS NOW COMPLETE



THE
DETAILS

Completed in Q1 2025

- Refreshed building lobby
- Elevator cab modernizations
- Updates to parking garage
- Signature signage to help bolster the building's identity & visibility
- Direct parking access
- Enhanced pedestrian experience
- Distinguished building entry and enhanced sense of arrival



UPTOWN VIBES BOUTIQUE SIZE

OPPORTUNITY HIGHLIGHTS

- Abundant natural light
- Spec suites available
- Efficient floor plates
- 2 blocks to Lynx Station
- Direct floor-level parking access with Uptown's highest parking ratio (3.37/1,000 SF), with easy connectivity to the office
- 24-hour access
- On-site concierge security
- Connected parking deck
- Building signage available
- Two (2) points of parking ingress/egress
 - Martin Luther King Jr. Blvd.
 - S. Church Street

Relax in style on this shared balcony, overlooking Uptown Charlotte

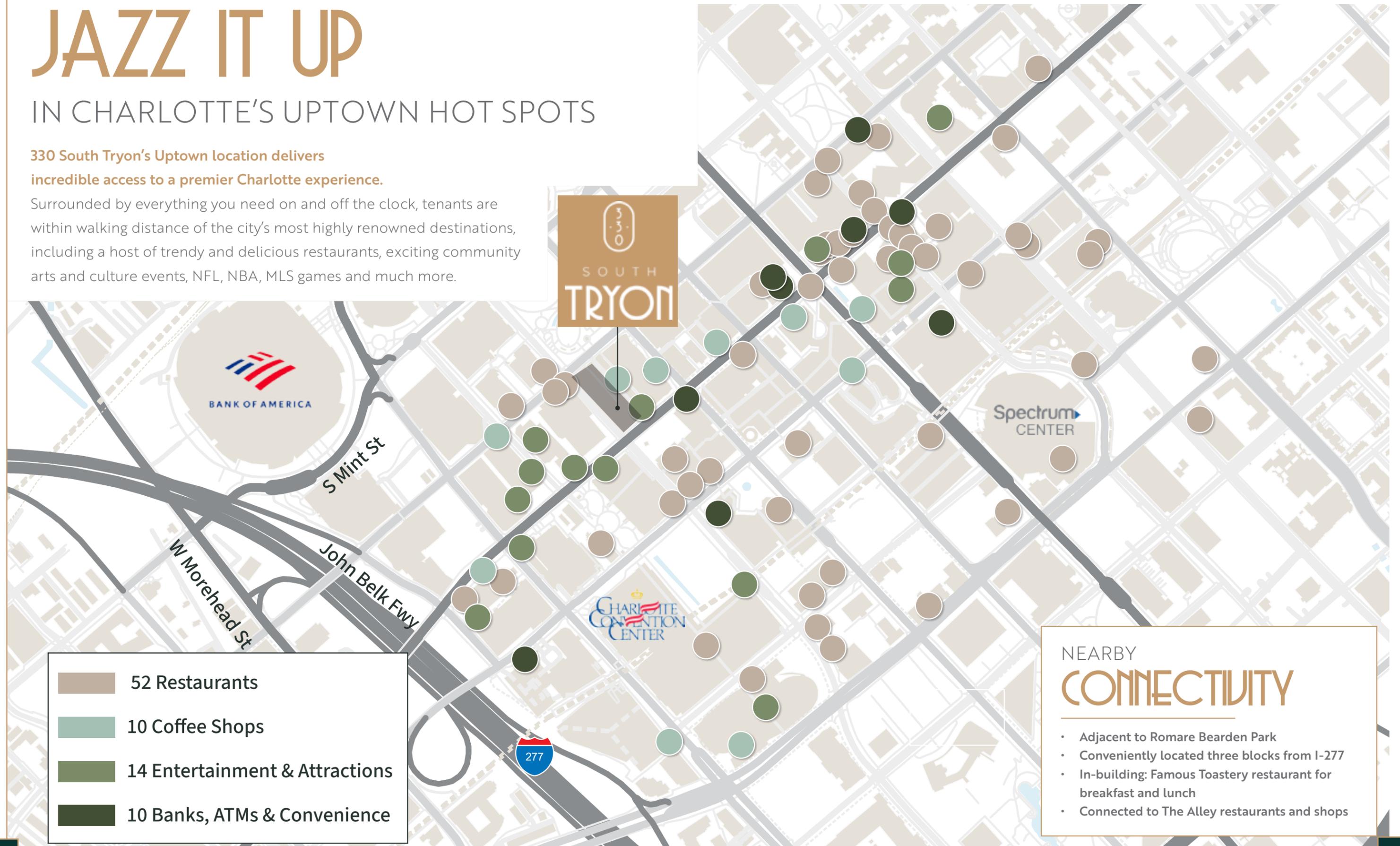


JAZZ IT UP

IN CHARLOTTE'S UPTOWN HOT SPOTS

330 South Tryon's Uptown location delivers incredible access to a premier Charlotte experience.

Surrounded by everything you need on and off the clock, tenants are within walking distance of the city's most highly renowned destinations, including a host of trendy and delicious restaurants, exciting community arts and culture events, NFL, NBA, MLS games and much more.



- 52 Restaurants
- 10 Coffee Shops
- 14 Entertainment & Attractions
- 10 Banks, ATMs & Convenience

- ### NEARBY CONNECTIVITY
- Adjacent to Romare Bearden Park
 - Conveniently located three blocks from I-277
 - In-building: Famous Toastery restaurant for breakfast and lunch
 - Connected to The Alley restaurants and shops

SWING DOWN THE BLOCK

JUST A SHORT WALK AWAY

7 MIN

Truist Field, Home of the Triple-A Charlotte Knights

10 MIN

Catch a Hornets Game or Enjoy a Concert at Spectrum Center

9 MIN

Cheer on the Panthers or Charlotte FC at Bank of America Stadium

8 MIN

Queen City Quarter

8 MIN

Get those Steps in Along the Charlotte Rail Trail

8 MIN

Stay Connected to Charlotte Aboard the LYNX Blue Line

5 MIN

Charlotte Convention Center

1 MIN

Take Your Lunch Break Under the Sun at Romare Bearden Park

4 MIN

Trade and Tryon Landmark

6 MIN

South End's Residential Neighborhood

<10 MIN

- 40+ Restaurants
- 17 Hotels
- 10 Museums
- 18+ Coffee Shops



JAZZY RETAIL & DINING

A historical destination in the heart of Uptown, The Alley at Latta Arcade

sits just steps away from 330 South Tryon, offering tenants convenient access to Charlotte's largest offering of indoor retail and restaurant space to host client lunches, run errands or enjoy after-hours entertainment.



Felix Empanadas



Knowledge Perk Coffee Roasters



800 Degree Carolinas

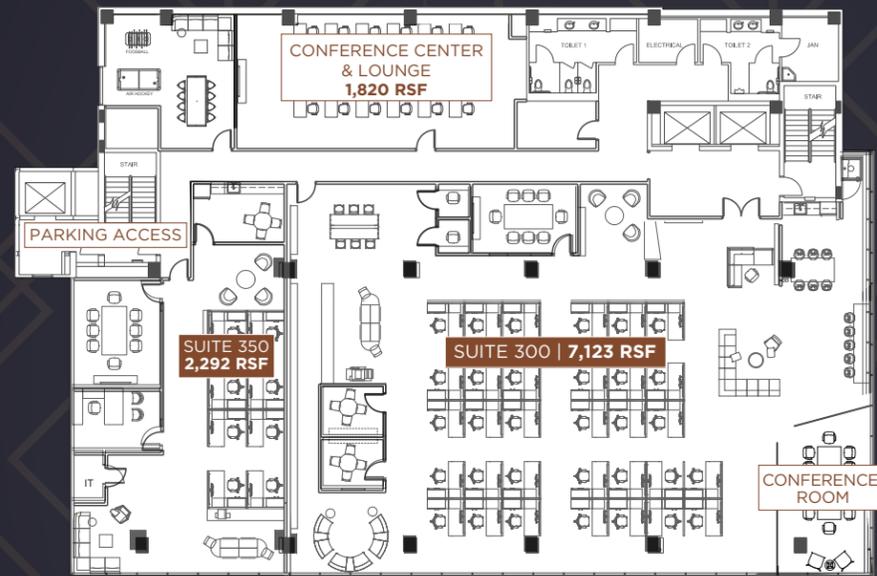


Ohana Poke

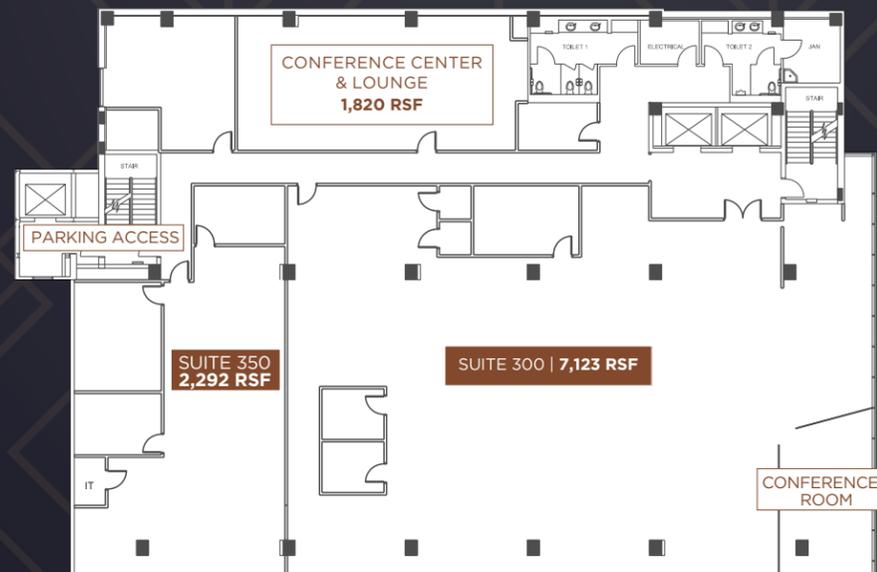
AMENITIES AND

AVAILABILITIES

THIRD FLOOR



TEST FIT



EXISTING CONDITIONS

SUITE 300 - 7,123 SF



SUITE 350 - 2,292 SF

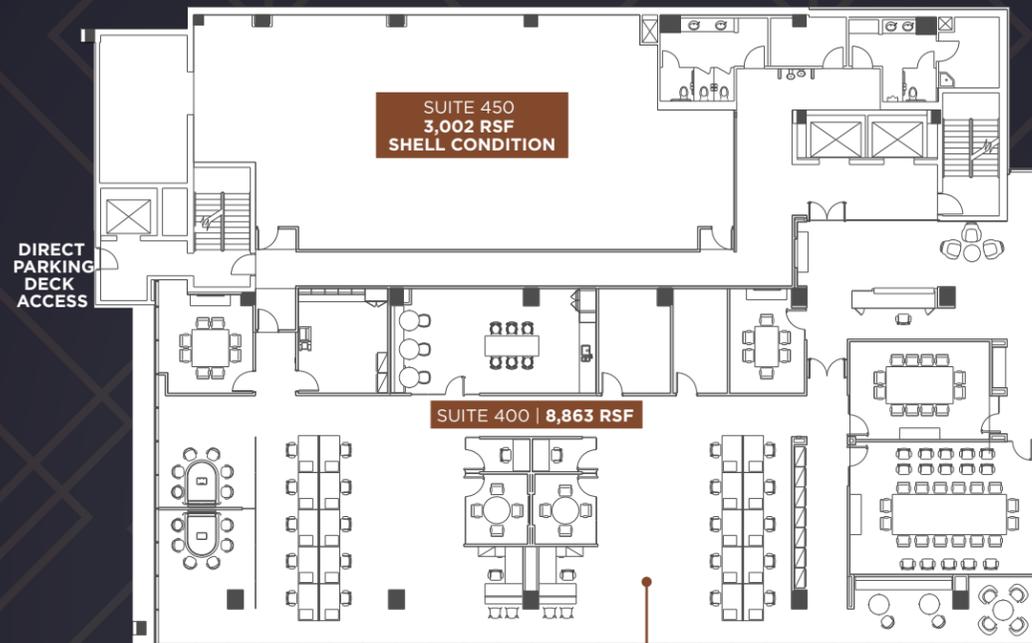


FOURTH FLOOR

AVAILABILITIES



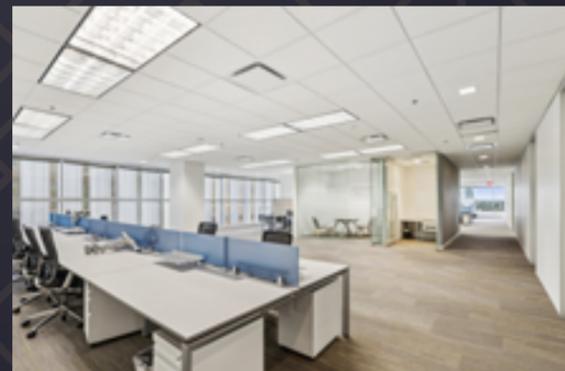
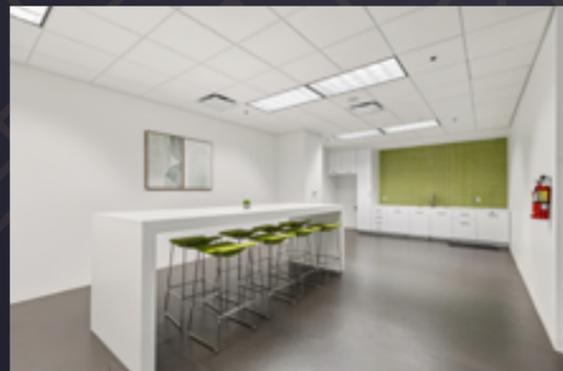
View 3D Tour



TOTAL
CONTIGUOUS:
11,865 SF

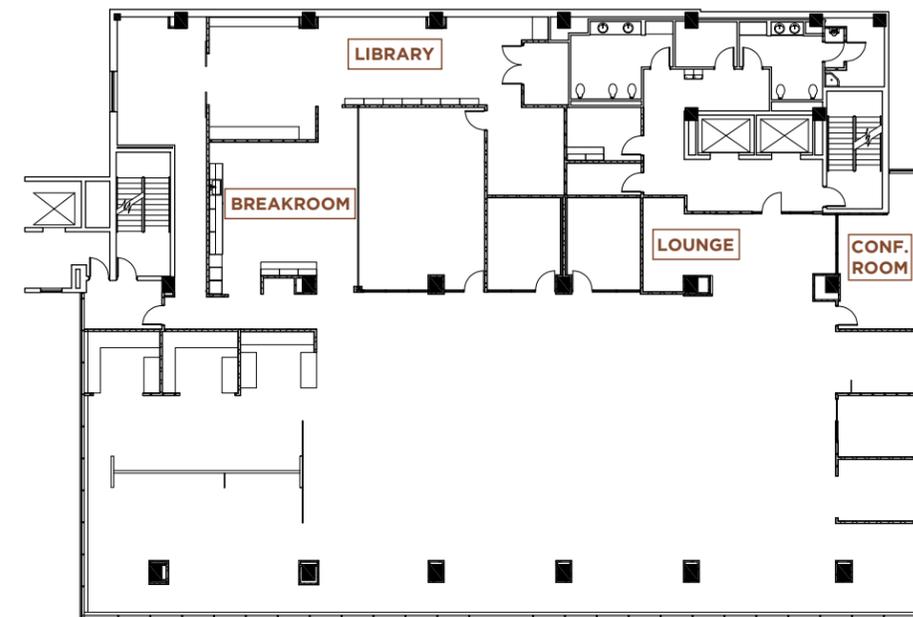
AVAILABLE NOW
PLUG AND PLAY WITH FURNITURE

Suite 400 – **8,863 SF**
FULLY FURNISHED

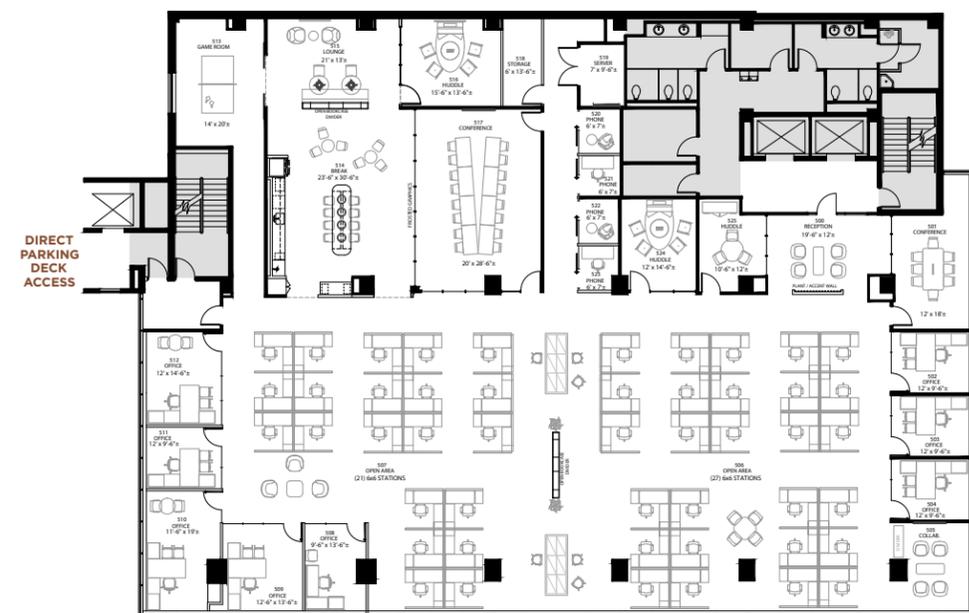


FIFTH FLOOR

AVAILABILITIES



EXISTING
CONDITIONS



TEST FIT

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— FOR MORE INFORMATION, PLEASE CONTACT —

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