

217 SOUTH TRYON

CHARLOTTE, NORTH CAROLINA

EXECUTIVE SUMMARY





Premier User Opportunity

18,195 SQUARE FEET

+ 6,063 SF Conditioned Basement

CENTER OF UPTOWN CHARLOTTE

+ Direct access to the Overstreet Mall

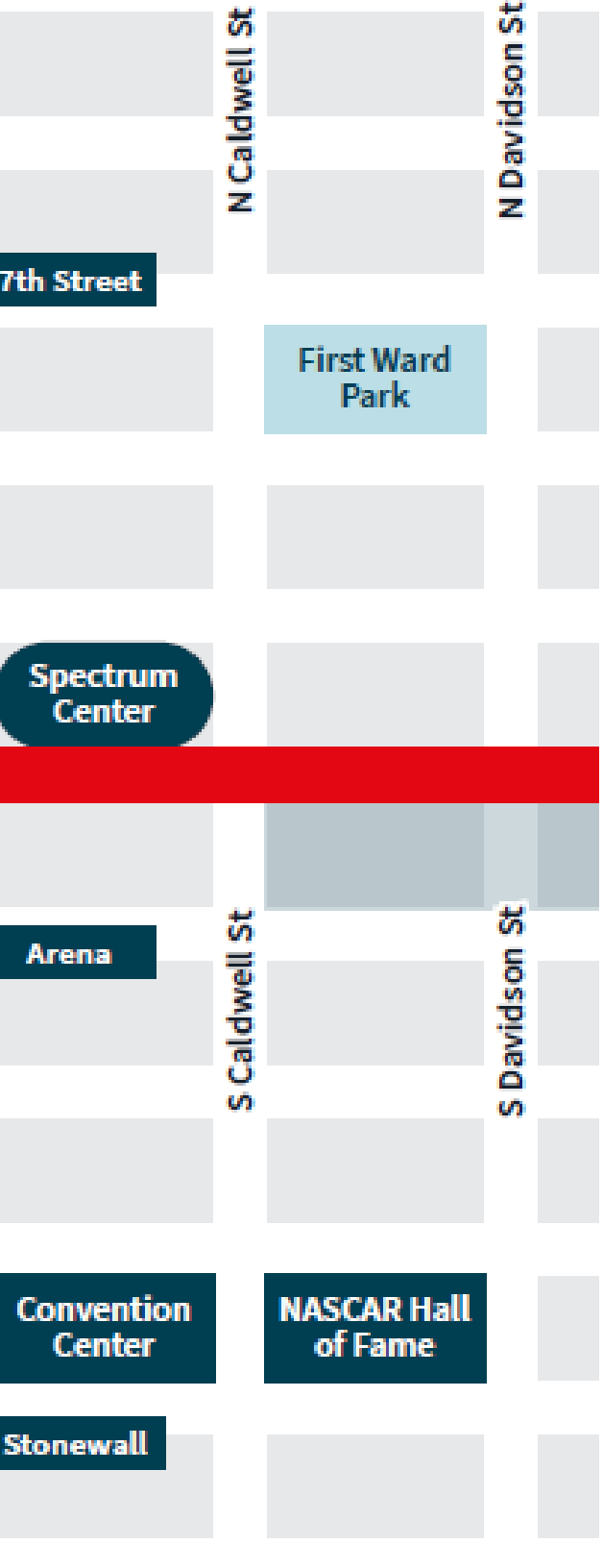
3RD FLOOR SKYLIGHT

OUTSTANDING SIGNAGE OPPORTUNITY

35 DEDICATED PARKING SPOTS

Located in the Courtyard Marriott deck on corner of Tryon/3rd


217 SOUTH TRYON
N Graham St
N Mint St
N Poplar St
N Church St
N Tryon St
N College St
N Brevard St
W 8th St
W 7th St
W 6th St
W 5th St
Fourth Ward Park
Discovery Place
Spirit Square
7th Street Public Market
Fourth Ward
Harris Teeter
Independence Square
W Trade St
EpiCentre
S Graham St
S Mint St
S Poplar St
S Church St
S Tryon St
S College St
S Brevard St
W 4th St
W 3rd St
217 S Tryon
Truist Field
Romare Bearden Park
Latta Arcade
W MLK Jr Blvd
Levine Center for the Arts
The Green
W Stonewall St
Bank of America Stadium
W Morehead St



DYNAMIC CBD LOCATION

WITHIN A ONE MILE RADIUS OF 217 S TRYON

300+ RESTAURANTS & BARS	**~10,000** MULTIFAMILY UNITS	**27M+** SF OF CLASS A OFFICE	**7,000+** HOTEL KEYS

WALKABILITY HUB

0 MIN WALK TO OVERSTREET MALL	**3 MIN** WALK TO THE ALLEY AT LATTA ARCADE	**3 MIN** WALK TO SPECTRUM CENTER	**5 MIN** WALK TO TRUIST FIELD	**6 MIN** WALK TO BANK OF AMERICA STADIUM

RETAIL WITHIN A 2 MINUTE WALK

Overstreet Mall Corridor

- CLT Find (One Wells Fargo)
- Brownlee Jewelers (Overstreet Mall)
- Reid's Fine Foods (121 W Trade St)
- STK Steakhouse (Charlotte Plaza)
- Roosters Wood-fired Kitchen (Charlotte Plaza)
- Salsarita's Fresh Cantina
- Showmars
- Smoothie King
- Subway
- Jimmy John's
- Dunkin' / Baskin Robbins
- Charlotte Plaza Sundries
- Overstreet Shoe Repair
- Taylor's Alterations
- Great Clips
- City Buzz Café

Founders Hall & BofA Plaza

- The Beehive Gifts
- Charlotte Hornets Fan Shop
- Gateway Newstands
- Aria Tuscan Grill
- Bar Cocoa
- The Ritz-Carlton Gift Shop
- Founders Hall Post Office
- The Ritz-Carlton Spa & Salon
- Dry Cleaners & Alterations
- Essex Bar & Bistro
- Ruth's Chris Steak House
- Starbucks (Founders Hall)
- Johnny Burrito

District One & One South

- Paper Skyscraper
- Walgreens
- Tupelo Honey Southern Kitchen
- Eddie V's Prime Seafood
- Chick-fil-A
- Ace No. 3
- Pet Wants
- Devon & Blakely
- Just Fresh
- Coquette
- Uncle Maddio's Pizza
- Krazy Curry
- Starbucks (One South)
- Charlotte NC Tours
- McAlister's Deli

Property Specs
217 S Tryon

Category	Specification
Roof	Fully adhered EPDM over 2.1" polyiso insulation; (4) 8'6" skylights
Walls	18" brick; aluminum windows (East); acrylic polymer coating (West)
Interior Finishes	Mahogany doors, anodized aluminum frames; carpet, VCT, ceramic tile, travertine, oak flooring
Ceilings	Armstrong Ultima or gypsum wallboard
HVAC	(3) gas-fired RTUs with electric cooling; (3) A/C condensing units
Electrical	T-8 fixtures; panels floors 1–3; 1,600A 120/208V main distribution
Elevators	One (1) Passenger (floors 1–3) and One (1) service elevator (basement–3).

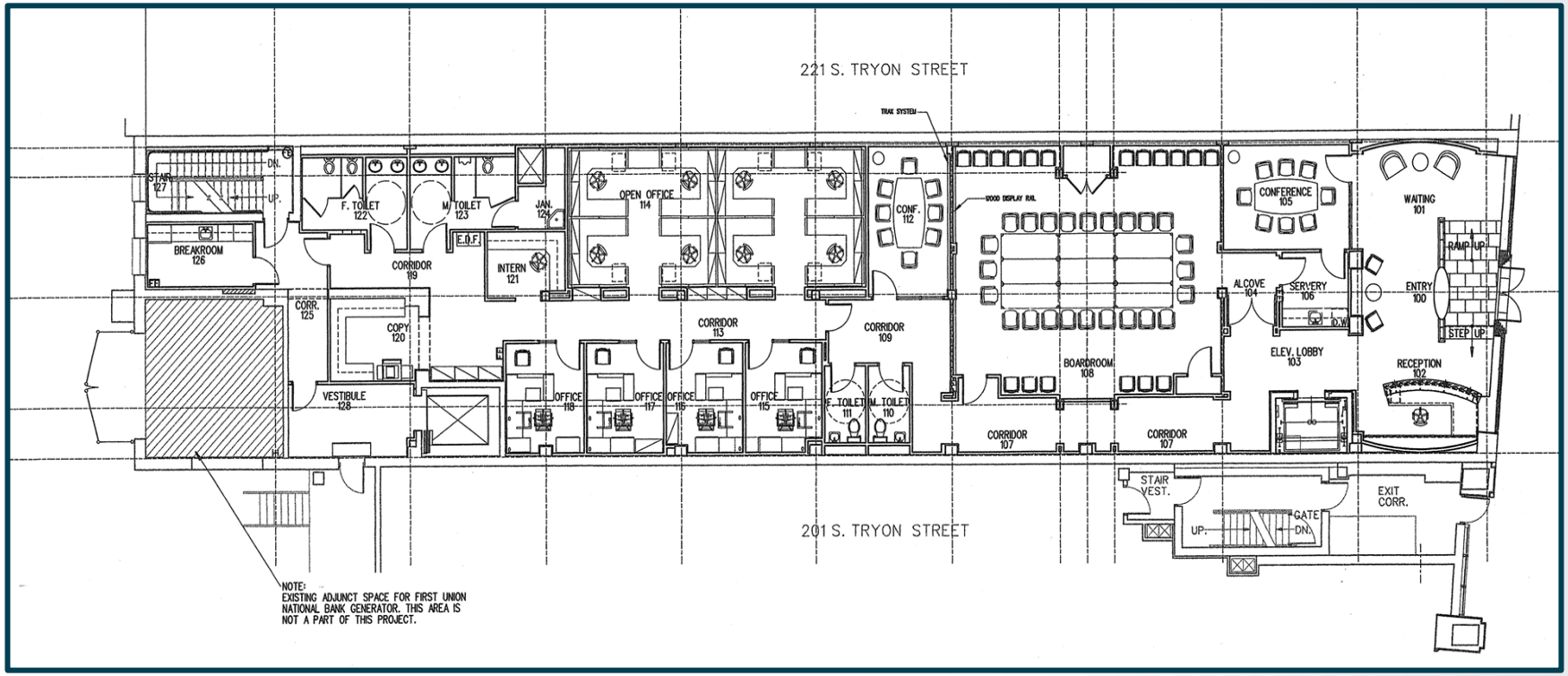



EXIT



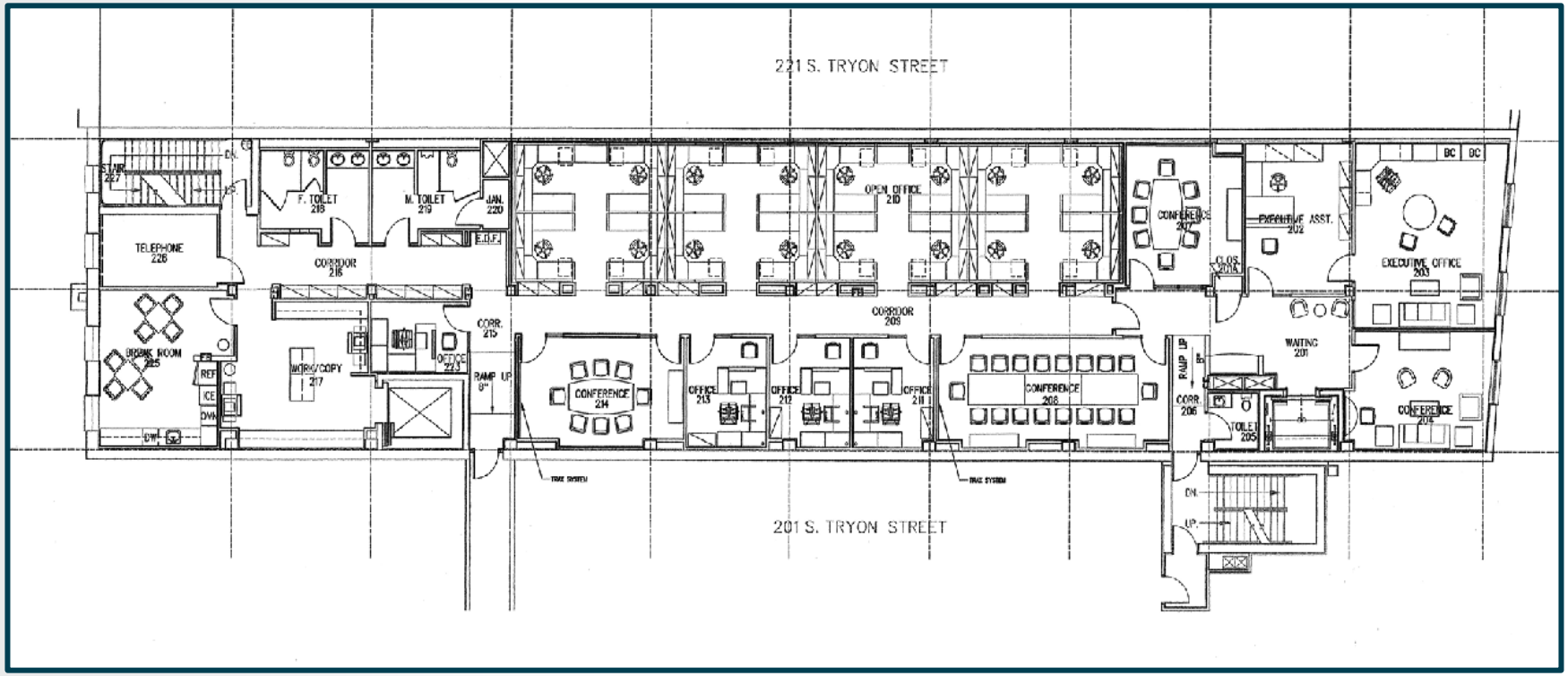


Floor Plans
217 S Tryon



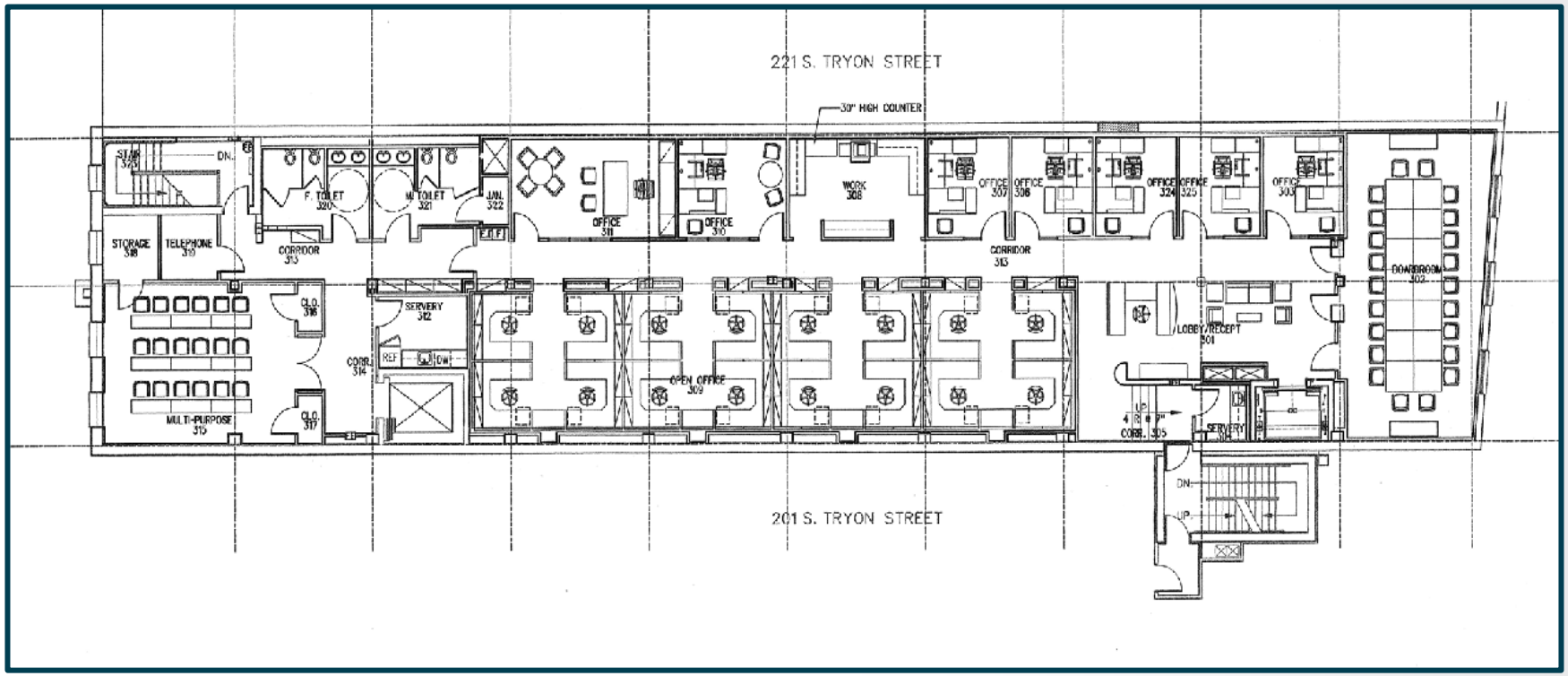
1st floor

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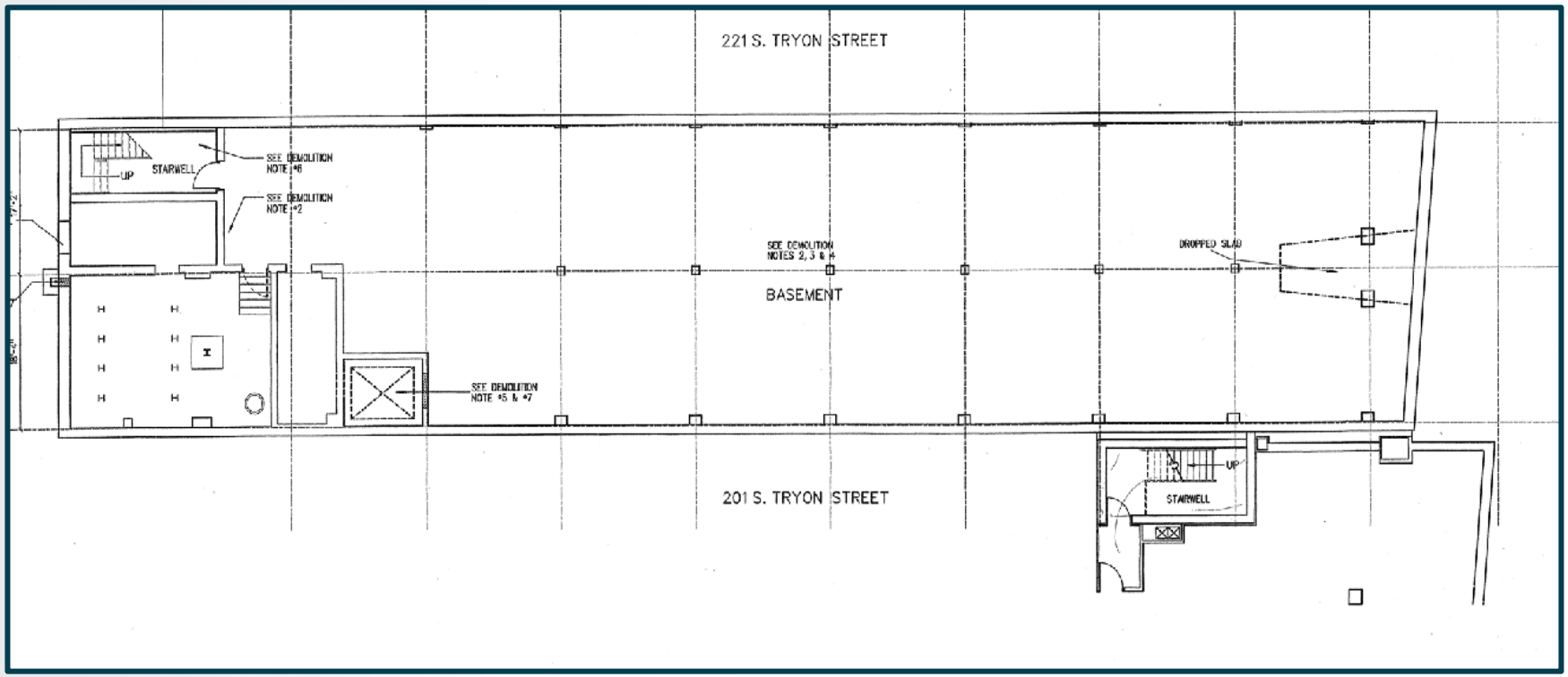
2nd floor

Floor Plans
217 S Tryon



3rd floor

Floor Plans
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Conditioned basement

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