

**S TRYON**

**201**

**NESTLED IN  
THE HEART  
OF THE CITY**

Charlotte, North Carolina 28202

**CBRE**

# THE CENTER OF CHARLOTTE'S CBD GROWTH



Located just one block from the coveted center of Charlotte's CBD, Trade and Tryon

201 S. Tryon is nestled in the heart of the city steps from the most desirable retailers, amenities and attractions.





Sits along the entire 200 block of S. Tryon Street.



Class A 15 story building with 264,067 RSF



Floor plates range from 13,500 - 24,500 +/- RSF



Above average parking ratio offering 1.5 spaces per 1,000 SF



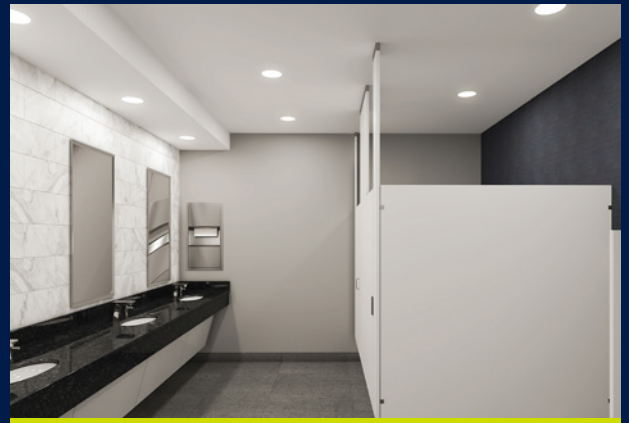
Boutique office offering rare, secured full floors

## CAPITAL IMPROVEMENTS

201 S. Tryon renovated the 1st & 2nd Floors bringing the lobbies, common areas, and restrooms a fresh modern aesthetic in 2017.

An impressive second phase of work is planned for common areas and vacancies on select upper floors.

- Ownership set to deliver renovated common areas to the 5th and 9th floors, including elevator lobbies and restrooms.
- Renovations will bring the 9th floor vacancies to spec suite condition and the entire 10th floor to white box condition.





## ON-SITE AMENITIES



Fully-furnished and fully-wired conference/training room on the 5th floor



Building sits in the heart of Uptown Charlotte with direct access to Charlotte's Overstreet Mall

*(Covered pedestrian walkways to over 50 restaurants, 8 office buildings and 5 hotels)*



Large, fully-furnished outdoor patio/terrace on the 5th floor overlooking S. Tryon Street and Charlotte's Uptown Skyline



Multiple restaurants and retailers located on the 1st floor with a newly opened Planet Fitness on the lower level.



## Overstreet Mall

Strategically located throughout the Downtown submarket, the Charlotte Overstreet Mall is a series of second-floor walkways and pedestrian bridges providing shelter from the weather and access to numerous office buildings, retailers, restaurants and hotels. This unique pedestrian corridor creates an interconnected network between office buildings enabling tenants and visitors to comfortably navigate throughout downtown Charlotte.

Without leaving the 200 block of South Tryon tenants have access to :

- Starbucks
- Chopt Creative Salad
- Ruth's Chris Steak House
- Hazelnuts Creperie
- McCormick and Schmick's
- Courtyard by Marriot
- Emerson Joseph
- FedEx Office

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