

330 S TRYON CHARLOTTE, NC • UP TO 47,408 RSF AVAILABLE FOR LEASE



SOUTH  
**TRYON**

MAKE YOUR MARK  
**ON UPTOWN**

# BIG CITY OPPORTUNITY

## IN AN INTIMATE SETTING

**A beautifully curated boutique office** located at the center of Uptown Charlotte, 330 S Tryon presents an exciting opportunity to become a prominent anchor tenant within the city's vibrant central business district.

With full floor availability, prominent signage opportunity, abundant on-site amenities and efficient floorplates, 330 S Tryon combines an intimate, collaboration-friendly work environment with unbeatable access to the Queen City's most dynamic destinations.



BARINGS

CHARLOTTE  
REGIONAL BUSINESS  
ALLIANCE

CHARLOTTE  
REGIONAL BUSINESS  
ALLIANCE

SOUTH  
S. TRYON

# BUILDING 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 (3.5/1,000 SF)**
- Adjacent to Romare Bearden Park
- Building Signage Available
- Two (2) points of parking ingress/egress
  - Martin Luther King Jr. Blvd.
  - S. Church Street
- Conveniently located a straight three blocks from 277 access



# ON-SITE AMENITIES

- 24-hour access
- On-site concierge security
- Connected parking deck
- Famous Toastery restaurant for breakfast and lunch
- Connected to Latta Arcade restaurants and shops

# 2024 RENOVATIONS

- Refreshed building lobby
- Upgraded building facade
- Full bathroom refresh
- Elevator cab modernization



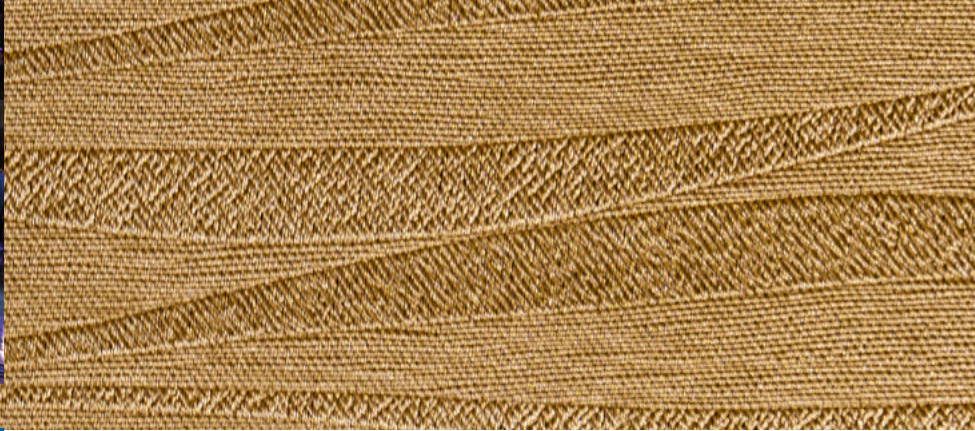
# UPTOWN VIBES BOUTIQUE SIZE

The Alley at Latta Arcade, Uptown's largest consolidated retail offering, is directly connected to 330 S. Tryon.



# REDISCOVER THE JEWEL BOX OF UPTOWN RENOVATIONS



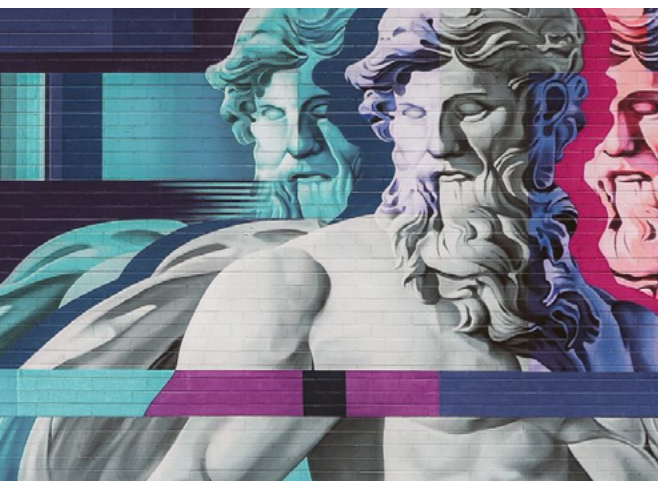


# LIFE BEYOND THE DESK

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**330 S 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 the city's most highly renowned destinations, including a host of trendy and delicious restaurants, exciting community arts and culture events, NFL, NBA, and MLS games and much more.





10 ATTRACTIONS

17 HOTELS

5 BANKS

39 RESTAURANTS



# STEP OUT AND STEP UP YOUR LUNCH BREAK

**10 MIN**

Truist Field, Home of the Triple-A  
Charlotte Knights

**10 MIN**

Catch a Hornets Game or  
Enjoy a Concert at Spectrum Center

**10 MIN**

Belk Theater

**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

**<10 MIN**

40+ Restaurants

**<10 MIN**

17 Hotels

**<10 MIN**

10 Museums

**<10 MIN**

18+ Coffee Shops





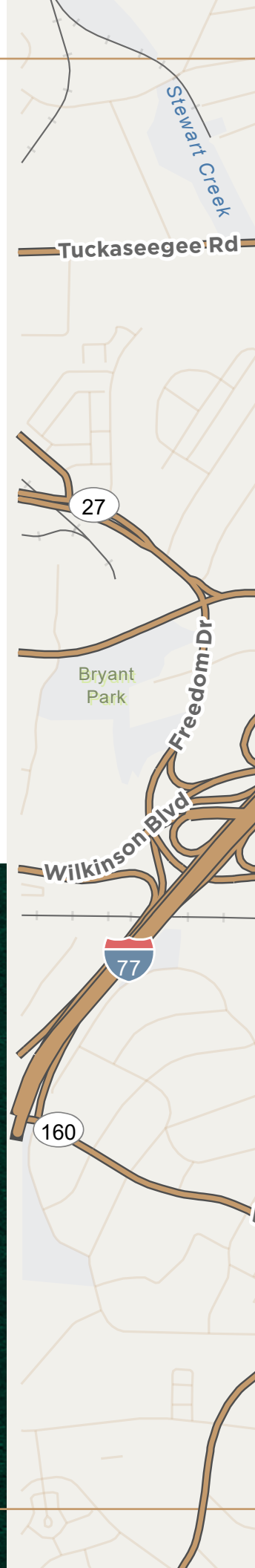
## RETAIL WITHIN REACH

**A historical destination in the heart of Uptown, The Alley at Latta Arcade** sits just steps away from 330 S 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.



# THE BEST PARKING AND ACCESSIBILITY IN UPTOWN CHARLOTTE

Whether by foot, train or car, 330 S Tryon takes the headache out of your commute, with a location built for today's bustling lifestyle that seamlessly connects you to all corners of Charlotte. With quick access to public transit and all major roadways including I-74, I-277 and I-77, the Queen City's most dynamic neighborhoods and destinations are all just minutes away.



TRYON & MLK BLVD.  
Signature Intersection In  
The Heart of Uptown

330

SOUTH  
TRYON

TRANSIT  
SCORE

77

WALK  
SCORE

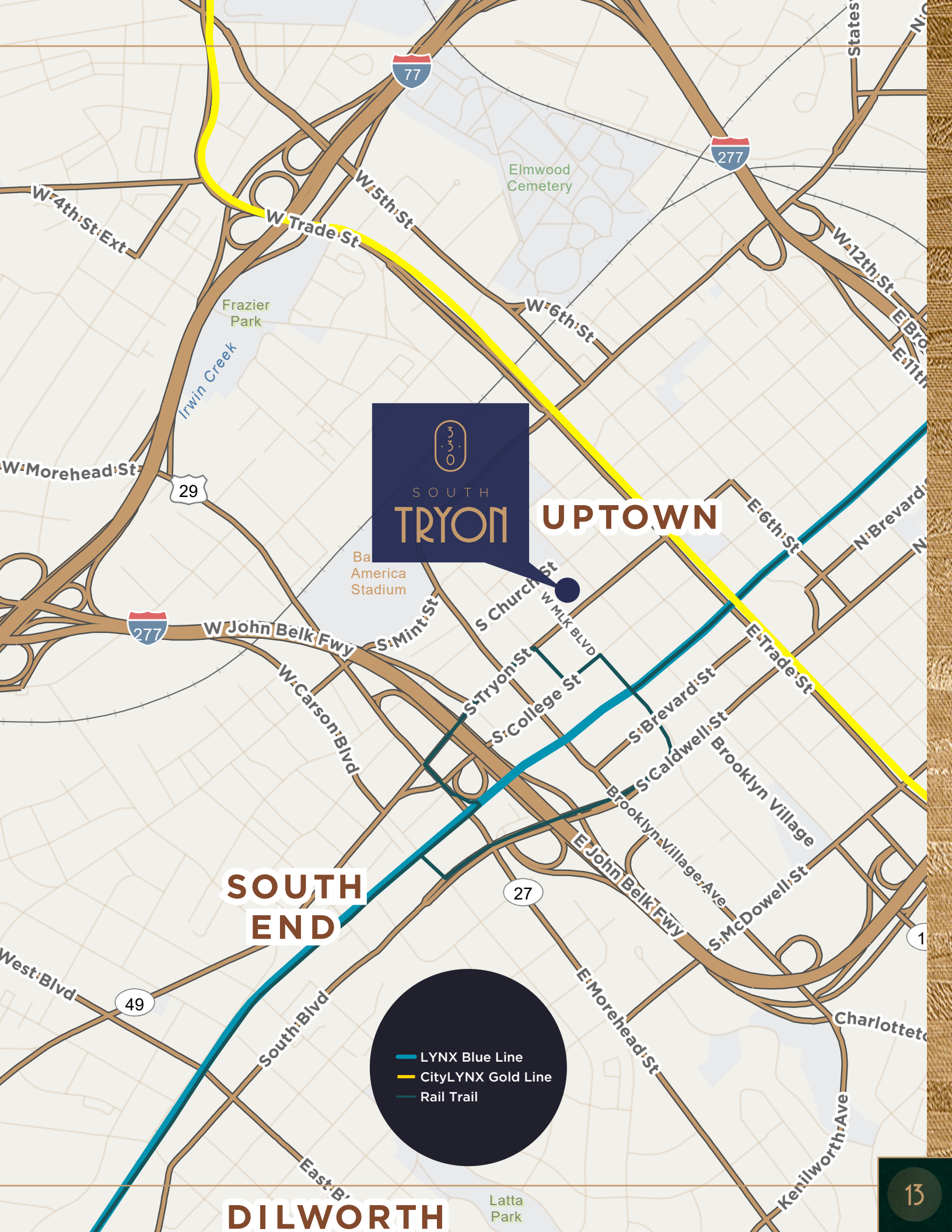
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## WALK TIMES

Rail trail – 6 min walk

Lynx – 9 min walk

Trolley – 6 min walk



330  
SOUTH  
TRYON

UPTOWN

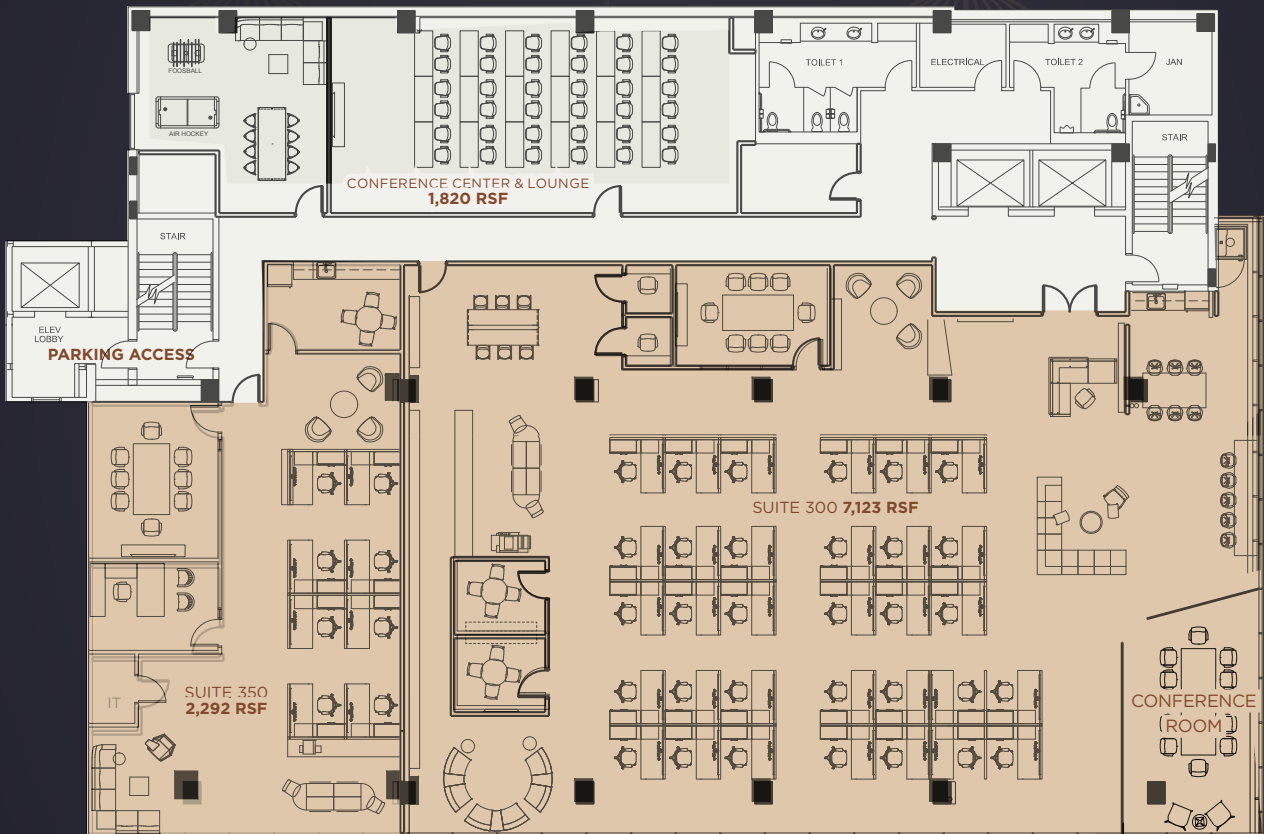
SOUTH  
END

DILWORTH

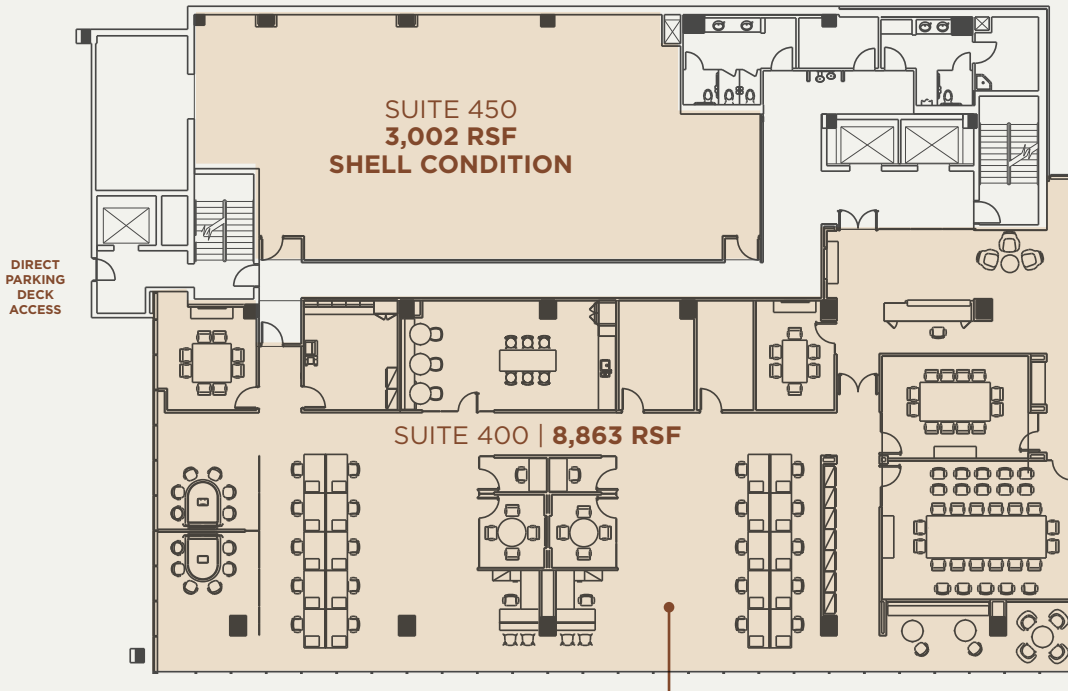
- LYNX Blue Line
- CityLYNX Gold Line
- Rail Trail

# THIRD FLOOR PLAN

TOTAL CONTIGUOUS: 11,235 SF



# FOURTH FLOOR PLAN



**AVAILABLE NOW**  
 PLUG AND PLAY WITH FURNITURE

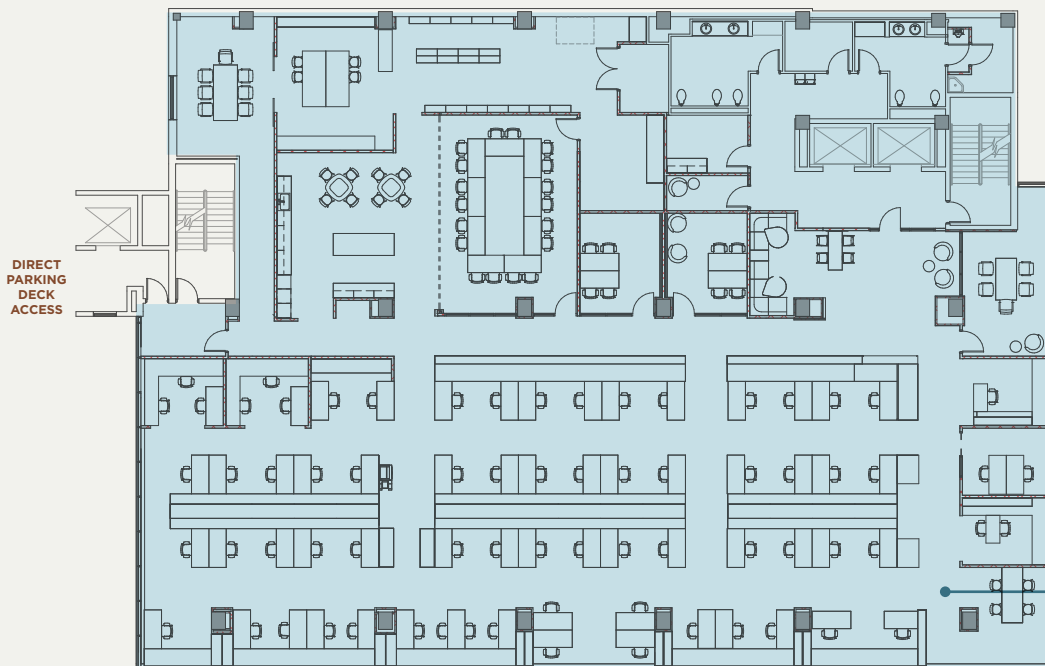
TOTAL  
 CONTIGUOUS:  


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 11,865 SF

- IMMEDIATE VACANCY
- FUTURE VACANCY

# FIFTH FLOOR PLAN



TOTAL  
 CONTIGUOUS:  


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 11,865 SF

VACANCY DATE: 3/1/25

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SOUTH  
TRYON

— FOR MORE INFORMATION, PLEASE CONTACT: —

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CUSHMAN &  
WAKEFIELD