

YOU BRING
YOUR VISION.

WE'LL PROVIDE
THE REST.



Full-Building Opportunity | 37,361 SF

3417 Trade Park Court
SOUTH END BUSINESS PARK
TRYON AND CLANTON ROADS



south end | business park



Introducing 3417 Trade Park Court in South End Business Park.

Full-building opportunity in the middle of one of the city's hottest areas, Lower South End.

A blank slate: ready to be transformed into the creative office space that attracts and retains top talent.

Surrounded by everything employees want in an office location: amenities (breweries, restaurants, retail, fitness facilities), access (light rail, I-77), and housing (hundreds of apartment units within a three-mile radius).

FULL-BUILDING OPPORTUNITY (37,361 SF)

Shell space.

Lower South End location.

Value.

Unmatched parking ratios.

Unbeatable access to I-77, light rail,
South End, and Downtown.

Responsive property management.

Dedicated ownership.





Available SF: 37,361 SF

Lease Rate: Ask

Lot Size: Approx. 2.9 acres

Year Built: 1980

Renovated: 2017

Zoning: BD (Distributive Business)

Market: Lower South End

THE DETAILS

Freestanding building.

4.38 per 1,000 parking ratio
with ability to expand to
greater than 6 per 1,000.

A short walk from the light rail.

Seconds from I-77.

3417 Trade Park Court is in South End Business Park, a 14-building park owned by Stockbridge Capital Group, who has invested millions in capital improvements around the park. The building offers a blank slate to companies with a vision, and the opportunity to partner with ownership to create modern, creative office space in the heart of Lower South End.

UNBEATABLE LOCATION.



Downtown Charlotte

INTERSTATE 277

Atherton Mill

Camden Southline Apts.

Publix

Spectrum South End Apts.

Solis Southline Apts.

Junction 1504 Lux. Apts.

Colonial Reserve at South End

Good Bottle Co.

Harris Teeter

Silos South End Apts.

Hyde Brewing

Triple C Brewing Co.

New Bern LYNX Light Rail Station

Fountains South End Apts.

Lenny Boy Brewing Co.

Red Clay Ciderworks

3417 Trade Park Court

Scaleybar LYNX Light Rail Station

←
Eight miles to the airport

→
One mile away from
Olde Mecklenburg
Brewery, Sugar
Creek Brewing and
Queen Park Social

Shopping

Breweries

Apartments



south end business park

Clanton Rd.

Clanton Rd.

Tryon St.

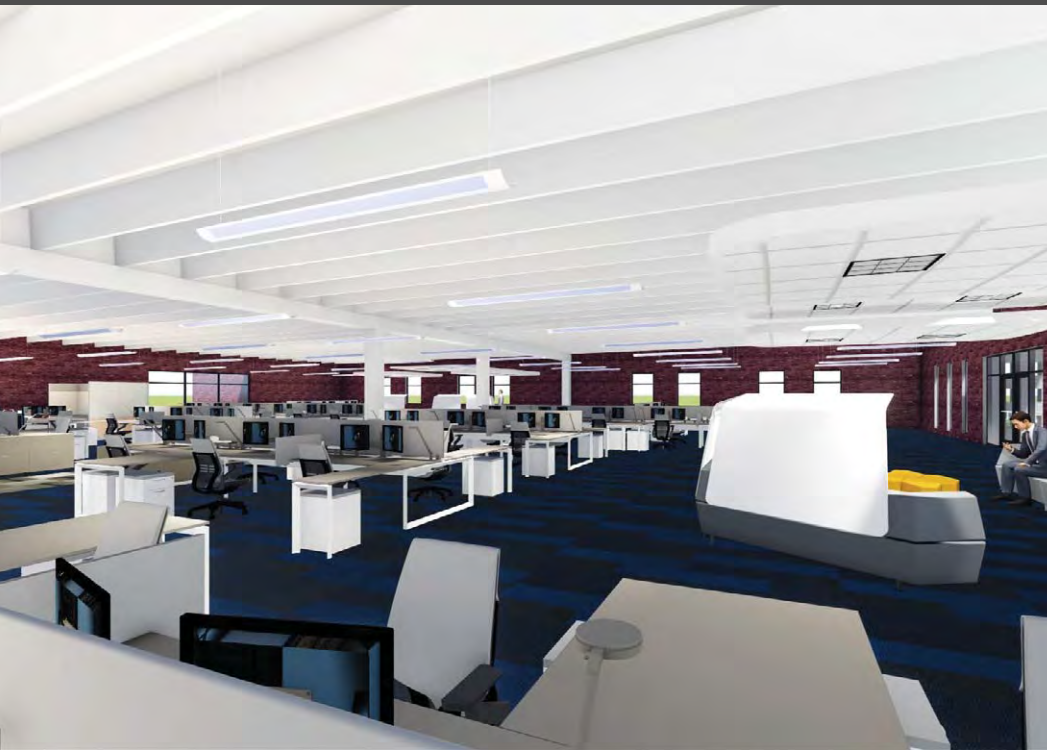
South Blvd.

Lynx Light Rail

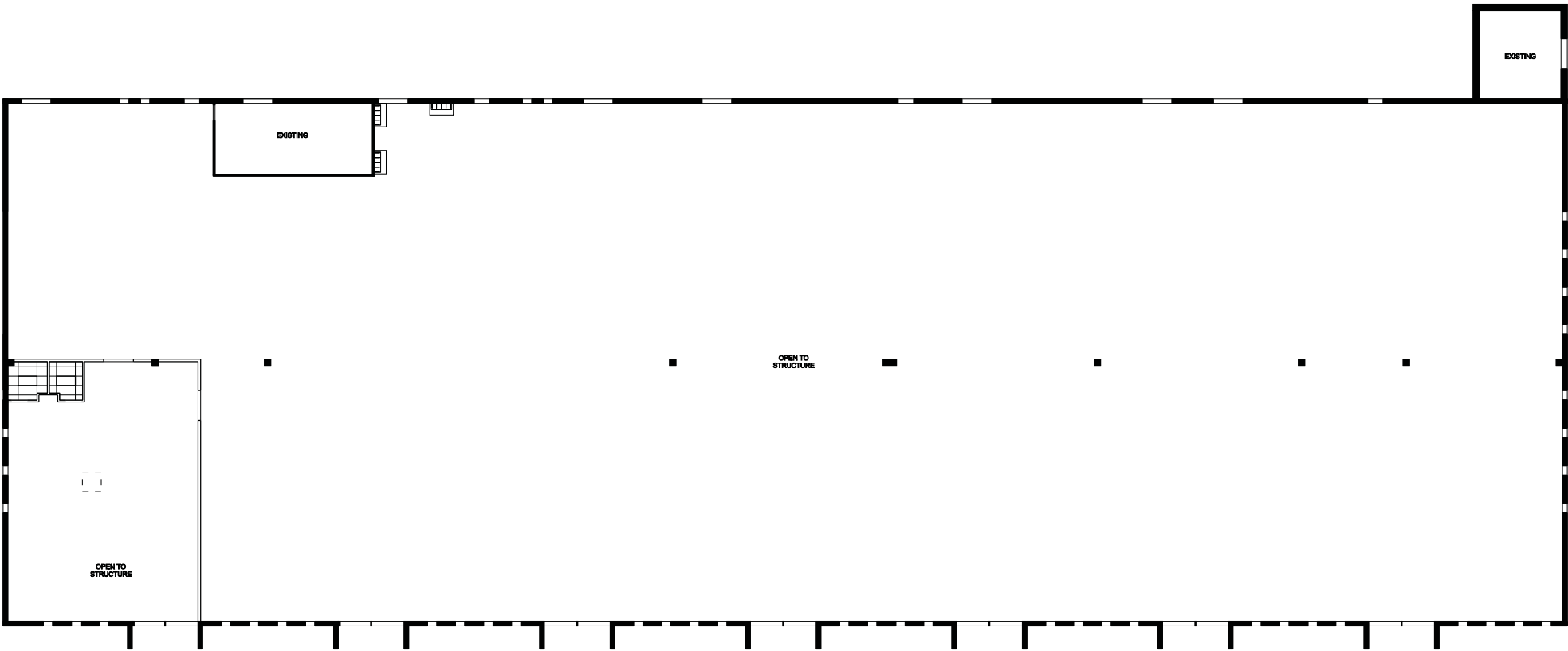
Tryon St.



A BLANK SLATE WITH ENDLESS POSSIBILITIES.



FLOOR PLAN



SOUTH END BUSINESS PARK
3417 TRADE PARK CT
37,361 TOTAL SF

SITE MAP



south end | business park





3417

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TRINITY
PARTNERS

STOCKBRIDGE
CAPITAL GROUP