



ONE SOUTH

# ONE SOUTH

Charlotte's first fully reimagined and interconnected workplace experience

# THE ONE SOUTH CAMPUS

A COMPLETE WORKPLACE ECOSYSTEM WITH EVERYTHING YOU AND YOUR EMPLOYEES NEED FOR THE WORKDAY AND BEYOND.

FULLY RENOVATED LOBBY

OUTDOOR PLAZA AND EVENT SPACE

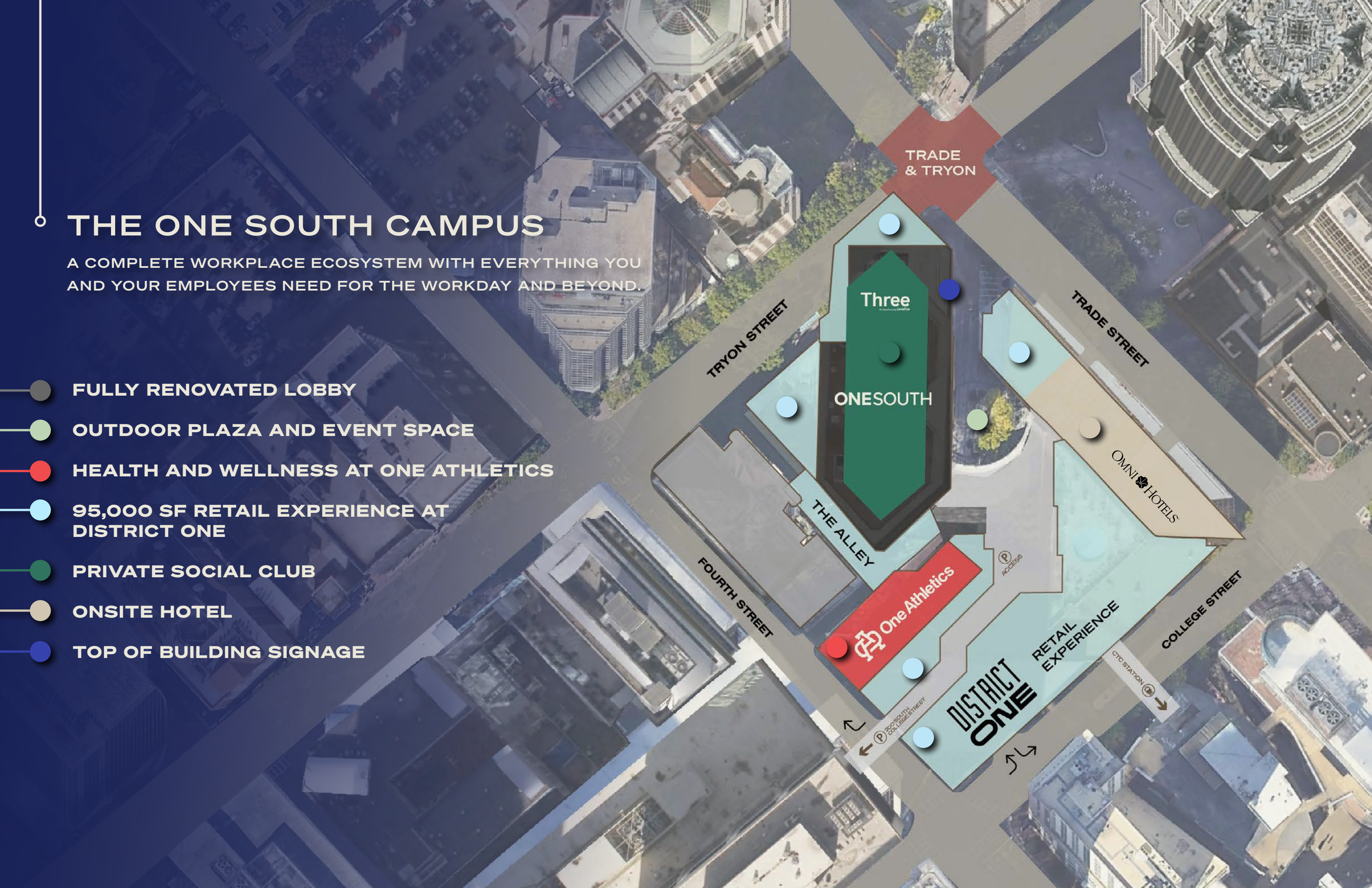
HEALTH AND WELLNESS AT ONE ATHLETICS

95,000 SF RETAIL EXPERIENCE AT DISTRICT ONE

PRIVATE SOCIAL CLUB

ONSITE HOTEL

TOP OF BUILDING SIGNAGE



TRADE & TRYON

TRYON STREET

TRADE STREET

Three

ONESOUTH

OMNI HOTELS

THE ALLEY

FOURTH STREET

One Athletics

RETAIL EXPERIENCE

COLLEGE STREET

DISTRICT ONE

CTC STATION

# ONE SOUTH

FROM START TO FINISH



7:00 AM

YOGA CLASS AT ONE ATHLETICS



8:00 AM

PICK UP MOBILE ORDER AT STARBUCKS

8:30 AM

BREAKFAST MEETING (CATERED BY PERKS) IN YOUR LARGE CONFERENCE ROOM



12:30 PM

GRAB LUNCH AT DEVON & BLAKELY AND PICK UP PRESCRIPTION AT WALGREEN'S

3:30 PM

NEW HIRE ORIENTATION IN THREE'S CONFERENCE CENTER



5:00 PM

HAPPY HOUR AND GOLF AT THE POINT

6:00 PM

CLIENT DINNER AT EDDIE V'S



○ REDEFINING THE TENANT-LANDLORD  
RELATIONSHIP AND WORKPLACE EXPERIENCE.

TRADITIONAL OFFICE

LOBBY



Desolate environment

FITNESS



Small check-the-box facility  
with limited services

AMENITY



Generic airport-lounge aesthetic  
located in unleaseable space with  
limited function

ONE SOUTH



Hospitality-driven design  
and ambiance



Full-service 30,000 SF facility with  
full fitness programming and indoor  
basketball/pickle ball courts

SPACE



THREE - Fully-staffed 18,000 SF private  
club floor supporting multiple work,  
collaboration, meeting, and non-work  
uses

○ REDEFINING THE TENANT-LANDLORD RELATIONSHIP AND WORKPLACE EXPERIENCE.

TRADITIONAL OFFICE

SECURITY



Clinical, utilitarian, and limited in the service they offer

CAFFE



Afterthought with forgetful coffee experience

ONSITE F&B



2 to 3 options at the base of the building

ONE SOUTH



Security partners with our Concierge to make tenants and guests feel welcome and safe, warmly greeting everyone, answering questions, and guiding visitors to their destination



Perks: bespoke fully-staffed café experience offering a full breakfast, lunch and beer/wine/cocktail menu at subsidized pricing; order on the app and pick up anytime

DISTRICT ONE



Dense retail experience anchored by District One offering diverse F&B options from fast casual to white tablecloth establishments

REDEFINING THE TENANT-LANDLORD RELATIONSHIP AND WORKPLACE EXPERIENCE.

HOSPITALITY



Engagement limited to property management

TECHNOLOGY



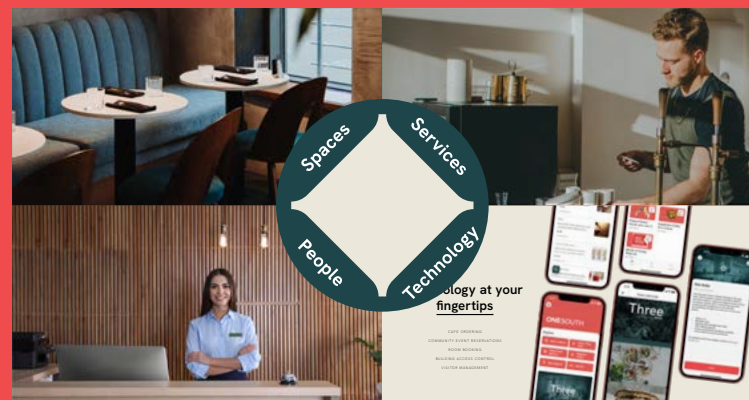
Online work order website portal to submit requests to property management. Limited presentation capabilities in building conference room

OWNERSHIP



Passive ownership marred with legacy issues unmotivated or incapable of investing in building

ONE SOUTH



Onsite staff delivers engaging programming and events, high-touch service, and food and beverage service



Proprietary app housing everything One South offers, designed by building owners to make amenities and service instantly accessible. Full-time tech and IT expert on Three to assist in Three's multiple meeting rooms

Tourmaline MONARCH ALTERNATIVE CAPITAL



Ownership with fresh perspectives dedicated to the evolution of office space, delivery of impactful work experiences, and the reframing of the LL/Tenant relationship through direct customer-first approach

A BUILDING DESIGNED TO  
**WELCOME YOU.**

THE HOSPITALITY-FORWARD DESIGN DELIVERS A MODERN, ENGAGING DOOR-TO-DOOR EXPERIENCE.



# THREE IS ONE SOUTH'S EXCLUSIVE HQ AMENITY EXPERIENCE

CHARLOTTE'S ONLY FULL FLOOR AMENITY SPACE THAT HELPS YOU  
CULTIVATE CULTURE AND ATTRACT AND RETAIN TOP TALENT.



SOCIAL CLUB • WORKING LUNCHESES • TRAINING SESSIONS • GOLF AND GAMING • HAPPY HOURS  
NEW BUSINESS PITCH • A CHANGE OF SCENERY • WELLNESS AND REFLECTION • YOUR CAFFEINE FIX





**SOCIAL CLUB**



**PHONE, MEETING, & COLLABORATIVE SPACE**





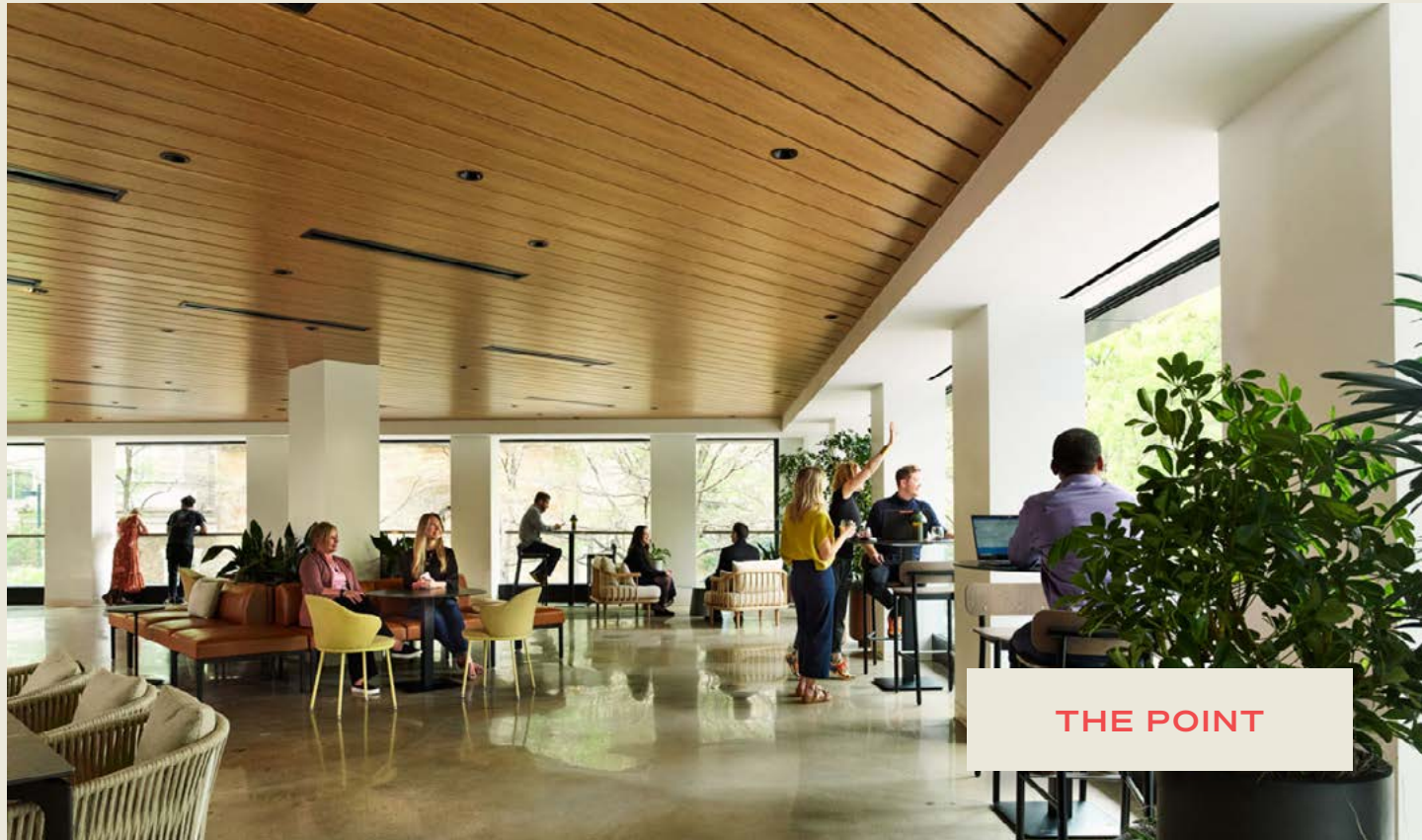
**STREAMING STUDIO**



**CONFERENCE & TRAINING ROOM FOR 120 PEOPLE**



**GOLF SIMULATOR & GAME ROOM**



THE POINT



PERKS CAFÉ: SERVING FOOD, COFFEE, AND COCKTAILS



THE CONNECTION LAB MULTIMEDIA SPACE



WORK AS IT SHOULD & COULD BE

FULL-SERVICE, HOSPITALITY-FOCUSED EXPERIENCES DELIVERED BY TRAINED STAFF AND ENABLED BY TECHNOLOGY.

# Three

An experience by onsite

FULL FLOOR AMENITY LEVEL





Onsite is the engine behind Three.

Work-forward, hospitality-inspired spaces and service powered by our people and technology.

Onsite's is your director of culture, delivering engaging programming and events, high-touch service, and food and beverage service powered by a seamless technology experience that puts it all at your fingertips.

One South tenants gain access to a collection of Onsite's signature amenities and services across Tourmaline's profile.

Citigroup Center  
Miami, Florida



Apex at Legacy  
Dallas, Texas



## THE ONSITE TEAM



Kelsey Goebel  
Tenant Experience Director



Nina Cinelli  
Tenant Hospitality Ambassador



Josh Hall  
Café Manager



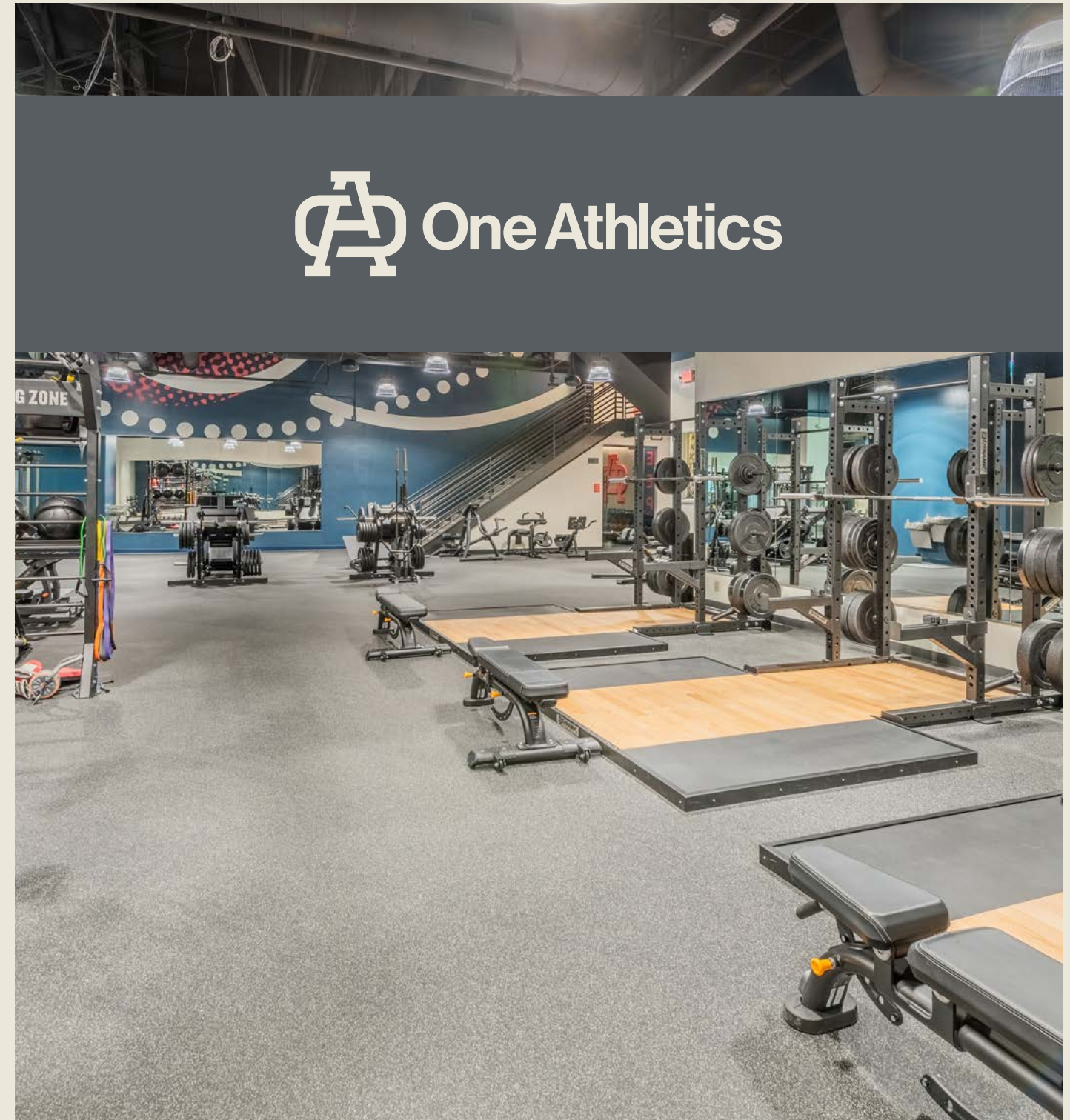
Kate Brandhuber  
Barista



Everett Arnett  
Prep Cook



# YOUR SPACE BEYOND THE WORKDAY



# DISTRICT ONE

A REIMAGINED RETAIL AND LIFESTYLE EXPERIENCE



**PURPOSEFUL REMERCHANSIDING OF DISTRICT ONE DELIVERS DESTINATION RETAIL AT ONE SOUTH'S DOORSTEP**

**New tenancy to be announced in 2024, with a focus on compelling new-to-market and in-demand local concepts**



**THE ALLEY AT DISTRICT ONE**

Fully activated outdoor experience with food, drinks, and entertainment

**WHITE TABLECLOTH & FULL SERVICE BAR**

- Eddie V's
- Essex
- Third Concept TBD

**DINING & FAST-CASUAL**

- Popular & New-to-Market Concepts
- Starbucks
- Tupelo Honey
- Mezeh
- Devon & Blakely
- Chick-Fil-A (to be renovated)
- Maddio's
- Additional concepts TBD

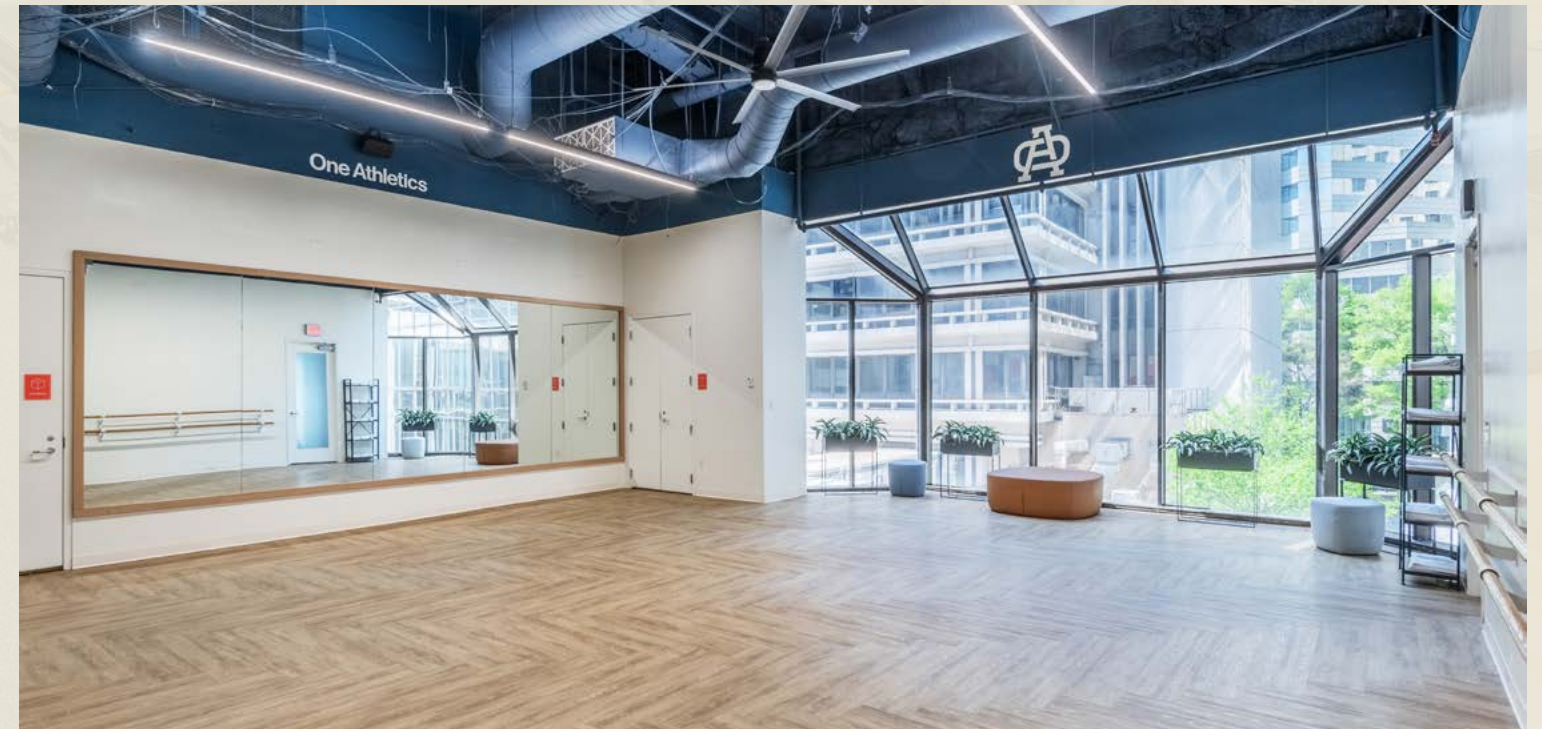
**SPECIALTY RETAIL & SERVICES**

- Walgreen's
- Paper Skyscraper
- Health & Wellness / Full-Service DaySpa
- New-to-Market retailers and shops



# One Athletics **NOW OPEN : UPTOWNS LARGEST FITNESS CLUB**

 **FEATURING SPECIAL ONE SOUTH TENANT PRICING OF \$12.50 PER MONTH**



# HOST AND ENTERTAIN CLIENTS AND KEY RECRUITS

AT UPTOWN'S ELEVATED DINING AND HOTEL EXPERIENCES JUST STEPS FROM ONE SOUTH.



ANGELINE'S  
MERCHANT & TRADE

RUTH'S  
CHRIS  
STEAK HOUSE

KIMPTON  
TRYON PARK  
HOTEL

GRAND  
BOHEMIAN  
HOTEL  
CHARLOTTE  
**MICO**

**MORTON'S**  
THE STEAKHOUSE

LA BELLE HELENE

MCCORMICK  
& SCHMICK'S  
SEAFOOD & STEAKS

MARRIOTT  
CHARLOTTE  
CITY CENTER

**ONESOUTH**

MONARCH  
MARKET

chima  
steakhouse

ONSITE  
**ESSEX** Eddie V's  
BAR & BISTRO PRIME SEAFOOD

THE  
*Jveys*  
HOTEL

Church  
&  
**UNION**  
Charlotte

STK  
STEAKHOUSE

DISTRICT ONE

OMNI  
HOTELS

Fleming's  
PRIME STEAKHOUSE & WINE BAR

**aria**  
TUSCAN GRILL

**LUCE**

THE RITZ-CARLTON

ROOSTER'S

BLT  
STEAK

THE  
CAPITAL  
GRILLE

SEA LEVEL  
CHARLOTTE

THE DUNHILL  
HOTEL

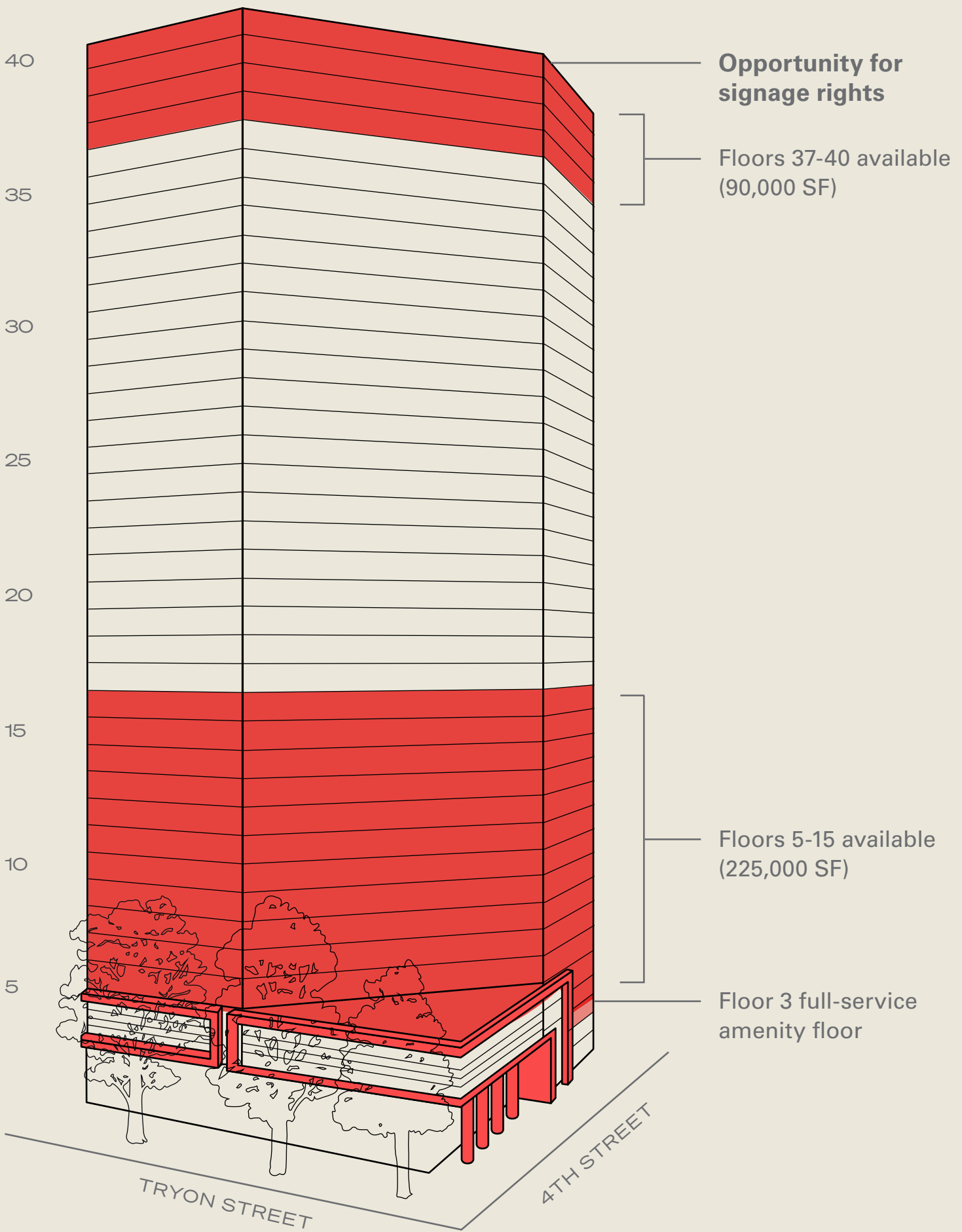
LIGHT RAIL

# MAXIMIZE YOUR HEADQUARTERS



Offering over 315,000 SF of available space across 14 full floors, One South is the ideal location to bring your team together and foster community. Typical floor plate is 22,500 SF, with the opportunity to expand your footprint through contiguous floors and aerial building signage rights.

ONESOUTH



# SIGNAGE



THE CHARLOTTE  
SKYLINE EARNS OVER

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**200 MILLION**

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IMPRESSIONS ANNUALLY  
THROUGH NATIONALLY TELEVISED SPORTING EVENTS.



# HEADQUARTER SPACE THAT REPRESENTS YOUR BRAND AND COMPANY CULTURE



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# ONESOUTH



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**MONARCH**  
ALTERNATIVE CAPITAL

**Tourmaline**

**TRINITY**  
PARTNERS