

# FOR SALE

217STryonForSale.com  
217 S Tryon Street  
Charlotte, NC 28202  
27,280 RSF

## OUTSTANDING OPPORTUNITY IN UPTOWN CHARLOTTE



# 217 S TRYON

- Unique opportunity in the Southeast's most vibrant Central Business District
- Ideal owner occupied
- Functional floor plates with private offices and open plan
- FF&E to convey
- Excellent street exposure one block from Trade and Tryon, within walking distance of all amenities in the CBD
- Permanent easement to share loading dock
- Permanent easement to access Overstreet Mall



# PROJECT HIGHLIGHTS



**27,280 RSF**



**3 LEVELS OF OFFICE**

+ fully conditioned basement



**3RD FLOOR SKYLIGHTS**



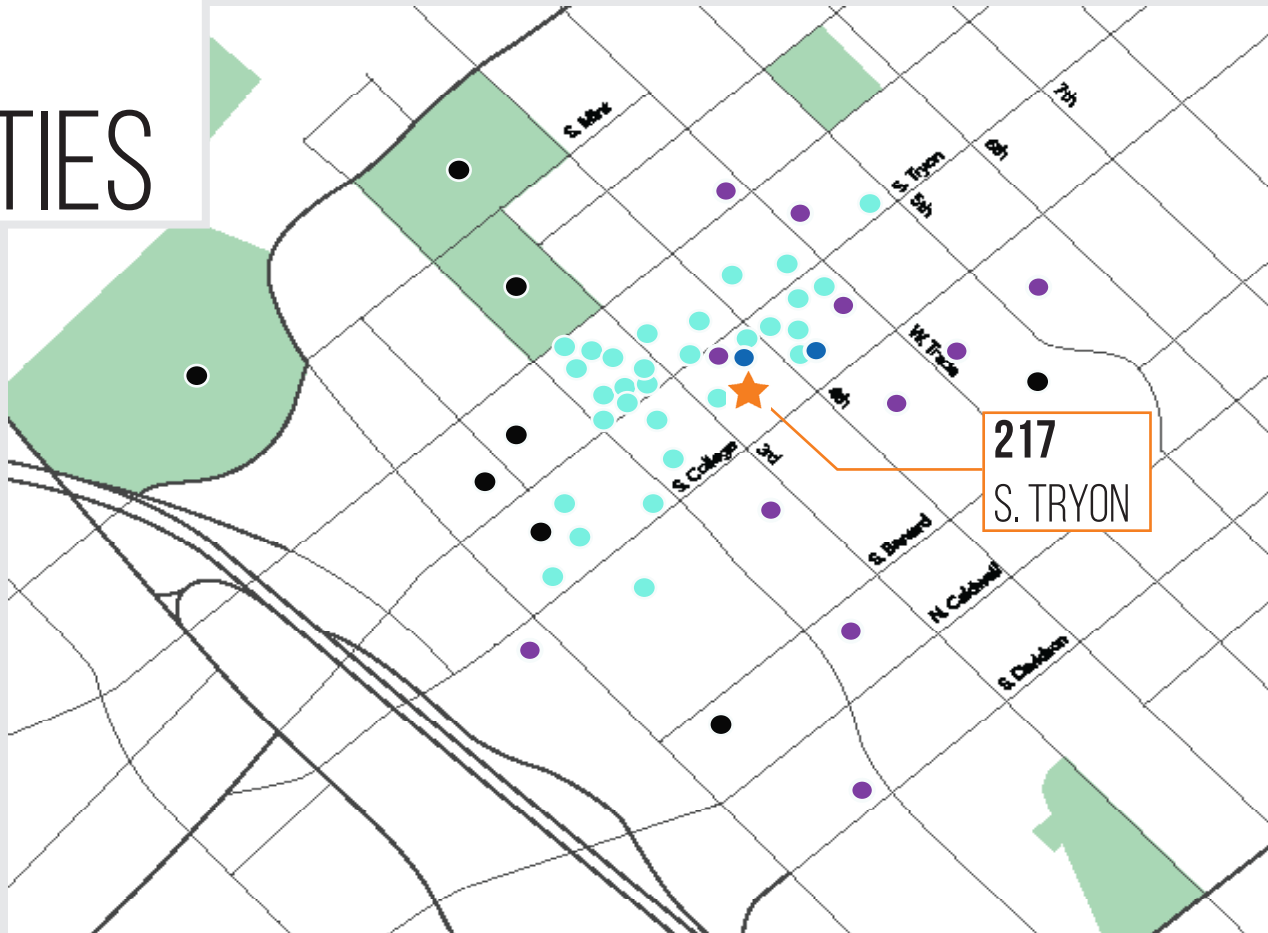
**SIGNAGE OPPORTUNITY**



**35 DEDICATED PARKING SPOTS**



# AREA AMENITIES



Pie in the Sky Pizza  
 Ohana Poke  
 Pudina Pho Vietnamese  
 French Quarter  
 Restaurant  
 Day & Night Cereal Bar  
 La Belle Helene  
 Famous Toastery  
 crisp  
 Chipotle  
 Starbucks  
 Clover Joe's  
 RUSH Espresso

The Bella Ciao  
 Sandwich Club  
 Bernardin's Restaurant  
 EXOTICA INDIAN  
 KITCHEN & BAR  
 Ruth's Chris Steak  
 House  
 Red Ginger Japanese  
 Steakhouse and Sushi  
 Chima Steakhouse  
 Horace's Hot Fried  
 Chicken  
 Tupelo Honey Southern



Courtyard by Marriott  
 Omni Hotel  
 The Ritz-Carlton  
 Aloft Charlotte  
 Holiday Inn  
 Grand Bohemian Hotel  
 Charlotte Marriott



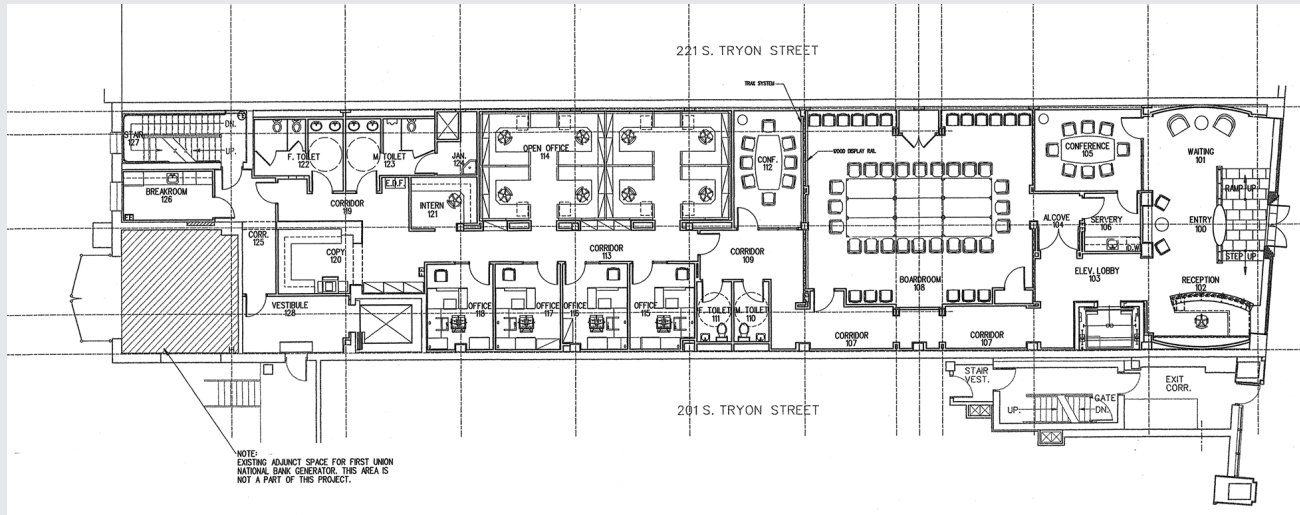
Planet Fitness  
 Charlotte Athletic



The Green  
 Knight Theatre  
 Mint Museum Uptown  
 NASCAR Hall of Fame  
 Charlotte Convention  
 Center  
 Spectrum Center  
 Romare Bearden Park  
 Bank of America Stadium  
 Truist Park



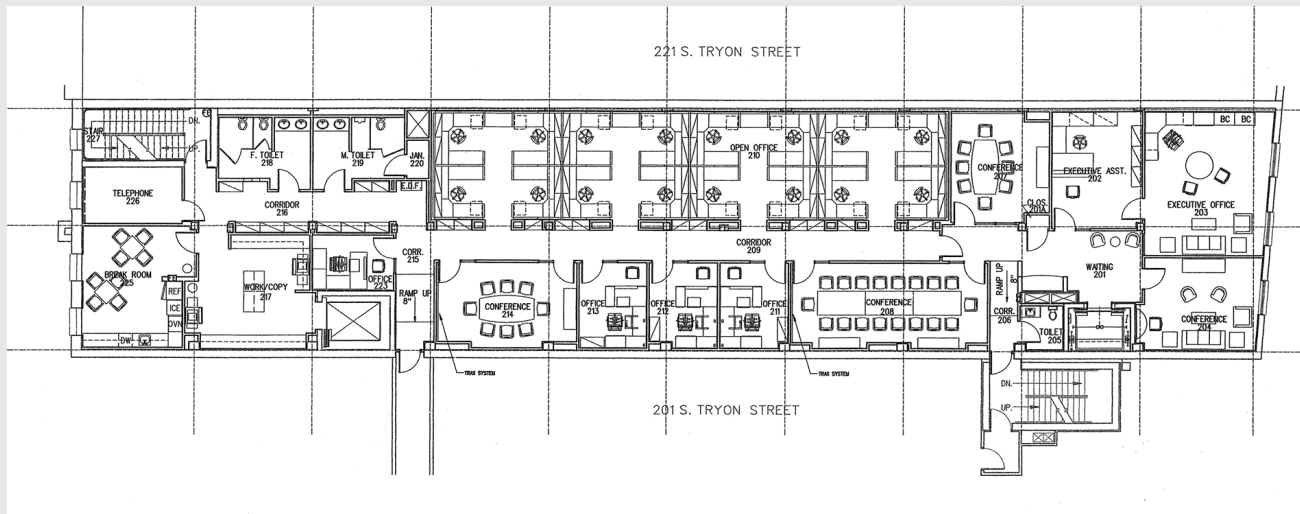
# OFFICE FLOOR PLANS



## 1ST FLOOR



Tour Space

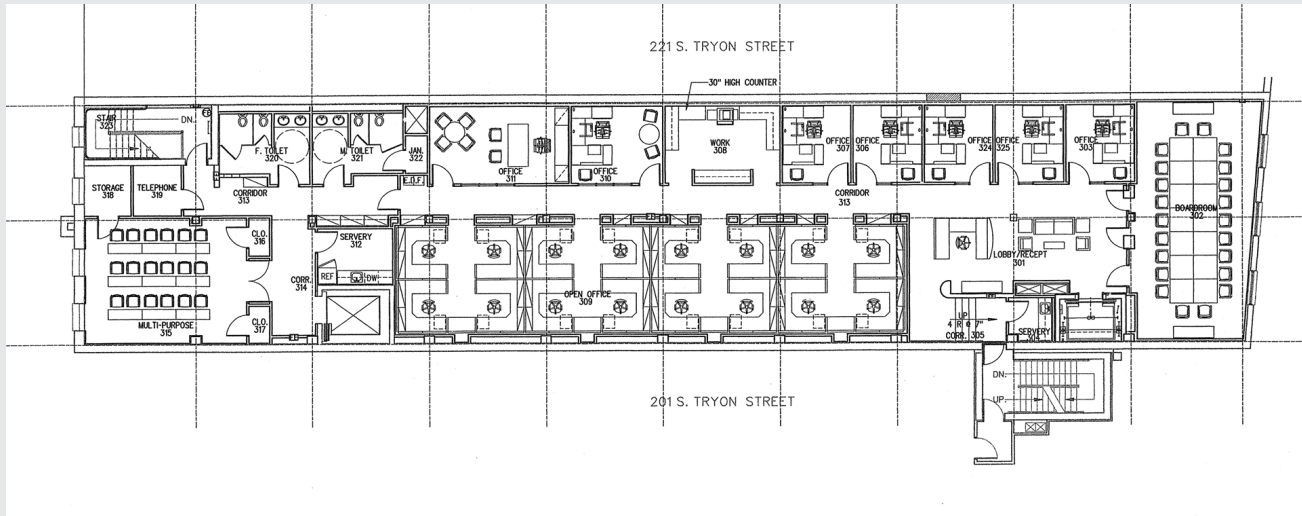


## 2ND FLOOR



Tour Space

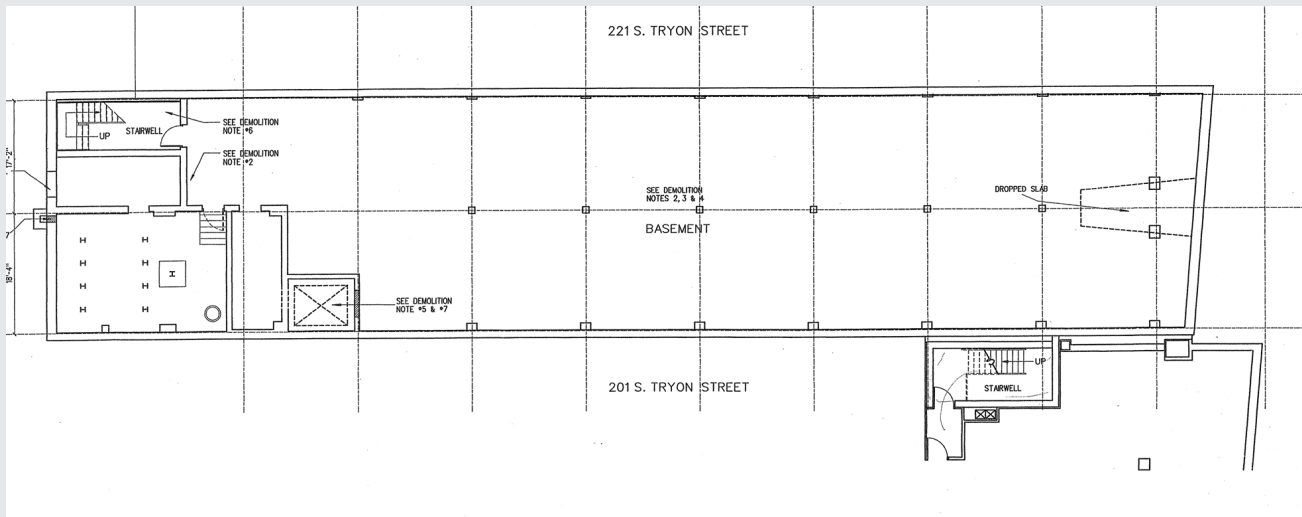
# OFFICE FLOOR PLANS



## 3RD FLOOR



Tour Space



## CONDITIONED BASEMENT

# FOR SALE

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