

ONE | INDEPENDENCE CENTER

REDEVELOPED BY



nuveen
A TIAA Company

101 NORTH TRYON STREET

MODERN WORKSPACE & RETAIL AT
CHARLOTTE'S MOST ICONIC INTERSECTION

TRADE — AND — TRYON



With a true “main & main” location, One Independence Center is just steps away from the best of Uptown, offering convenience & variety.

HIGHLIGHTS

- 20-story, 557,000 SF office tower
- Newly completed renovations
- 23,000 SF of trend-forward retail including Monarch Market Food Hall, The Exchange, Starbucks, Sweetgreen, Portofino's, and a front-porch atmosphere with outdoor seating
- Connected Marriott Center City, Ivey's Hotel, Stoke, Coco and the Director, Church & Union, and Sophia's Lounge
- 12,500 SF of flexible coworking, conferencing, and entertainment space



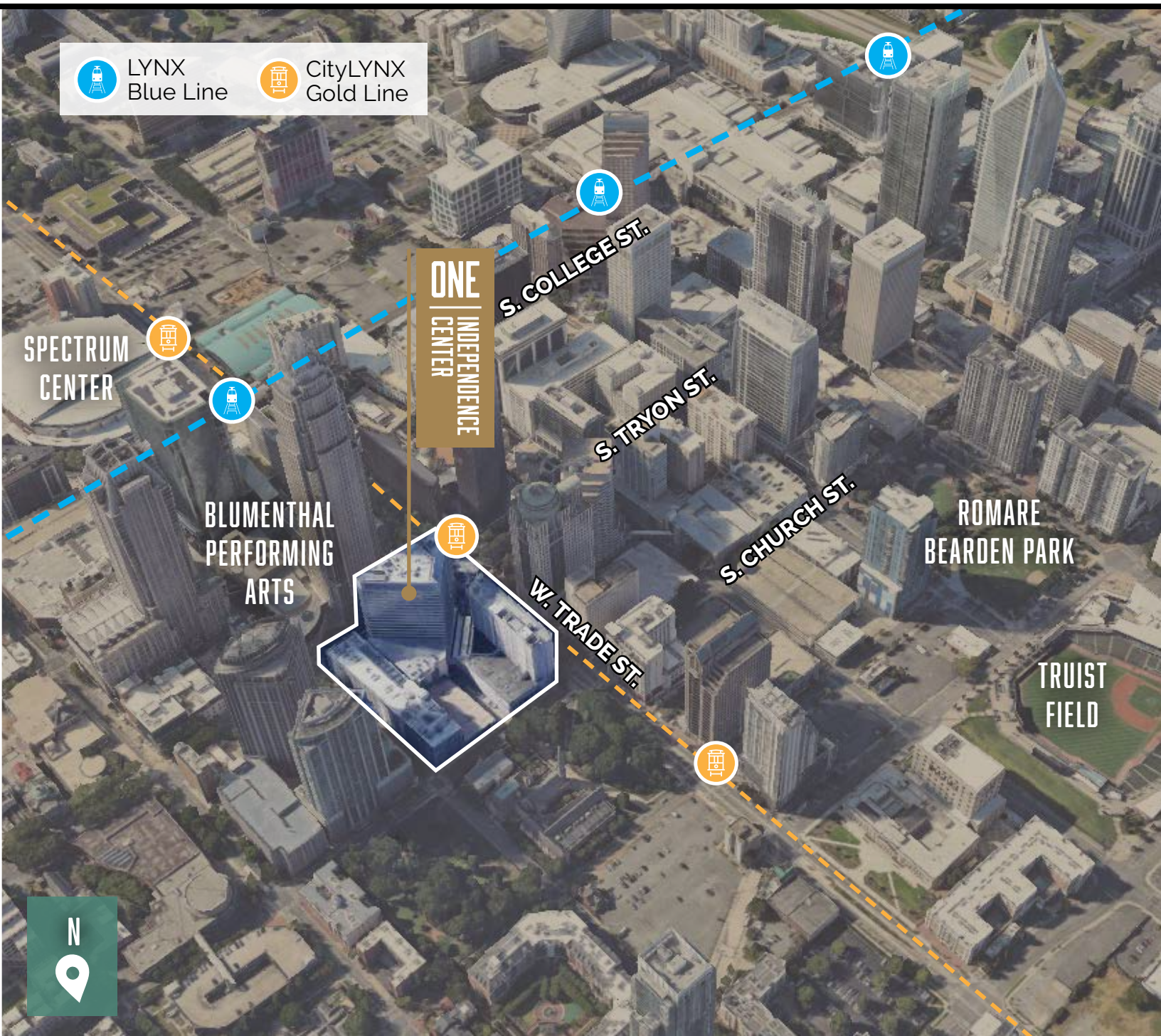
20 RESTAURANTS
On-Site

4 HOTELS
Within 1 Block

2 RAIL STOPS
Blue & Gold Lines

SUPERIOR ACCESSIBILITY

- Near interstates I-277 and I-77
- LYNX Gold Line stop directly outside
- 1/1,000 On-site Parking
- Valet parking at The Marriott Center City



LYNX
Blue Line



CityLYNX
Gold Line

SPECTRUM
CENTER



BLUMENTHAL
PERFORMING
ARTS



ONE
INDEPENDENCE
CENTER



S. COLLEGE ST.



S. TRYON ST.

S. CHURCH ST.

W. TRADE ST.



ROMARE
BEARDEN PARK

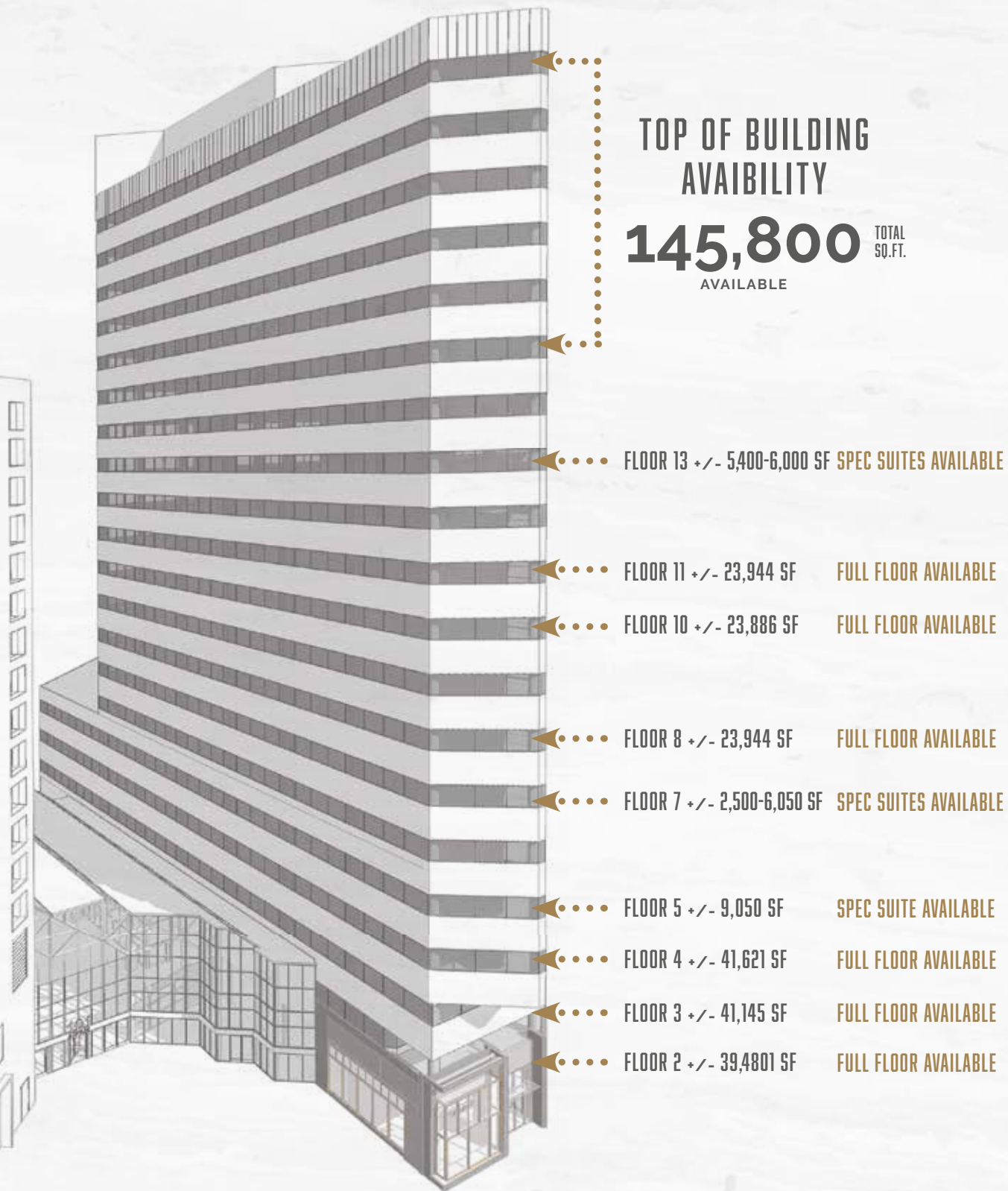
TRUIST
FIELD

N



MODERN SPACES

Available spaces ranging from move-in ready spec suites, to top of building anchor tenant opportunities.



NEW, MOVE-IN READY SPEC SUITES



SCAN FOR SPEC
SUITE INFO &
GALLERY



AVAILABLE NOW

Ste 515 9,000 RSF

AVAILABLE 4Q 2024

Ste 700 6,058 RSF

Ste 725 4,518 RSF

Ste 730 2,503 RSF

Ste 750 5,701 RSF

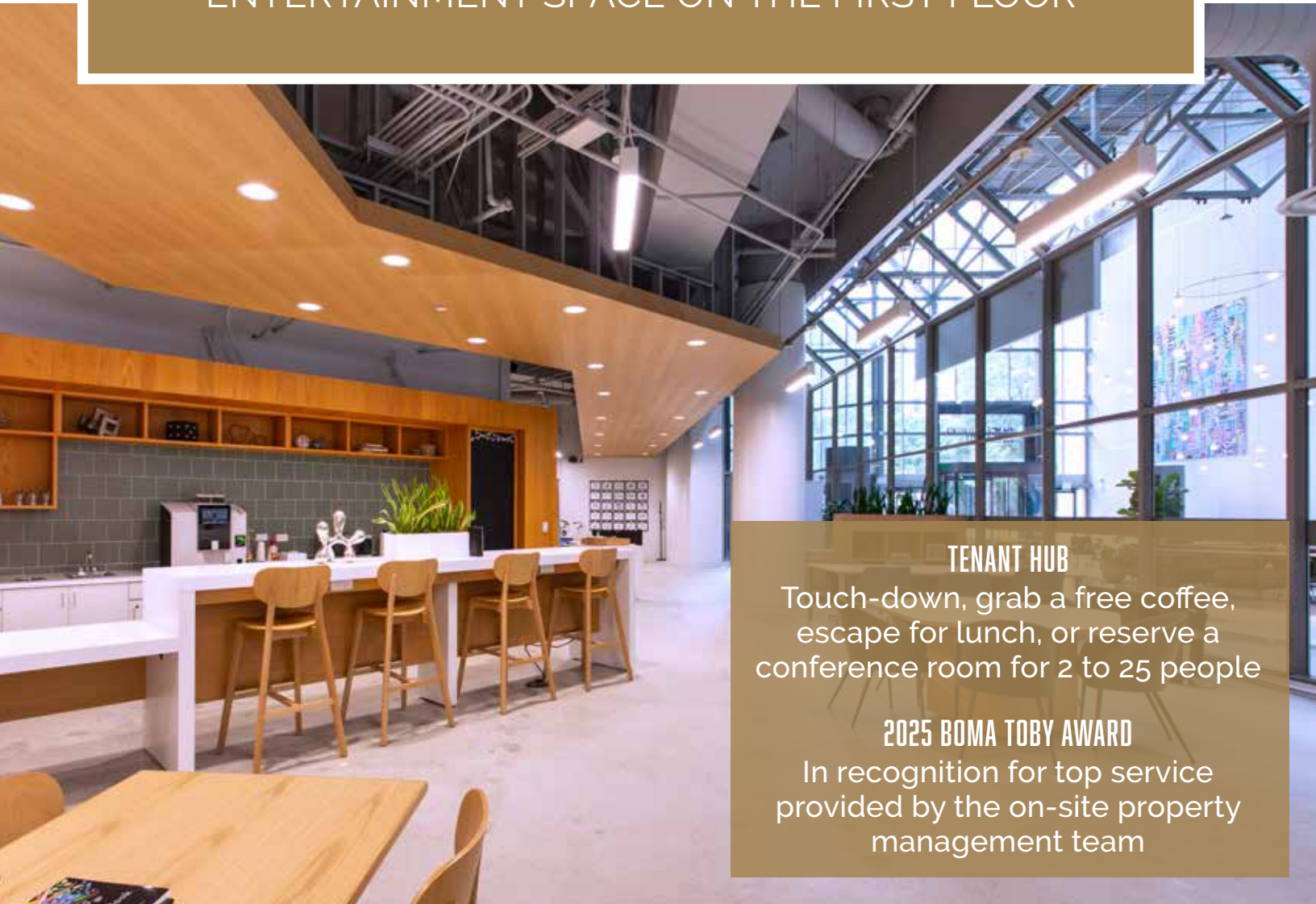
Ste 1300 5,981 RSF

Ste 1375 5,398 RSF



12,500 SF OF FLEXIBLE SPACE

FIND A CHANGE OF PACE WITH TENANT-ONLY COWORKING, CONFERENCING, GAMES, CAFE, & ENTERTAINMENT SPACE ON THE FIRST FLOOR



TENANT HUB

Touch-down, grab a free coffee, escape for lunch, or reserve a conference room for 2 to 25 people

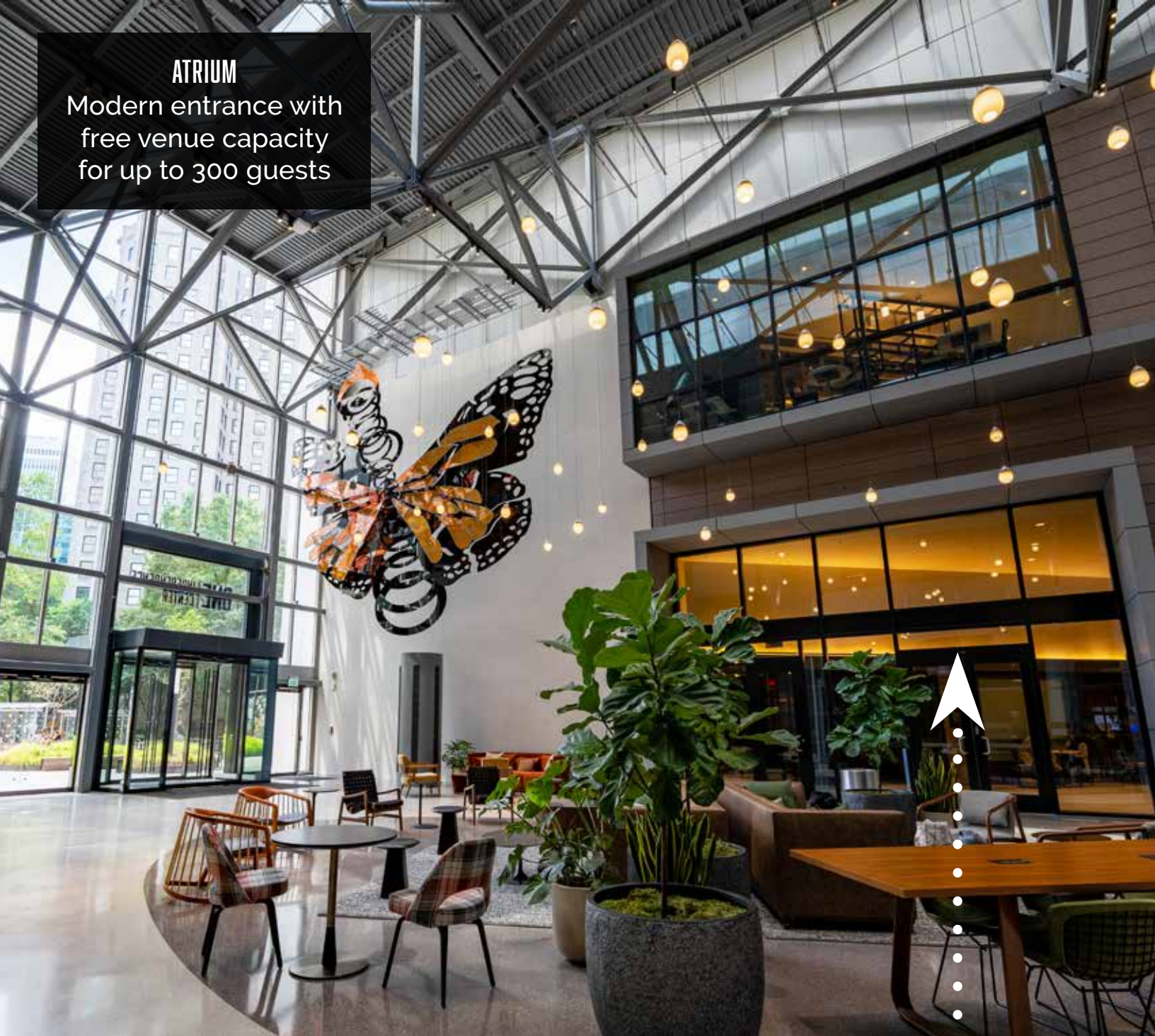
2025 BOMA TOBY AWARD

In recognition for top service provided by the on-site property management team



ATRIUM

Modern entrance with
free venue capacity
for up to 300 guests



CONNECTED HOSPITALITY

SEAMLESS MEETINGS, CATERING,
VALET, AND TRAVEL ACCOMODATIONS
FROM A LOCAL BOUTIQUE & A
TRUSTED GLOBAL HOTEL BRAND



TEST FIT

24,000 SF of efficient space with uniquely angled views of Uptown

GROUND FLOOR



TYPICAL FLOOR



Open Collab

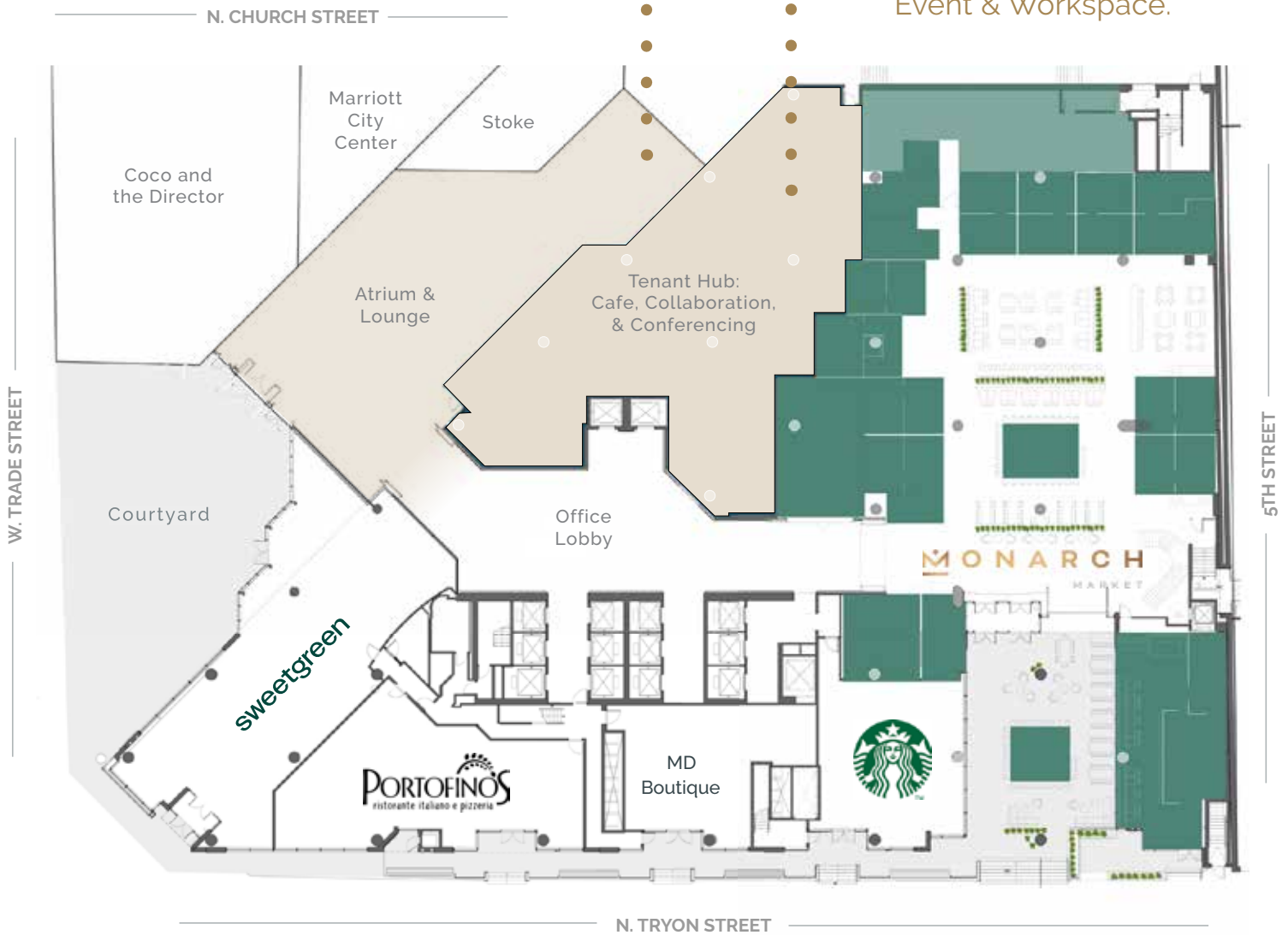


Reception

- 11** Offices (10x12)
- 114** Work Stations
- 8** Conf. / Meeting Rooms
- 11** Open Collab
- 3** Focus Rooms
- 1** Training Room
- 1** Coffee Bar
- 1** Break Room
- 1** Mail Room
- 1** Print / Work Room

GROUND FLOOR PLAN

12,500 SF of Flexible Event & Workspace.



MONARCH
MARKET

TASTE THE KICK
kicks deli
SINCE 2023

THE EXCHANGE
UPTOWN

ASTER
COCKTAIL ROOM



LANAI

SEOUL GOOD
김거리 음식

Focaccina

JUST CHICKEN



ROLLED AF
Sushi



Pasta Crush

kabab2go

3 Distinct Event Spaces with Various Capacities: Monarch Market - 400 | Lanai - 120 | Aster - 50

MONARCH

MARKET

FOOD HALL WITH GLOBAL TASTES



A culinary collective of international flavors from 14 locally owned & nationally acclaimed concepts.

Monarch Market actively programs this 18,000 dynamic space, creating an engaging environment for team-building & accessible events from day to night.

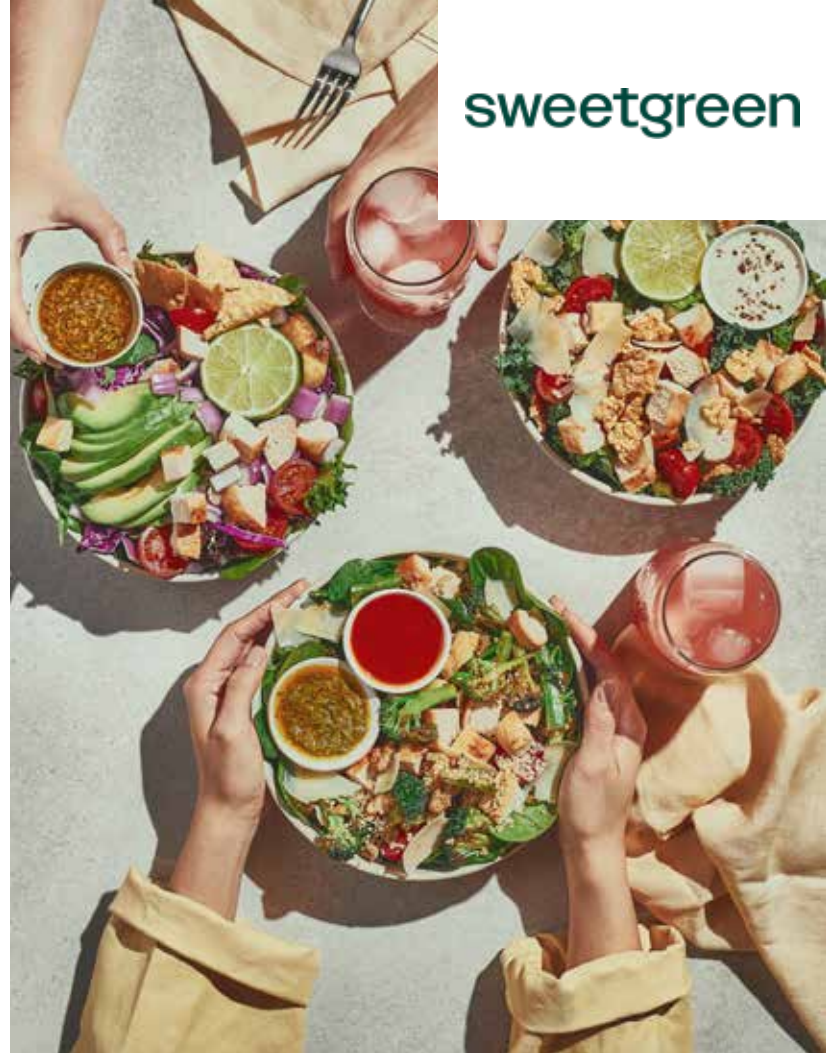


- PRIVATE COCKTAIL ROOM
- Up to 50-person entertainment space with outdoor terrace

sweetgreen

DISTRICT OF DINING EXPERIENCES

Our block is home to some of the hottest retail names in Charlotte, paired with local favorites, One Independence Center is a true culinary destination from day to night.





Church

UNION
Charlotte

PORTOFINOS
ristorante italiano e pizzeria



**COCO
AND THE
DIRECTOR**

STOKE

FEATURES & AMENITIES



20 On-site Dining Options

Bodega & Market
- The Exchange -

Complimentary Coffee in Private Tenant Hub

2 Hotels within Block - Marriott and Ivey's



Seated Conferencing for up to 750 Guests

8,000 SF Tenant Conferencing Hub & Cafe

Free Event Venue Space for up to 300 Guests in Atrium

Ground Floor Social Programming & Event Schedule



WiredScore Platinum, The Highest Global Tech Rating

Prominent Top of Building Signage Opportunity

Heavy Hitters Best Space Build Finalist: **Monarch Market**

BOMA 2025 Award: "The Outstanding Building of the Year"



Move-In Ready Suites

Fully-Equipped Mother's Rooms

Valet Parking via connected Marriott

Front Porch-Style Elevated Seating along Tryon Street

SPECS:

Year Renovated: **2023**

Parking Ratio: **1:1,000 SF**

Typical Floor Plate: **24,000 SF**

Ceiling Height: **12'5" Slab to Slab**

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REDEVELOPED BY



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A TIAA Company



ONE | INDEPENDENCE CENTER

Elevate your experience at One Independence Center, a 20-story Class A office tower at the heart of Charlotte, NC, where modern design meets a vibrant ground floor, skyline views, move-in-ready suites, a redesigned lobby, and dynamic third space offerings to create a central and meaningful workplace.

Experience a cutting-edge work environment at this iconic address, boasting dynamic common areas, collaboration spaces, and a diverse mix of retail and dining options. Enhance productivity with the added convenience of Monarch Market, two premier hotels, the Charlotte Marriott City Center and The Ivey's Hotel.

