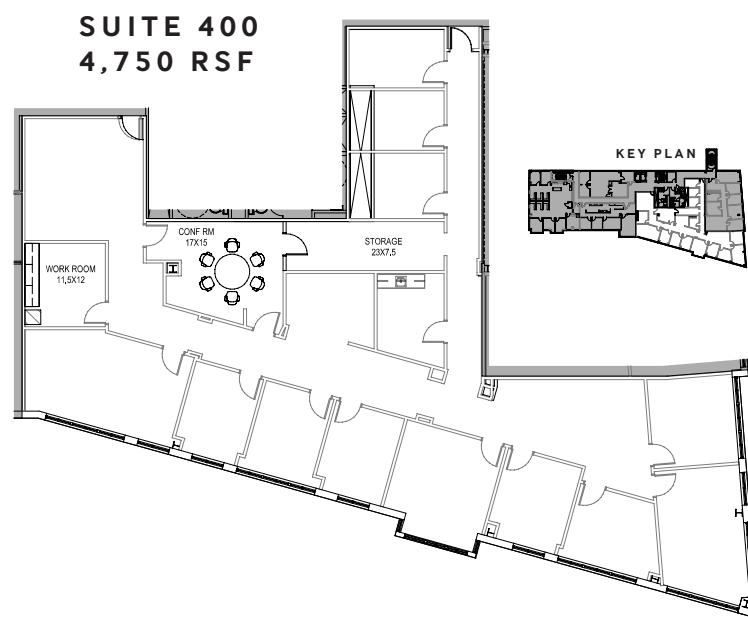


Work + Play at Tranquil Court

A rare turnkey office sublease is available in Selwyn Avenue's Tranquil Court, a boutique office building in the heart of Myers Park.

Located in one of Charlotte's most highly amenitized neighborhoods, Tranquil Court has everything you need within a half mile.

10	OFFICES
2	CONFERENCE ROOMS
1	RECEPTION
1	BREAK ROOM
1	HUDDLE ROOM
1	COPY/IT ROOM
1	STORAGE ROOM





ADDRESS

2820 Selwyn Avenue, Suite 400
Charlotte, NC 28207

NEIGHBORHOOD

Myers Park

PARKING

3.9/1,000; covered & attached structure

BUILDING SIZE

5 stories / 62,983 SF

TELECOMMUNICATIONS

Dedicated AT&T Fiber available

MASTER LEASE EXPIRATION

July 2029

OTHER

Furniture is negotiable

Highly-Amenitized Neighborhood

Tranquil Court is located steps from many dining and shopping options:

WALK TO:

- Reid's Fine Foods
- Selwyn Avenue Pub
- LittleSpoon Eatery
- Clean Catch Fish Market
- The Jimmy

5 MIN DRIVE TO:

- Amelie's Bakery
- Chopt Salad Co.
- Harris Teeter
- Burton's Grill
- Chick-Fil-A



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