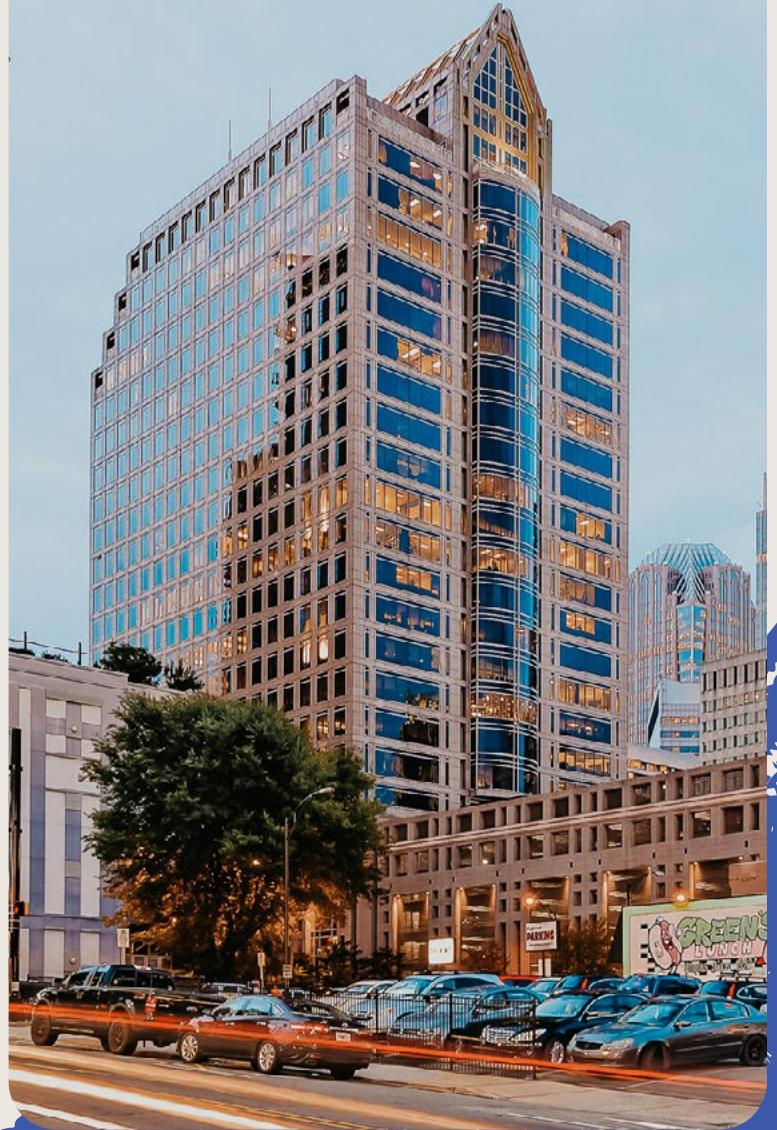


Discover the *art of doing* *business at* Carillon.

Located within a block of 'Main & Main' in downtown Charlotte, Carillon is a distinctive icon on the city's skyline and shares an amenity courtyard with the luxury Grand Bohemian Hotel next door. Featuring dramatic, neo-Gothic architecture and iconic artwork, this trophy-quality office tower offers tenants a truly exceptional office experience and opportunity to make a striking first impression.



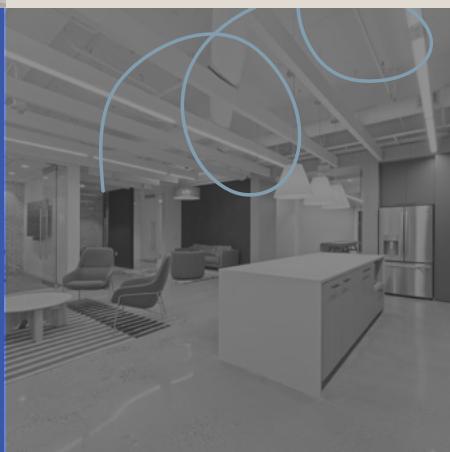


Conference Center

The open, collaborative conference and training center features a catering kitchen and AV for meetings and events.

Townhall

Thoughtfully designed with modern upgrades, the townhall features open lounge and conference spaces with beautifully enhanced finishes.



Arbol Cafe and Tenant Lounge

Enjoy a meal from Arbol's gourmet cafe. Grab dinner to take home at the end of the day.



Fitness Center

Carillon's new fitness center features state-of-the-art equipment, locker rooms with showers.



Grand Bohemian Hotel

You're steps away from Charlotte's finest boutique hotel, featuring a shared courtyard, Starbucks, a full-service spa and three restaurants.



The LEED Silver-certified building features museum-quality interiors and artwork, and a luxurious fitness center with showers and includes Arbol gourmet café and Fit Atelier boutique fitness operator. The newly refurbished two story lobby features Italian Verona marble floors, a 40' kinetic sculpture by world renowned Jean Tinguely and a grand side entry leading to the newly completed tenant amenity courtyard. Carillon also offers a state-of-the-art conference center, an on-site Bright Horizon's childcare, car wash and Morton's Steakhouse.

Go from work ~~to~~ to play in minutes

BUILDING ADDRESS: 227 West Trade Street, Charlotte, NC 28202

OWNER: KBS

YEAR BUILT: 1991

BUILDING SIZE: 24 stories; 488,243 rentable square feet

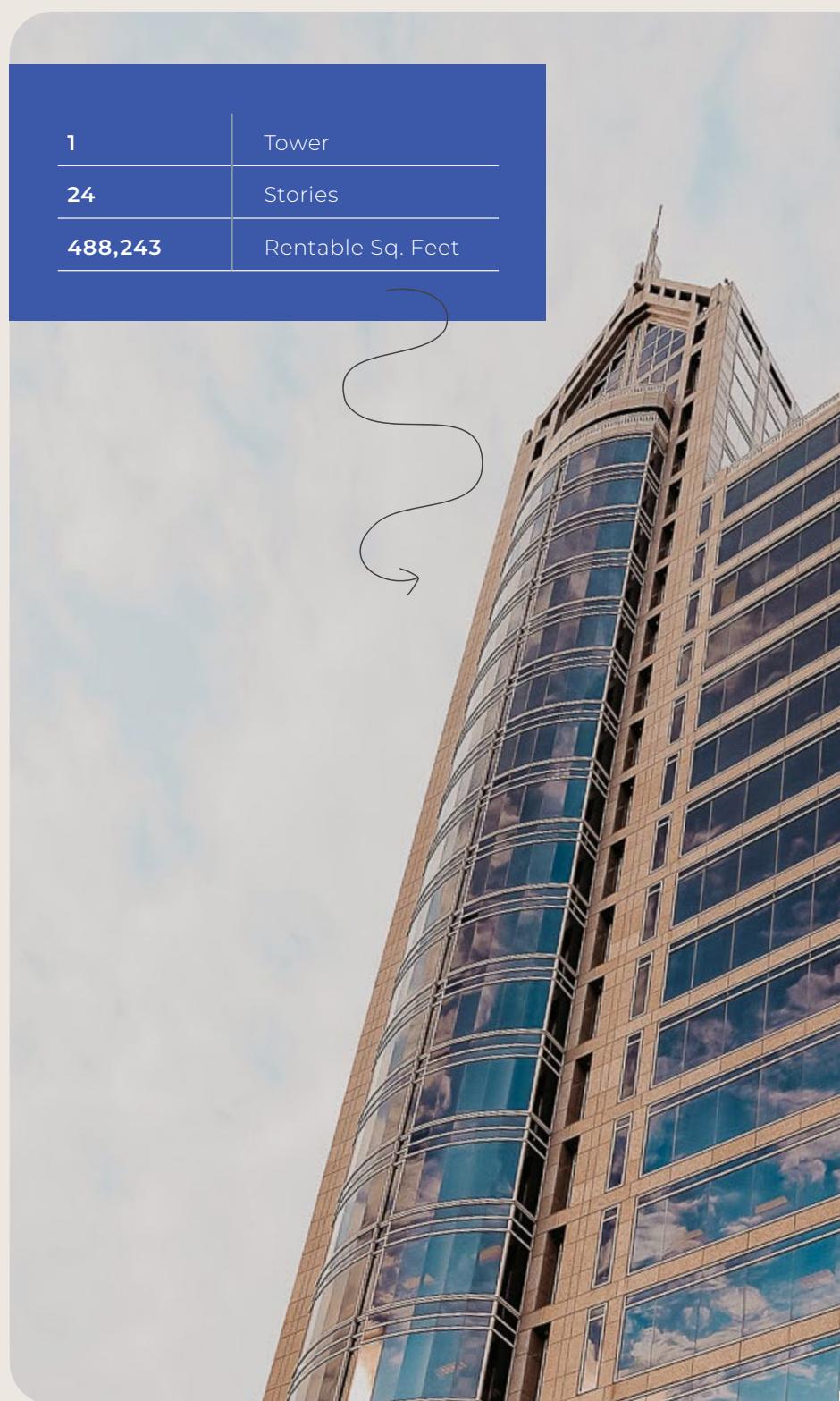
WALKABLE SCORE 93

BUILDING HOURS: Monday - Friday: 8:00 a.m. - 6:00 p.m.
Saturday: 8:00 a.m. - 1:00 p.m.

PARKING: 1/1,000 RSF overall parking ratio

TELECOMMUNICATIONS: AT&T, Cogent, Spectrum, T W
Telecom, Verizon, Windstream

1	Tower
24	Stories
488,243	Rentable Sq. Feet

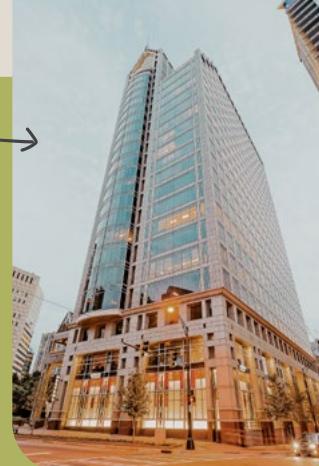




Downtown Charlotte's Carillon



1. Daycare center
2. ATM and Autospa
3. Sundry Shop
4. Fitness Center with Locker Room, Fit Atelier, Chop + Chisel, Gourmet Café (main floor)
5. Conference Center and Coffee Bar (third floor)
6. Morton's Steakhouse
7. Bocce and Cornhole Courts
8. Grand Bohemian Hotel (3 restaurants, full service spa, meeting rooms)
9. Starbucks



LIFESTYLE

- Fitness Center
- Fitness Programming
- Tenant Lounge
- On-Site Daycare Center
- U.S. Postal Service
- Full-Service Spa via Grand Bohemian

PRODUCTIVITY

- In-Place Fiber Optics
- Conference Rooms
- On-Site Management
- On-Site Storage
- Janitorial
- Security

TRAVEL & TRANSPORT

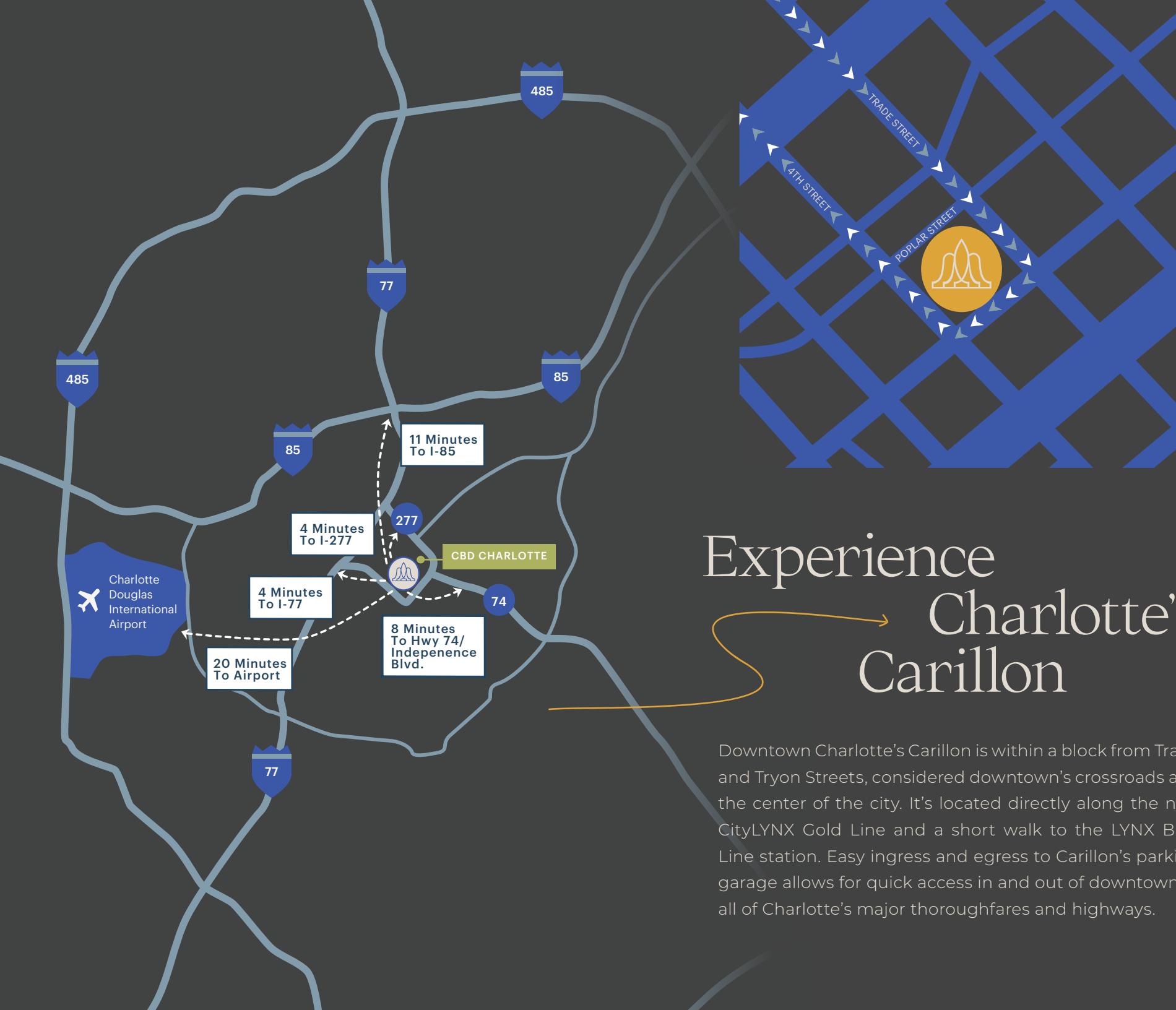
- Along Streetcar Line
- Four Blocks from Light Rail Stop
- Near Restaurants and Bars
- 15 Minutes from Airport

FOOD & DRINK

- Arbor Café
- Sundry Shop
- Morton's Steakhouse
- Grand Bohemian Restaurants: Mico, The Bohemian Garden, Buho, Starbucks

SUSTAINABILITY FEATURES





Experience Charlotte's Carillon

Downtown Charlotte's Carillon is within a block from Trade and Tryon Streets, considered downtown's crossroads and the center of the city. It's located directly along the new CityLYNX Gold Line and a short walk to the LYNX Blue Line station. Easy ingress and egress to Carillon's parking garage allows for quick access in and out of downtown to all of Charlotte's major thoroughfares and highways.

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