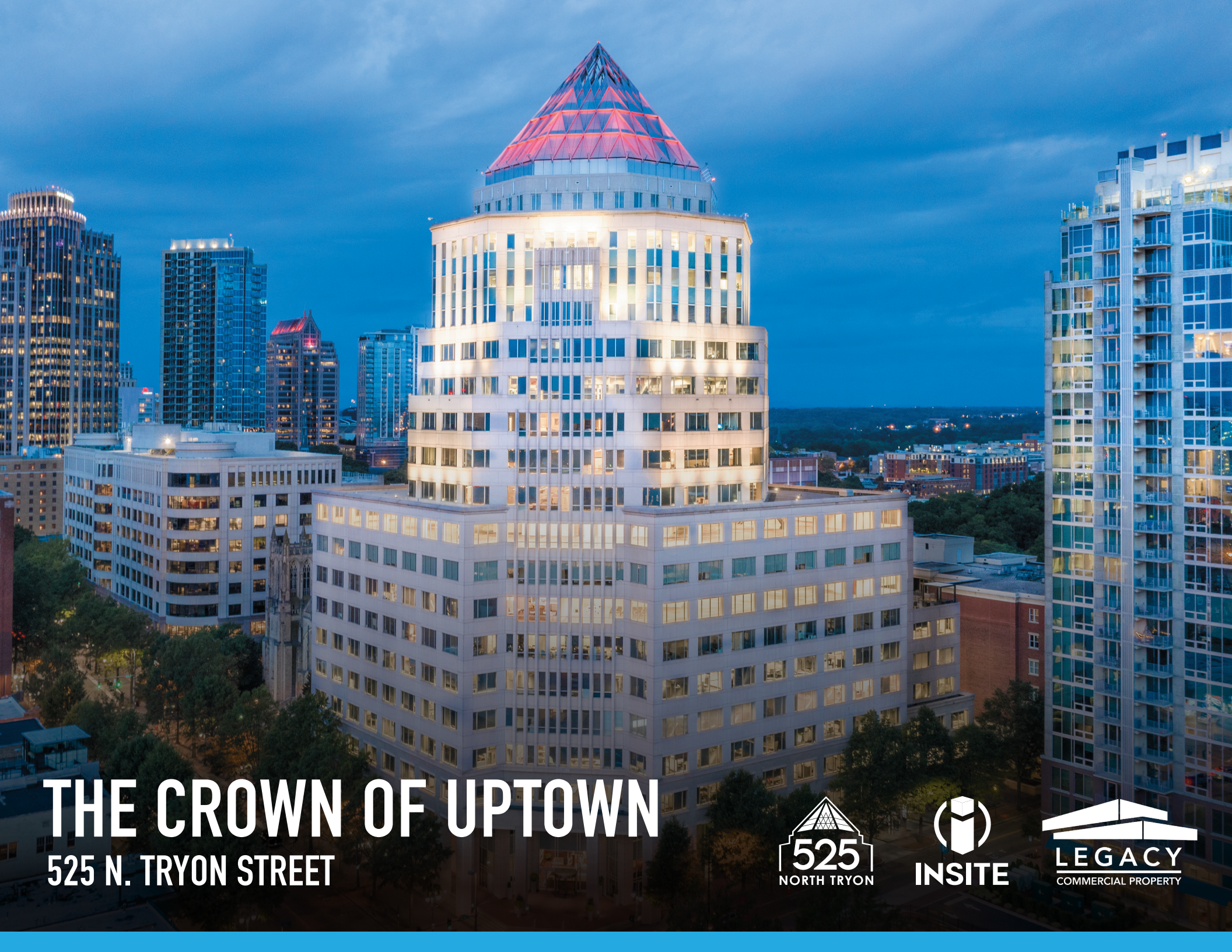




THE CROWN OF UPTOWN

525 N. TRYON STREET



EXECUTIVE SUMMARY

In the heart of Charlotte, 525 North Tryon is entering a new era of investment and transformation, pairing an iconic office address with renewed ownership by Legacy Commercial Property, elevated tenant experiences, and thoughtfully curated amenity enhancements. With significant common area upgrades and a new rooftop tenant lounge underway - projected completion by the end of 2026 - the property is being reimagined for the future of modern business.

525 N. TRYON STREET

Leasable SF	241,000+
Contiguous SF	140,000+
Floors	19
On-site Parking Spaces	607
Parking Ratio	1.56/1,000 SF
Construction Date	1998
Renovation Date	2026
Ceiling	13' Slab to Slab



EASY ACCESS TO 277 & I-77



LEED CERTIFIED



PROPERTY REFRESH UNDERWAY



IN THE HEART OF UPTOWN



BUILDING SIGNAGE AVAILABLE



SPEC SUITES MOVE-IN READY

PROPERTY SUMMARY



A LANDMARK OFFICE DESTINATION

Rising 19 stories above Uptown Charlotte, 525 North Tryon is a landmark LEED Certified office tower distinguished by its signature pinnacle crown and premier positioning at the gateway to the historic Fourth Ward. Ideally situated within Charlotte's central business district and the emerging North Tryon corridor, the property delivers a sophisticated workplace environment designed to support both established corporations and growing businesses. Flexible availabilities ranging from approximately 3,000 square feet to 140,000 square feet of contiguous space allow for tailored occupancy solutions in one of Charlotte's most connected business districts.

Inside, tenants are welcomed by a thoughtfully curated amenity experience centered around convenience, wellness,

and connectivity. Features include a state-of-the-art fitness center with locker facilities, a shared conference center, an expansive landscaped courtyard activated with lunch-hour food trucks, and an on-site management office dedicated to tenant service. A 607-space parking garage provides an above-market parking ratio, while walkable access to restaurants, hotels, entertainment venues, and the LYNX Blue Line places the best of Uptown Charlotte just steps away. Under new ownership by Legacy Commercial Property, a series of common area enhancements and future amenity additions are also underway, further elevating the tenant experience throughout the property.



Located in Uptown CLT's
Technology Hub



Onsite Conference Center
and MGMT Office



607- Space Onsite Parking,
1.56 per 1,000 SF
+ Additional Parking at Skyhouse



Fitness Center and
Locker Rooms



Brand New Tenant
Rooftop Lounge



Expansive Outdoor
Courtyard



100+ Retail and
Entertainment Venues Nearby



Easy access to
277 and I-77



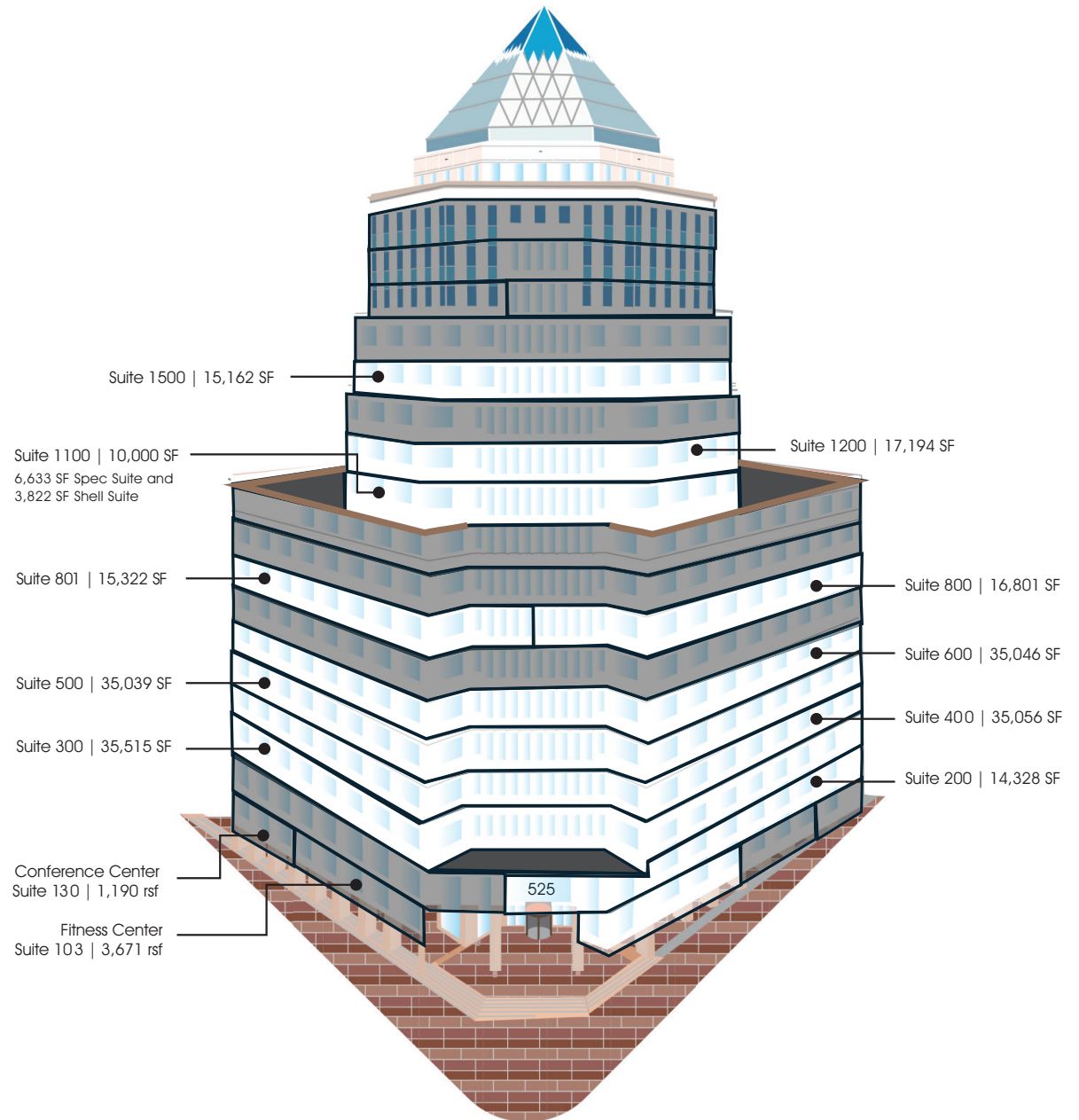
Located 2 Blocks from
Blue Line Light Rail

COMMON AREA IMPROVEMENTS & ADDITIONAL AMENITIES COMING SOON

STACKING PLAN

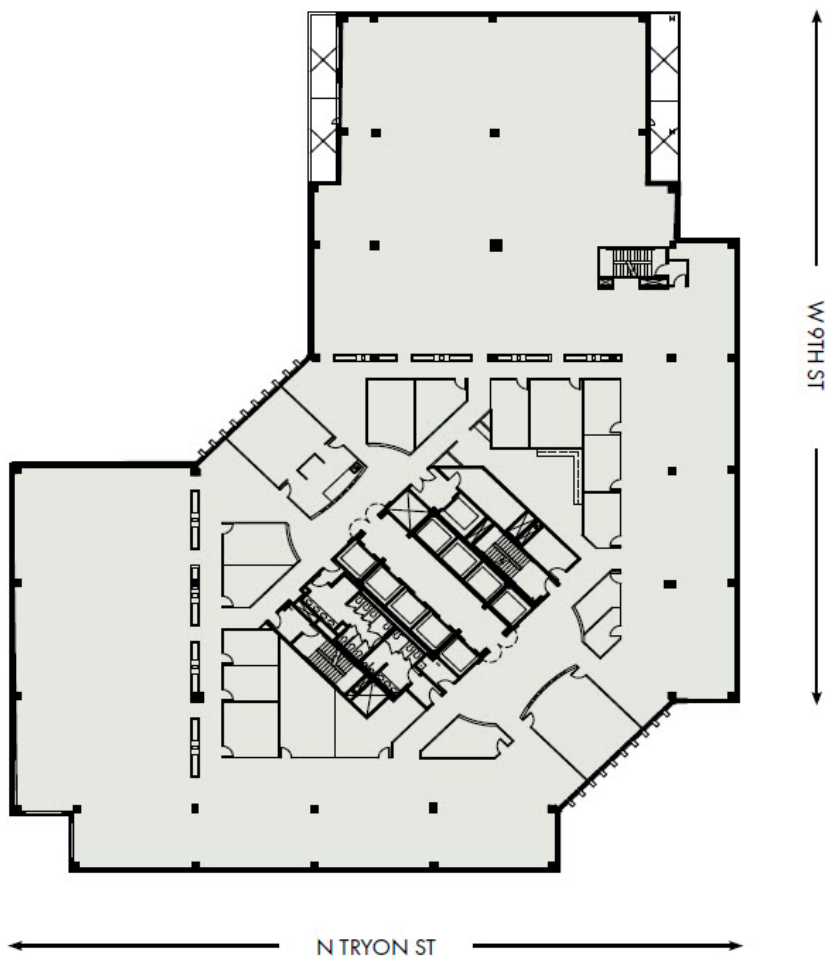
WORKPLACE FLEXIBILITY AT SCALE

Designed to meet the needs of today's workplace, 525 North Tryon combines flexible office configurations with a full suite of tenant-focused amenities. The 19-story LEED Certified tower offers opportunities ranging from approximately 3,000 square feet to more than 140,000 square feet of contiguous space and a spec suite on the 11th floor with 6,633 sf that is move-in ready, allowing businesses to scale efficiently within an established Uptown Charlotte address. Complemented by a 607-space structured parking garage, collaborative amenity spaces, and continued property enhancements, the building delivers both flexibility and long-term value for tenants.

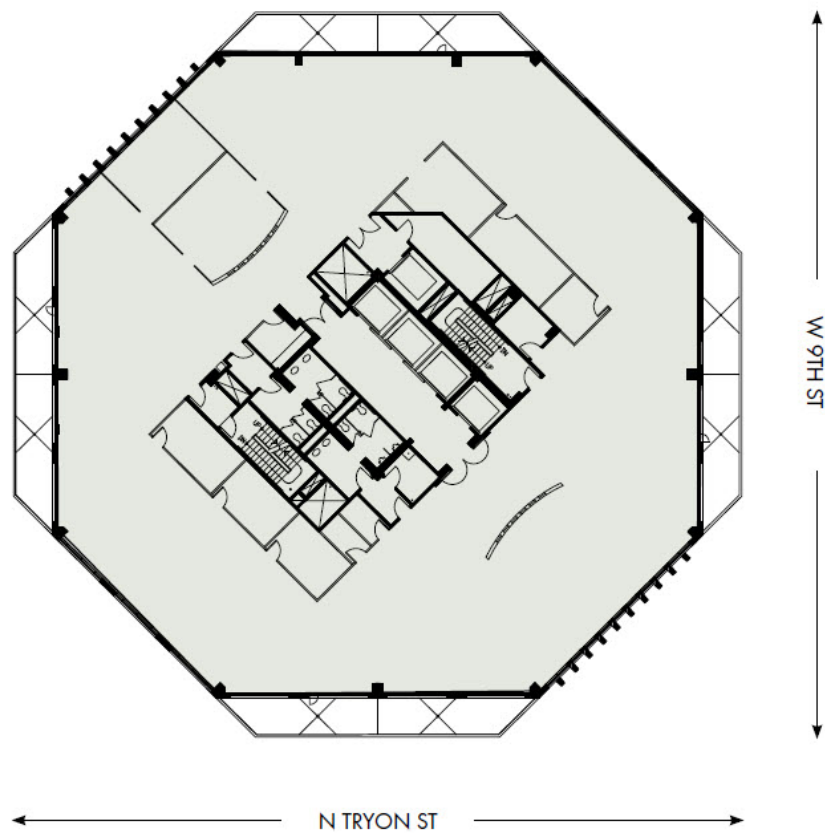


STACKING PLAN CONTINUED

6TH FLOOR



15TH FLOOR



IMPROVEMENTS & WHAT'S COMING

MODERNIZATION UNDERWAY

- Modernized lobby & shared common areas, including an on-site coffee shop
- New tenant lounge with shared rooftop patio on the 11th floor
- Spec suites with contemporary finishes
- Expanded amenity and collaboration spaces
- Tenant-focused workplace enhancements
- Continued capital investment by Legacy Commercial Property throughout the building



Lobby 1



Kitchen/Break Area



W. 9th St. Coffee Shop



11th Floor Roof Top Patio

MARKET DEMOGRAPHICS

135,000+

Residents Within 3 Miles

3.5%

Population Growth Since 2020

2%

Additional Growth Projected

\$120,000+

Average Household Income

\$1B+

Food & Entertainment
Consumer Spending



Walkable Area With
Endless Options

#2

City for Population Growth
Nationally in 2025

150

New Residents Per Day

AT THE CENTER OF GROWTH

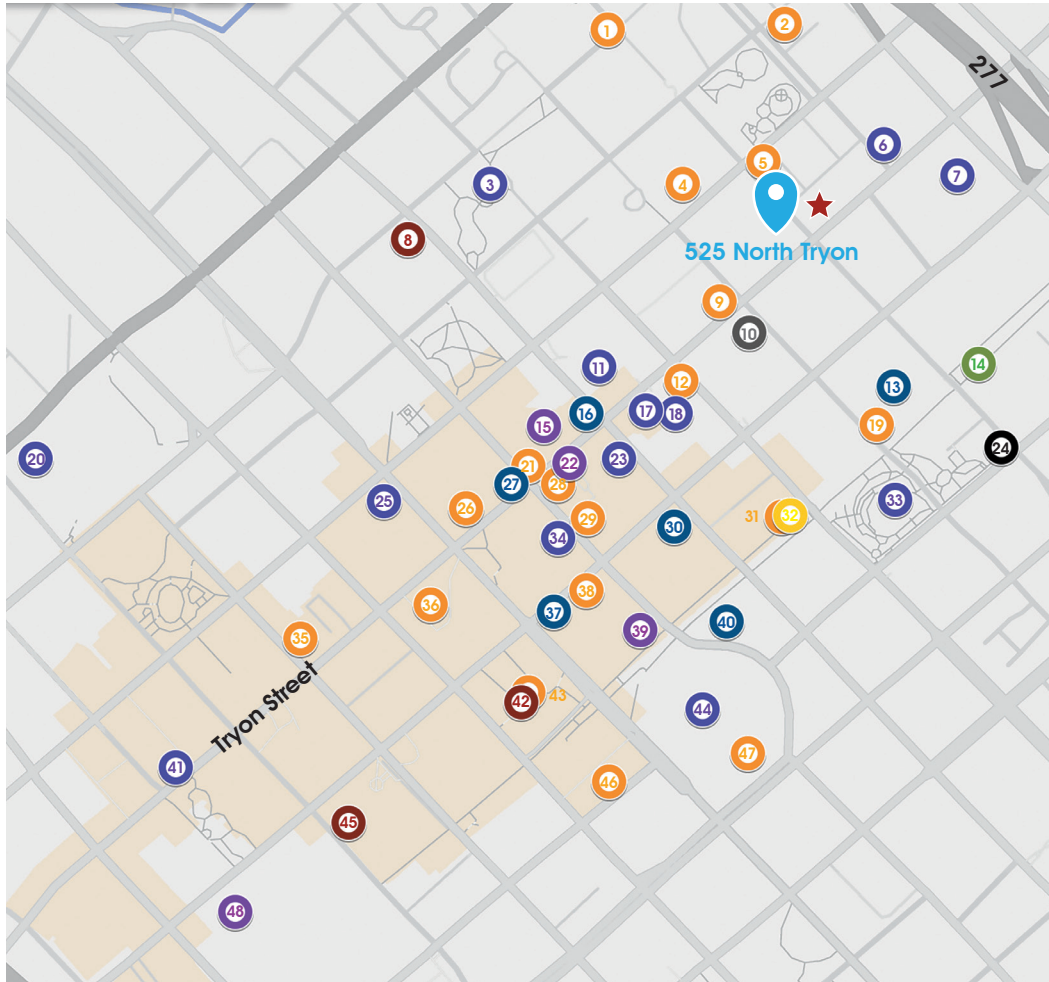
525 North Tryon is strategically positioned within a rapidly evolving Uptown Charlotte market defined by sustained growth, increasing density, and strong economic momentum. The surrounding area continues to attract new residents, employers, and investment, creating a highly energized, walkable urban environment where businesses can thrive. With significant population growth already realized — and additional expansion projected in the coming years — the property benefits from its placement within one of Charlotte's most active and desirable districts.

A MARKET BUILT FOR BUSINESS

The surrounding demographic profile reflects the modern urban consumer and workforce, with affluent households, strong spending power, and a preference for walkable dining and entertainment experiences. Tenants at 525 North Tryon benefit from immediate access to the restaurants, hospitality venues, retail destinations, and residential communities that continue to shape Uptown Charlotte into a premier live-work-play destination. Combined with exceptional connectivity and a growing talent base, the market provides an ideal environment for companies seeking long-term success in Charlotte's urban core.



IN THE HEART OF UPTOWN CHARLOTTE



A WALKABLE WORKPLACE EXPERIENCE

525 North Tryon places tenants within immediate reach of Uptown Charlotte's premier dining, hospitality, entertainment, and lifestyle destinations. From nationally recognized hotels and corporate landmarks to local restaurants, neighborhood gathering spots, and cultural venues, the surrounding area delivers an unmatched live-work-play environment designed to support today's workforce. Walkable access to grocery, retail, transit, and entertainment amenities creates a highly connected experience that extends well beyond the workplace.

- | | |
|---|--|
| 1 Alexander Michaels | 27 The Ivey's Hotel |
| 2 Spaghet | 28 204 North Kitchen & Cocktails |
| 3 Fourth Ward Park | 29 Sea Level NC |
| 4 McNinch House Restaurant | 30 DoubleTree by Hilton Charlotte City Center |
| 5 Pizzeria Sapienza | 31 The Market at 7th Street |
| 6 Charlotte Ballet | 32 Spectrum Center |
| 7 VAPA Center | 33 First Ward Park |
| 8 Harris Teeter | 34 Belk Theater at Blumenthal Performing Arts Center |
| 9 Crunch Bistro | 35 Jimmy John's |
| 10 Trella Uptown | 36 Chick-fil-A |
| 11 Discovery Place Science | 37 The Ritz-Carlton, Charlotte |
| 12 Duckworth's Grill & Taphouse | 38 Rooster's Wood-fired Kitchen Uptown |
| 13 The Ellis | 39 Bank of America Center |
| 14 9th Street Station | 40 SpringHill Suites by Marriott Charlotte City Center |
| 15 Insight Global | 41 Bechtler Museum of Modern Art |
| 16 The Dunhill Hotel | 42 Queen City Quarter |
| 17 Main Library | 43 MOOYAH Burgers, Fries & Shakes |
| 18 Duke Energy Theater at Spirit Square | 44 Spectrum Center |
| 19 Spice Charlotte | 45 Overstreet Market |
| 20 Truist Field | 46 Chicken Spot |
| 21 The Capital Grill | 47 Chick-Fil-A |
| 22 Truist Center | 48 Charlotte Convention Center |
| 23 Carolina Theater | ★ Brand New Publix - Coming Soon! |
| 24 The Dubois Center at UNC Charlotte Center City | |
| 25 Charlotte Symphony Orchestra | |
| 26 Impeckable Chicken | |

MAP KEY

- | | | | |
|----------------|-----------------|--------------|-----------|
| ● Restaurants | ● Entertainment | ● Business | ● Retail |
| ● Coffee/Cafes | ● Hotels | ● Apartments | ● Transit |
| ● University | ★ Coming Soon | | |

CONTACT US



MARTIN PAZDAN

704.526.2177

MPAZDAN@INSITEPROPS.COM

JONATHAN DOUGLAS

704.526.2190

DOUGLAS@INSITEPROPS.COM

Now leasing flexible office opportunities in one of Uptown Charlotte's most connected business destinations. Connect with our leasing team to learn more today.

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