

SOUTH END, CHARLOTTE OFFICE ►

FOR LEASE



2010 S. TRYON STREET, UNIT D, CHARLOTTE, NC 28203

2010 S. Tryon Street, Charlotte | OFFICE BUILDING FOR LEASE



LOCATION



2010

**S. Tryon Street, Unit D
Charlotte, N.C. 28203**



20,500 VPD
**South Tryon
Street**



\$112,378
**Avg Household
income
3 miles**



252,939
**Employees
5 miles**



250,173
**Population
5 miles**

OFFERED EXCLUSIVELY BY

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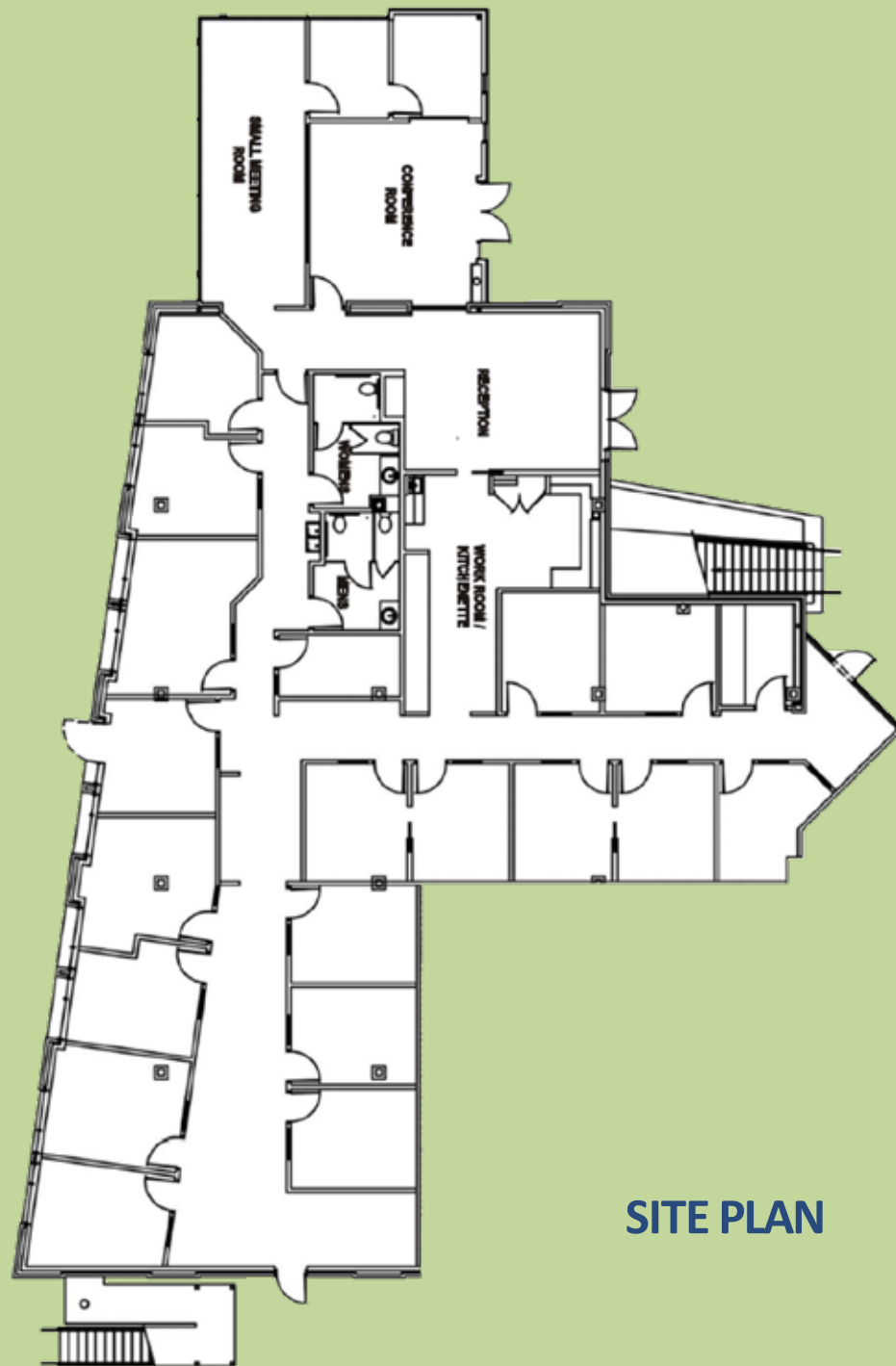
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SITE PLAN

PROPERTY OVERVIEW

2010 S. Tryon is an opportunity to lease in the heart of South End, one of the fastest growing submarkets in the US. Ideal for growing businesses wanting to benefit from all that South End has to offer. South End is located immediately south of Uptown and is well-served by the Blue Line light rail line with four stations at the center of the neighborhood. **Ample on-site and nearby parking options make access convenient for both tenants and visitors.** Located across the street from Elon School of Law, today, South End is a dynamic urban neighborhood with a mix of rehabbed historic structures and new transit-oriented development. South End is home to a burgeoning craft brewery scene, multiple art galleries and beloved local shops, restaurants and is emerging as a regional employment center.

PROPERTY HIGHLIGHTS

- Private Gated Parking lot for Tenants
- Walkable to the LYNX Blue Line East/West Station
- Exterior Signage Opportunities
- Surrounded by multiple restaurants and retail
- Spacious Conference Room
- Generous parking availability ensures hassle-free access for employees and guests

Lease Overview

LEASE DETAILS	
TYPE	Office
TOTAL SF	± 5,820 SF
LEASE	\$38.00/SF
LEASE TYPE	Modified Gross
COUNTY	Mecklenburg

BUILDING FRONT



PROPERTY DETAILS



2010
S. Tryon St., Unit D
Charlotte, NC 28203



Zoning
TOD-NC
(Transit Oriented Development)



Office Building
5,820 SF



Signage
Interior Signage Available



Parking
Secure Lot
Gated Entry



Lease
See Overview

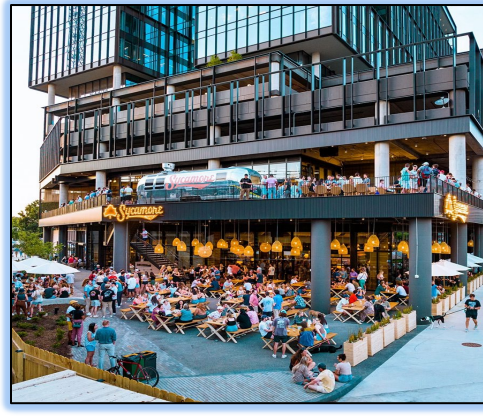
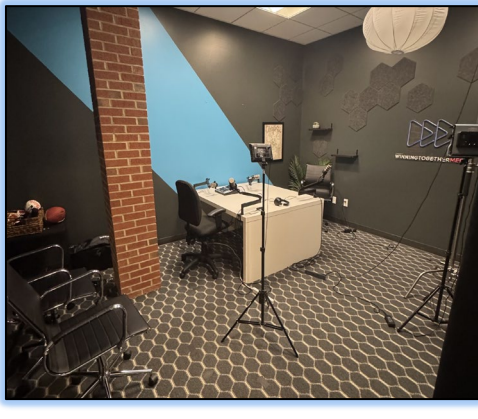
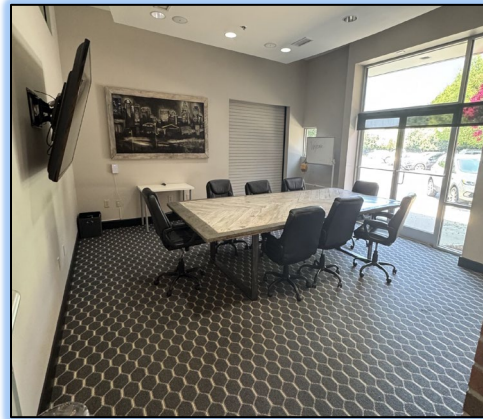
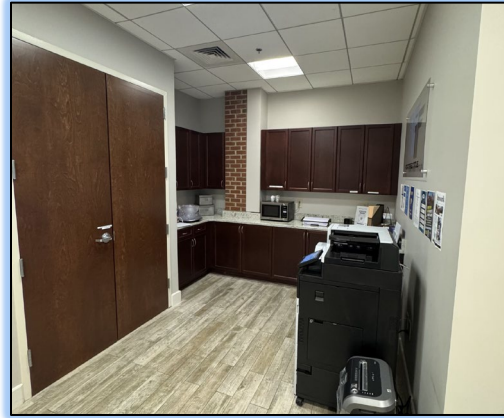
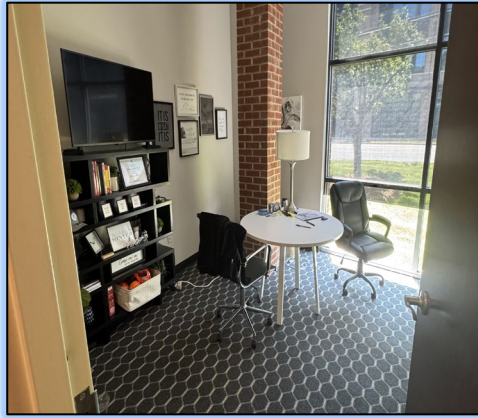


Great Southend Location
(0.5) Miles to LYNX Blue Line E/W Station
(0.8) Miles to Int. 77
(1.8) Miles to Uptown Charlotte



Utilities
Landlord Responsibility

PROPERTY HIGHLIGHTS



LOCATION OVERVIEW



CHARLOTTE NORTH CAROLINA



5th

Largest Population Growth
across the US in 2022



6th

Busiest Airport in the Nation
with 700 flights per day



2nd

Largest Banking Center
in the US



8

Fortune 500 Companies
Headquartered in Charlotte



\$2B

In Real Estate Projects
under construction



20%

Employment Increases projected
over the next 5 years



55k +

Students enrolled at colleges
and universities in Charlotte



Johnson C. Smith University

CHARLOTTE'S **TOP 5** EMPLOYERS



Atrium Health

35,700 Employees

**WELLS
FARGO**

26,000 Employees

Walmart

16,100 Employees

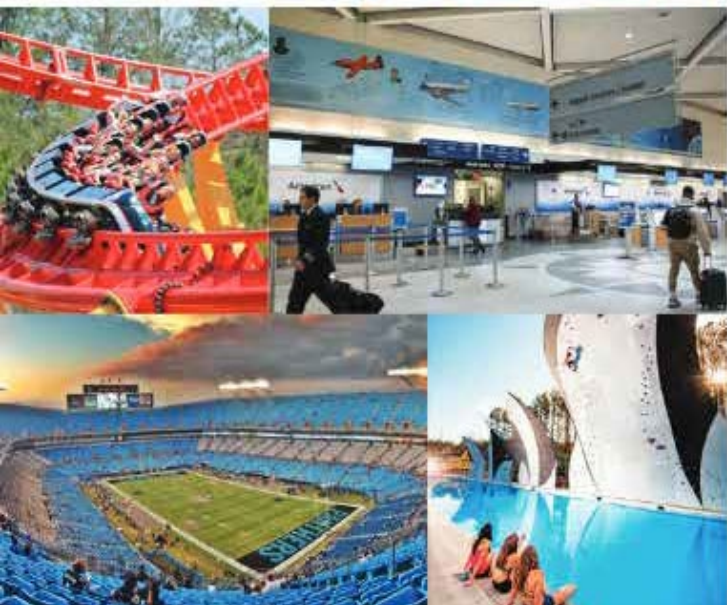


Bank of America

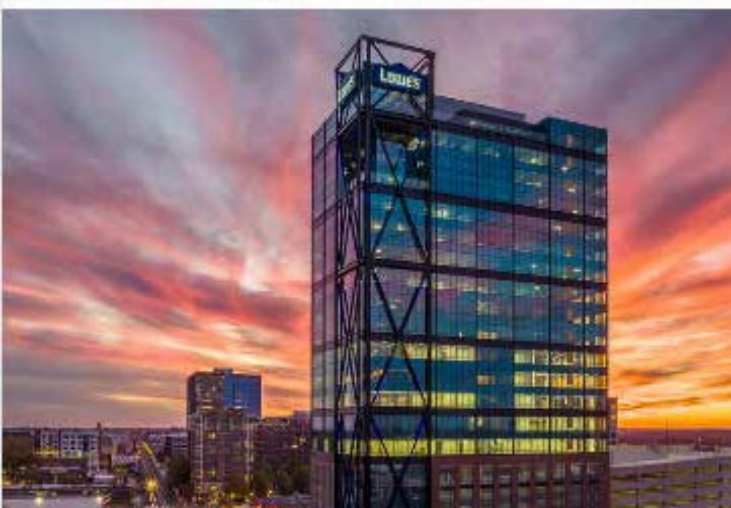
15,000 Employees

NOVANT
HEALTH

12,172 Employees



SOUTH END



17,180 Employees
3.5M SF Existing Office Space
2.2M SF Office Under Construction or Planned
6 Co-Working Spaces



123 Hotel Rooms
380 Hotel Rooms Under Construction or Planned



9,200 Residents
54% of Residents between Ages 20-39
\$81,094 Median Household Income
5,176 Households
3,802 Residential Units Under Construction or Planned



1.9M SF Retail Shops & Restaurants
371,000 SF Retail Under Construction or Planned
6 Craft Breweries
99 Restaurants and **126** Shops



25,900 Average Daily Light Rail Riders
4 Light Rail Stations (Carson, Bland, East/West, and New Bern)
8,892,100 Light Rail Passengers Boarded Annually



