

# SOUTH END, CHARLOTTE OFFICE ▶

# FOR LEASE



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



# 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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# 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**

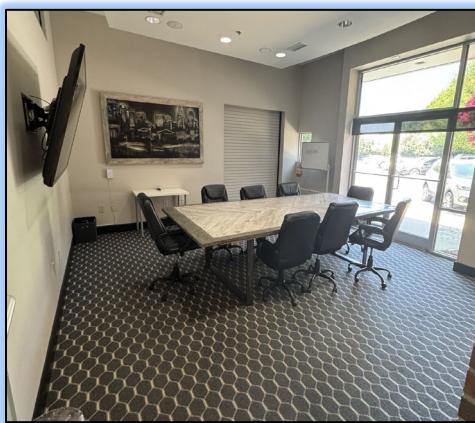


**Great Southend  
Location**  
**(0.5) Miles to LYNX  
Blue Line E/W Station**  
**(0.8) Miles to Int. 77**  
**(1.8) Miles to Uptown  
Charlotte**



**Utilities**  
**Landlord  
Responsibility**

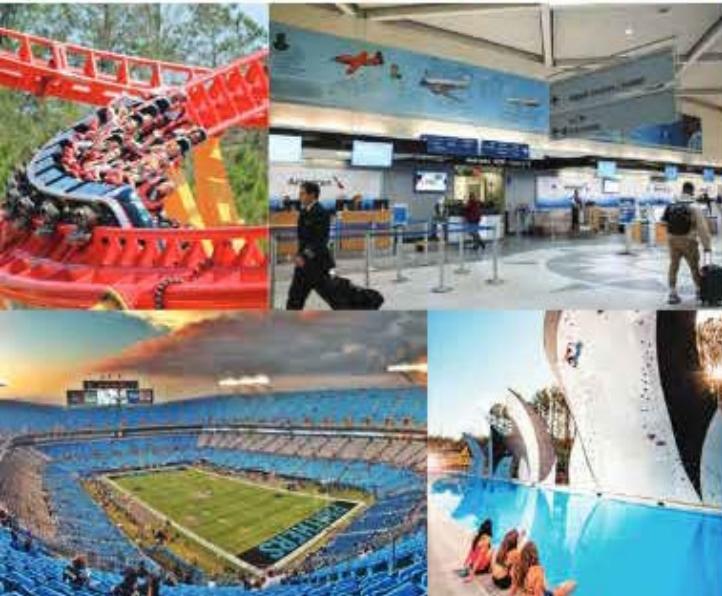
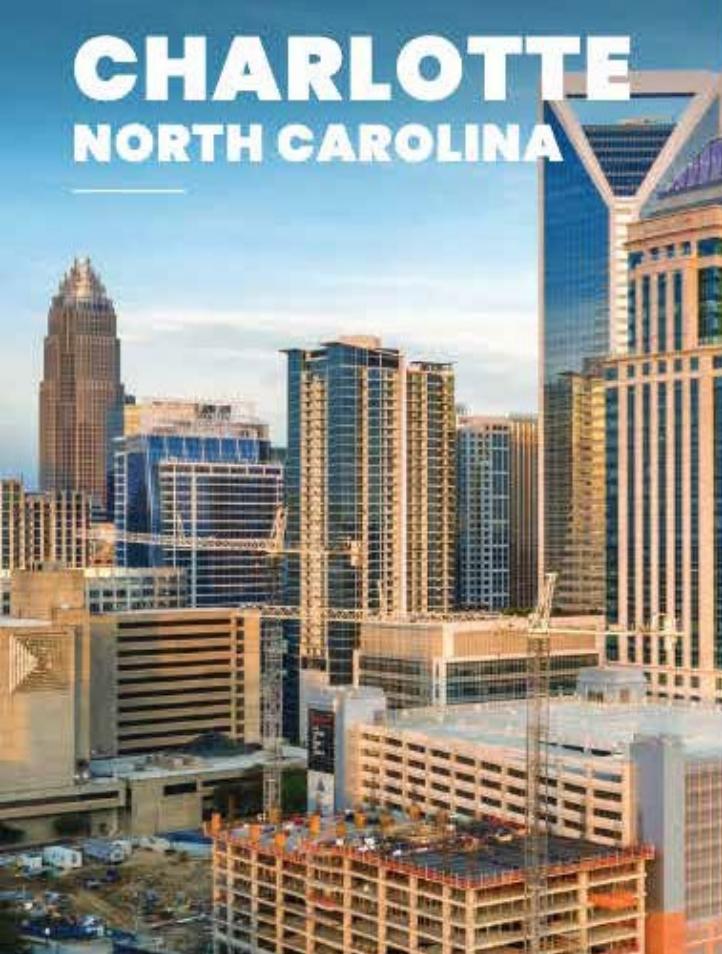
# PROPERTY HIGHLIGHTS



# 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



**\$2B**

In Real Estate Projects  
under construction



**8**

Fortune 500 Companies  
Headquartered in Charlotte



**20%**

Employment Increases projected  
over the next 5 years



UNC  
CHARLOTTE



JOHNSON & WALES  
UNIVERSITY



CENTRAL  
PIEDMONT



Johnson C. Smith University

## CHARLOTTE'S **TOP 5** EMPLOYERS



Atrium Health

35,700 Employees



WELLS  
FARGO

26,000 Employees



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





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