

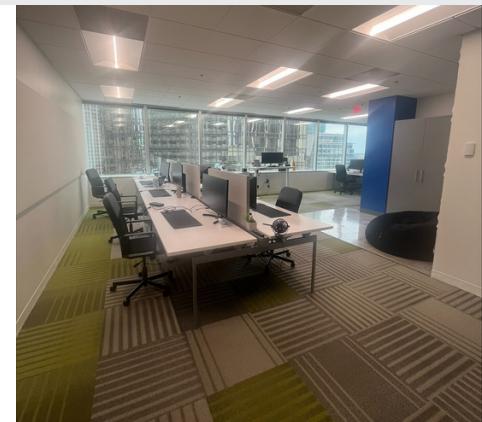
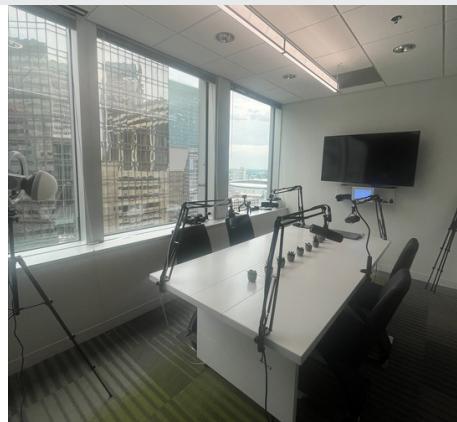
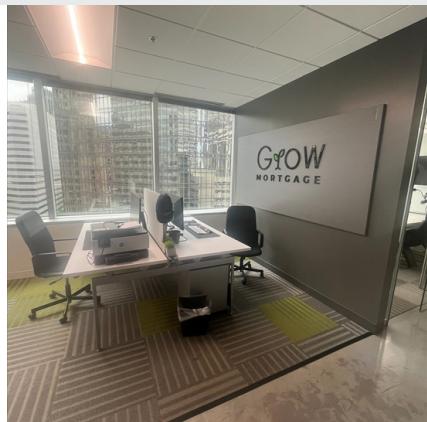


# Class A Office Space Available for Sublease

## 201 S Tryon St. Ste. 1450



- +/- 1,457 SF Available for Sublease immediately until May, 31st 2025
- Perfect Co-working space for a creative work environment
- 1 Conference Room
- Located on the 14th floor with spectacular views of the City
- Large, fully-furnished outdoor patio/terrace on the 5th floor overlooking S. Tryon Street and Charlotte's Uptown Skyline
- Secured floors
- \$36.07/PSF Full Service

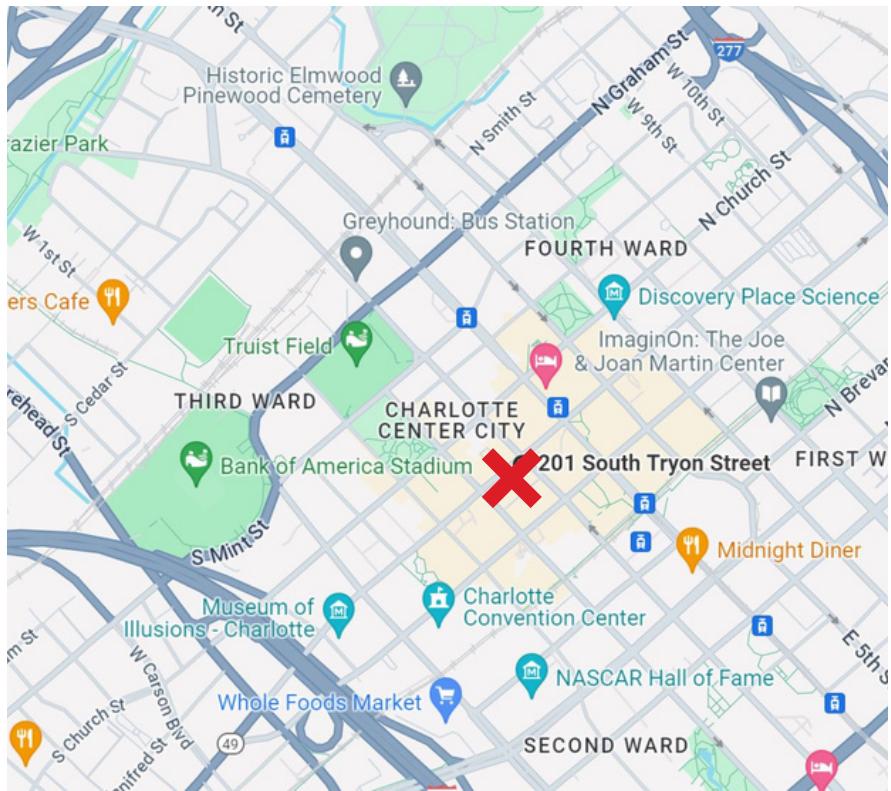


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# Location Highlights

- Building sits in the heart of Uptown Charlotte with direct access to Charlotte's Overstreet Mall (Covered pedestrian walkways to over 50 restaurants, 8 office buildings and 5 hotels)
- Multiple restaurants and retailers located on the 1st floor with a newly opened Planet Fitness on the lower level.



## PROPERTY FEATURES

<b>TOTAL TENANTS:</b>	14
<b>RENTABLE SF:</b>	1,457
<b>YEAR BUILT:</b>	1961
<b>BUILDING CLASS:</b>	A
<b>YEAR RENOVATED:</b>	2017
<b>NUMBER OF BUILDINGS:</b>	1
<b>Parking Ratio:</b>	1.5 spaces per 1,000 SF
<b>LEASE TYPE:</b>	Full Service Rate



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## FOR MORE INFORMATION

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