

#### **18 STORIES**

367,000 SF office / ground floor retail / executive parking



#### **AVAILABLE NOW**

#### **UNOBSTRUCTED VIEWS**

#### 2ND FLOOR BALCONY

#### CANTILEVERED DESIGN

onto S Tryon Street right of way creating unobstructed view up N Tryon Street

#### **GLASS FAÇADE**

#### PREMIER LOCATION

bridging South End and Uptown

#### **EXECUTIVE PARKING**

within 650 S Tryon.

#### **COVERED AND CONDITIONED**

pedestrian access through to the Central Parking Structure

#### HEALTHY WORK ENVIRONMENT

including touchless path of travel and state-of-the-art HVAC

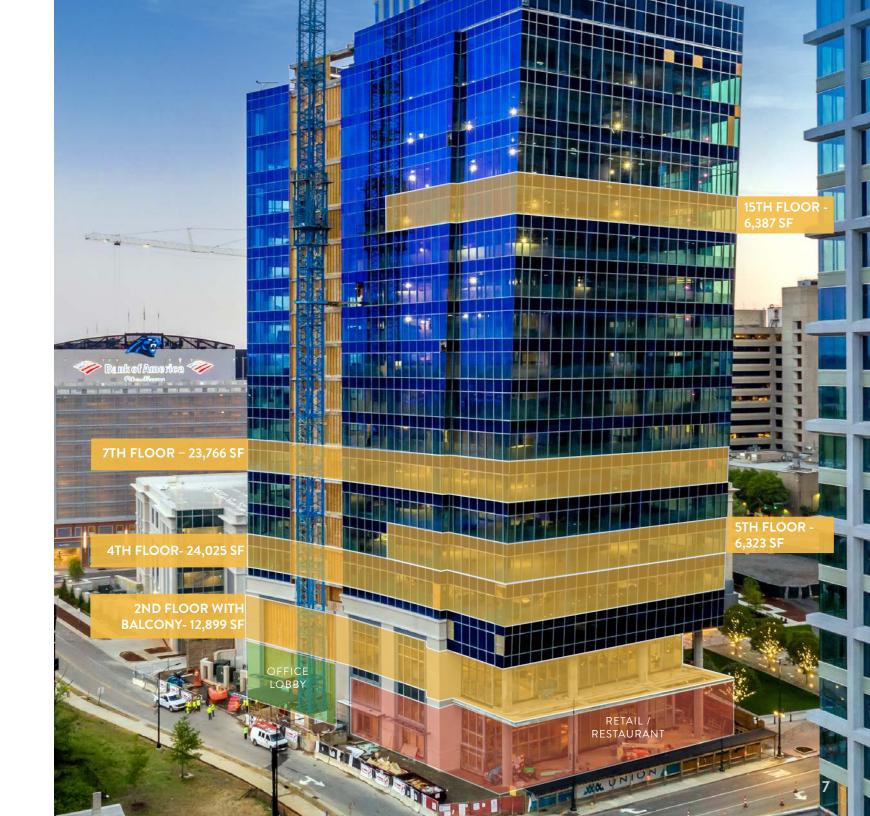




SITE PLAN

## CURRENT AVAILABILITIES

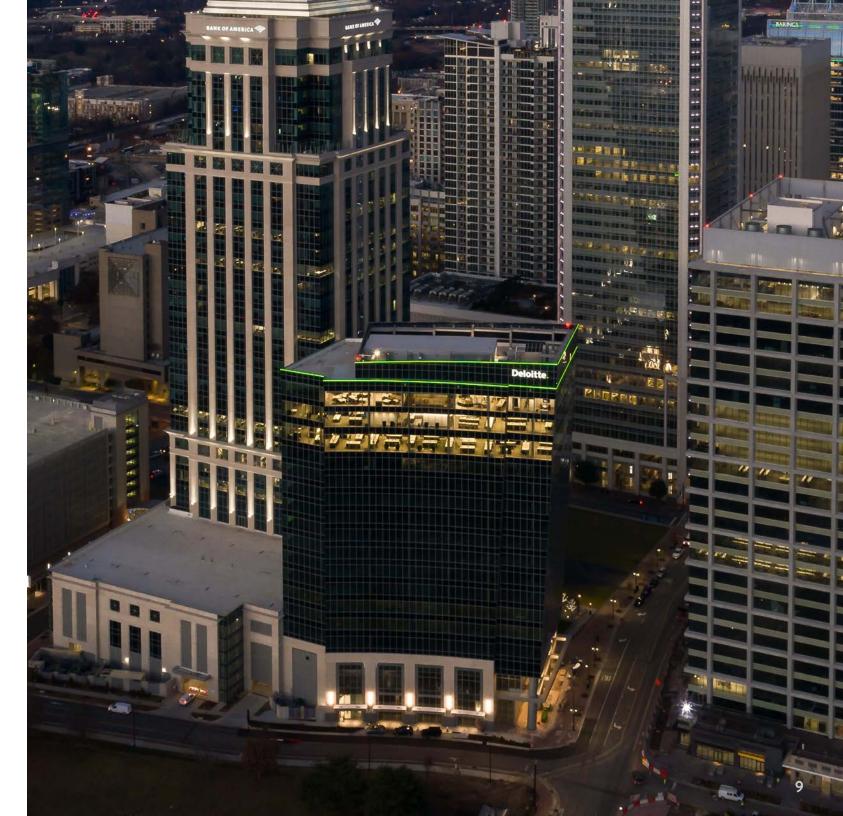
+/- 73,000 SF



## TYPICAL OFFICE

23,800 RSF











## GROWTH

STONEWALL CORRIDOR and SOUTHEND, one of the LEADING INBOUND DESTINATIONS FOR GEN Z.

# YOUNG LABOR POOL

METRO

RENTERS

# EXPANDED ACCESS

19 MILES of light rail with 26 stations

758 DEPARTURES daily from CLT, offering access to most East Coast cities in less than 2 hours

**80** Center City Walk Score

1,000+ bike share bikes on the street

### **TALENT**

Charlotte's YOUNG WORK FORCE lives an EASY WALK, SCOOTER OR LIGHT RAIL RIDE from Legacy Union.

## ENHANCED AMENITIES

Award winning RESTAURANTS / FOOD TRUCKS, MUSEUMS AND ENTERTAINMENT, all an easy walk from Legacy Union.

OVER 1,000 new hotel rooms.

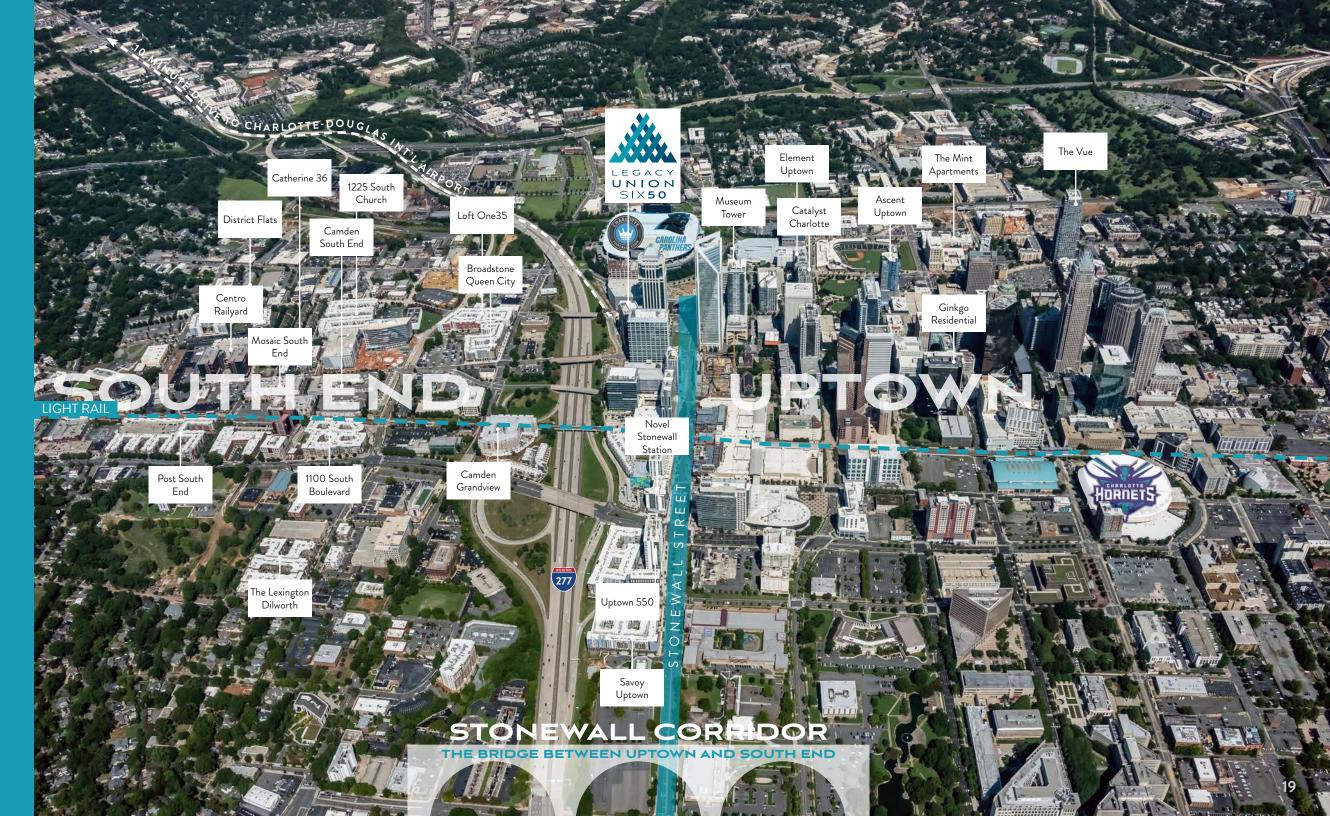
# LIVE, WORK, PLAY

Center City's population has grown by more than 600% since 1998; Charlotte grew by 68%

Center City has seen tremendous growth since 2000. The return to urban living is well underway as all ages of residents see the benefits. South End has surged along side Uptown as light rail set off a housing construction boom in the district. This growth demonstrates the attractiveness of the area's quality of life, walkability, entertainment and neighborhoods.

In 2017, Charlotte had the third fastest growing inventory of apartments nationally; 25% of the units built in the last five years were in Center City. The growing population continues to attract more services and retailers, including five full service grocers, with three opening in the past two years; in turn making the neighborhoods more livable.

-2018 State of the Center City Report











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