

2010 S Tryon Street, Unit D

Charlotte, NC 28203

**CITISPACE OFFICE CONDO
FOR SALE OR LEASE
5,820 SF**



CBRE



PROPERTY DETAILS

\$3,295,000 \$39.50/SF MG

Sales Price

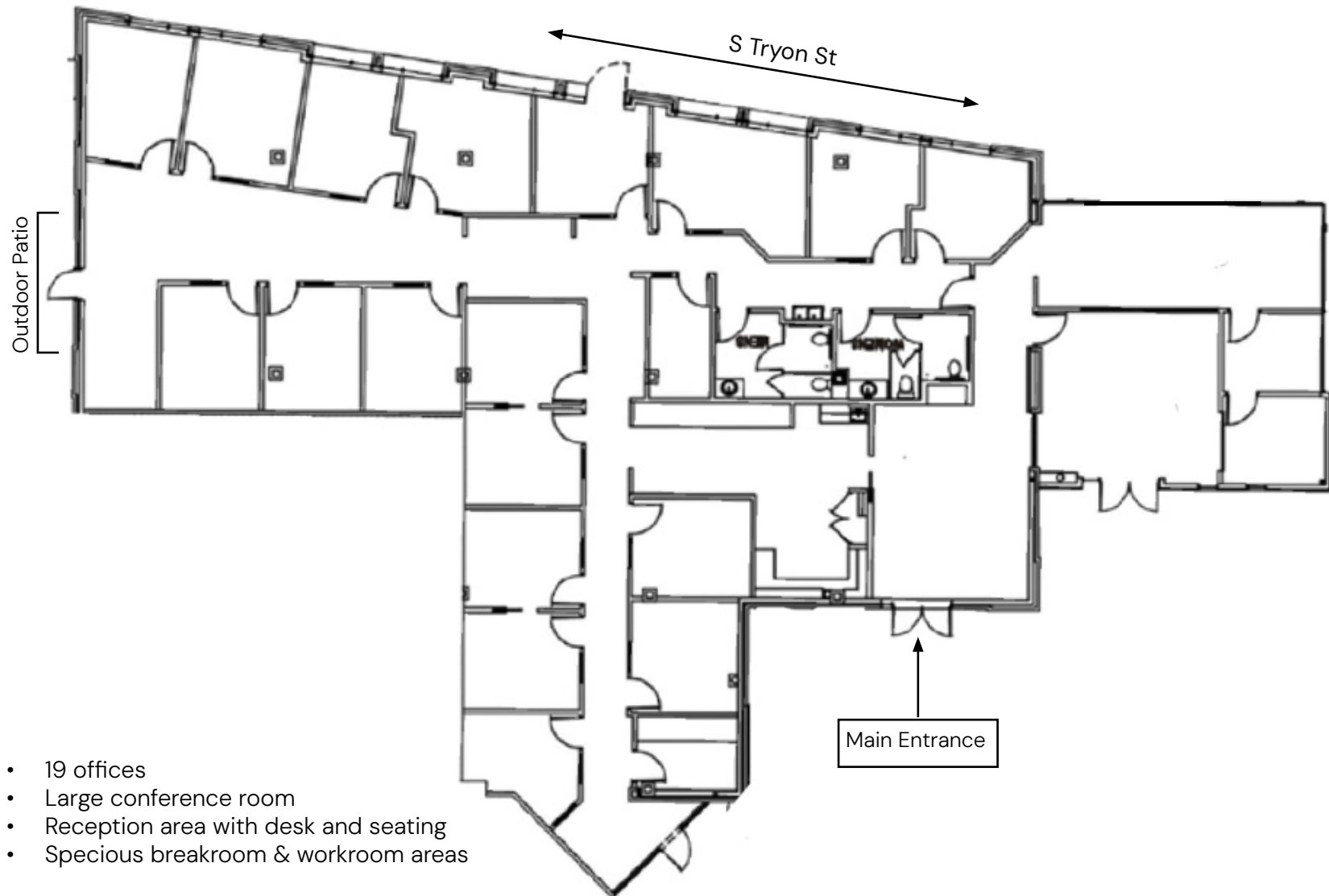
Lease Rate

- UNIT CONSISTS OF 5,820 SF.
- 1ST FLOOR UNIT IN A MODERN MOVE-IN READY CONDITION.
- FREE ABUNDANT PARKING IN PRIVATELY GATED SURFACE LOT.
- LOCATED IN SOUTH END AND WALKABLE TO NUMEROUS AMENITIES.
- WITHIN +/- 0.5 MILE WALK TO EAST/WEST LIGHT RAIL STATION.
- THE UNIT COMES WITH EXTERIOR BUILDING SIGNAGE FACING S. TRYON ST.
- AVAILABLE FOR IMMEDIATE OCCUPANCY.
- PRIVATE OUTDOOR PATIO ADJACENT TO THE UNIT.
- TENANT RESPONSIBLE FOR ELECTRIC & JANITORIAL WITH MG LEASE RATE.



FLOORPLAN

Unit D: 5,820 SF



PHOTOS



PHOTOS



WALKABLE AMENITIES

2010 S Tryon St

1932 HAWKINS ST

[solidcore] *Emmy SQUARED PIZZA*
FACE FOUNDRIÉ

100 W WORTHINGTON AVE

Salted Melon *Superica*
MARKET GALLERY
Abercrombie & Fitch *barcelona*

1616 CAMDEN RD

SABOR **LEROY FOX**
TWO SCOOPS ICE CREAM

1537 CAMDEN RD

FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

200 W TREMONT AVE

FRENCHY'S
ELITE TRANSIT **QC** *POUR HOUSE* *MAMA KRA BOWLS*
THE NEIGHBORHOOD SPOT

1800 CAMDEN RD

Rowan
COSMIC NAILS *Clean Catz*
GIRL TRIBE CO

340 W TREMONT AVE

SPENGA *COOP*
HIL-WIRE *Benny Ferrovio's*
BREWING

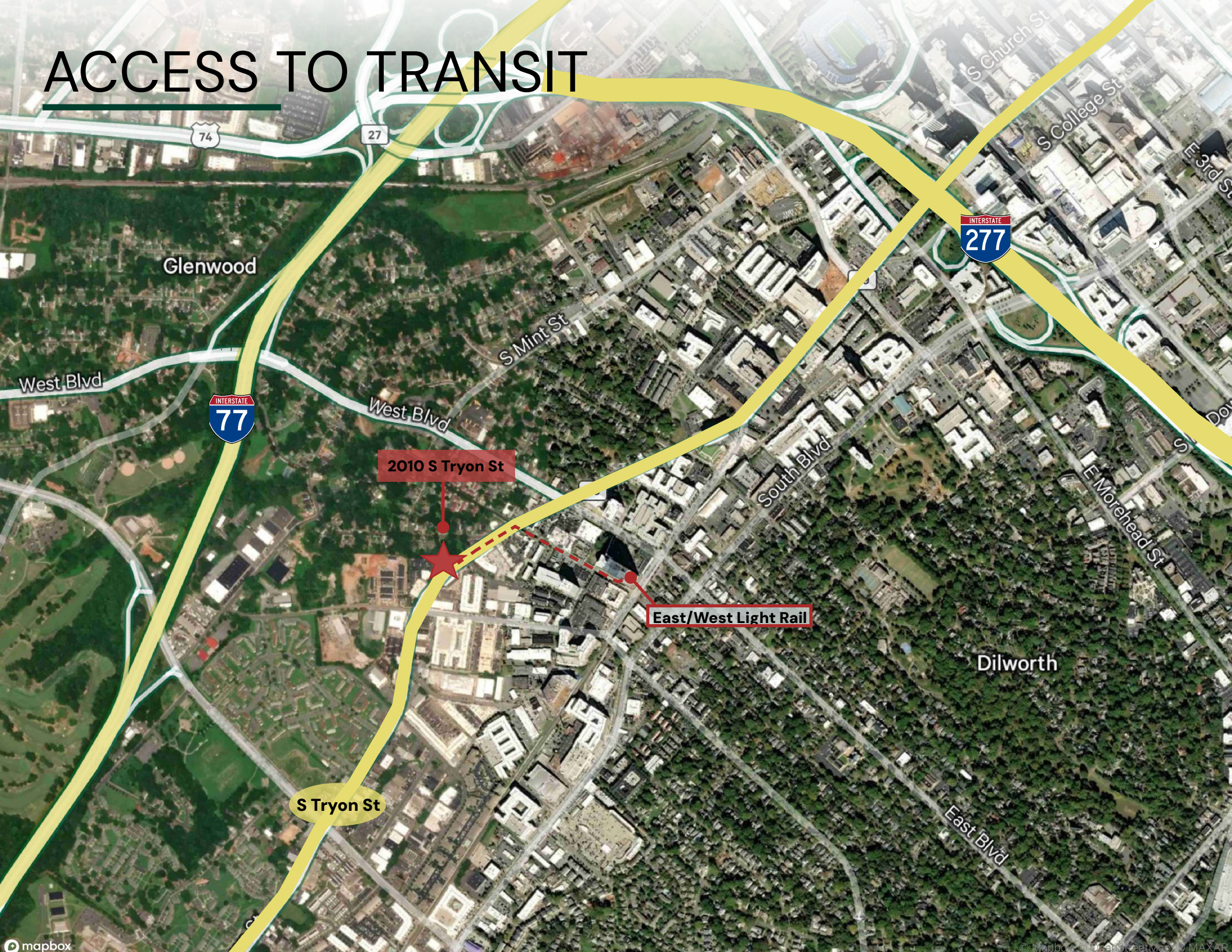
307 W TREMONT AVE

PiNS *BRICKS & BARS*
CM *THE COMMON MARKET*

1930 CAMDEN RD

SHAKE SHACK **HAWKERS** *Asian Street Food*
jen's *Bitty Bean's*
SUB-ZERO **patagonia**

ACCESS TO TRANSIT





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