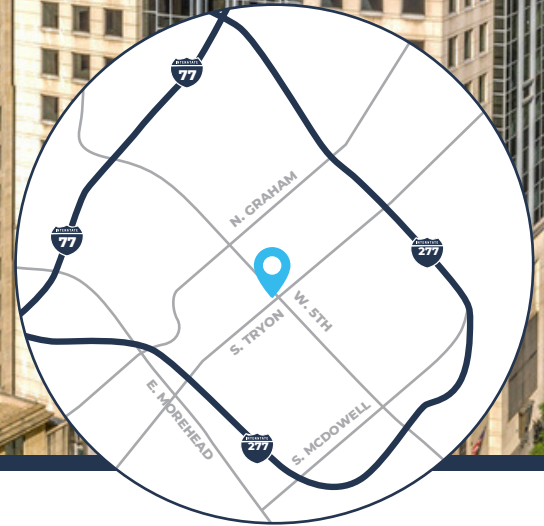







LEASED INVESTMENT OFFERING FOR SALE



SPACE SUMMARY

-  112 S. Tryon Street, Suite 1150 & 1160
-  2,617 SF Total For Sale;
Potential to Occupy 1,034SF
-  1,034 SF Can Be Made Available For Occupancy
-  Located in the Heart of Downtown Charlotte
-  Easy Access to I-85, I-77, I-277, Wilkinson Blvd., Brookshire Fwy., and Independence Blvd.

2,617 SF Office Condo for Sale

**112 South Tryon Street,
Charlotte, NC 28202**

Unique opportunity to purchase a an occupied office condo with in place income while having the ability to operate out of a recently renovated 1,034 SF office space with modern finishes. Located in the heart of uptown Charlotte at the corner of Trade & Tryon Street, the building is truly a historic landmark in the market. The best of Art Deco design-more than historic and unique office space. Tryon Plaza is a living testament to architectural artistry, historical character, and business legends. The property is adjacent to Polk Park and is within a short walking distance to a multitude of downtown amenities. Tryon Plaza offers a powerful array of amenities that do more than look good, they add value to your business, reward your employees, and keep you connected and ever-ready for success. Conference center, concierge, fitness center, and owner's lounge free for Tryon Plaza owners and staff! "Where you work inspires how you work!"

William Maxwell P (704) 575-1130 E wmaxwell@colony-commercial.com

Brick Bryant P (704) 401-7101 E bbryant@colony-commercial.com

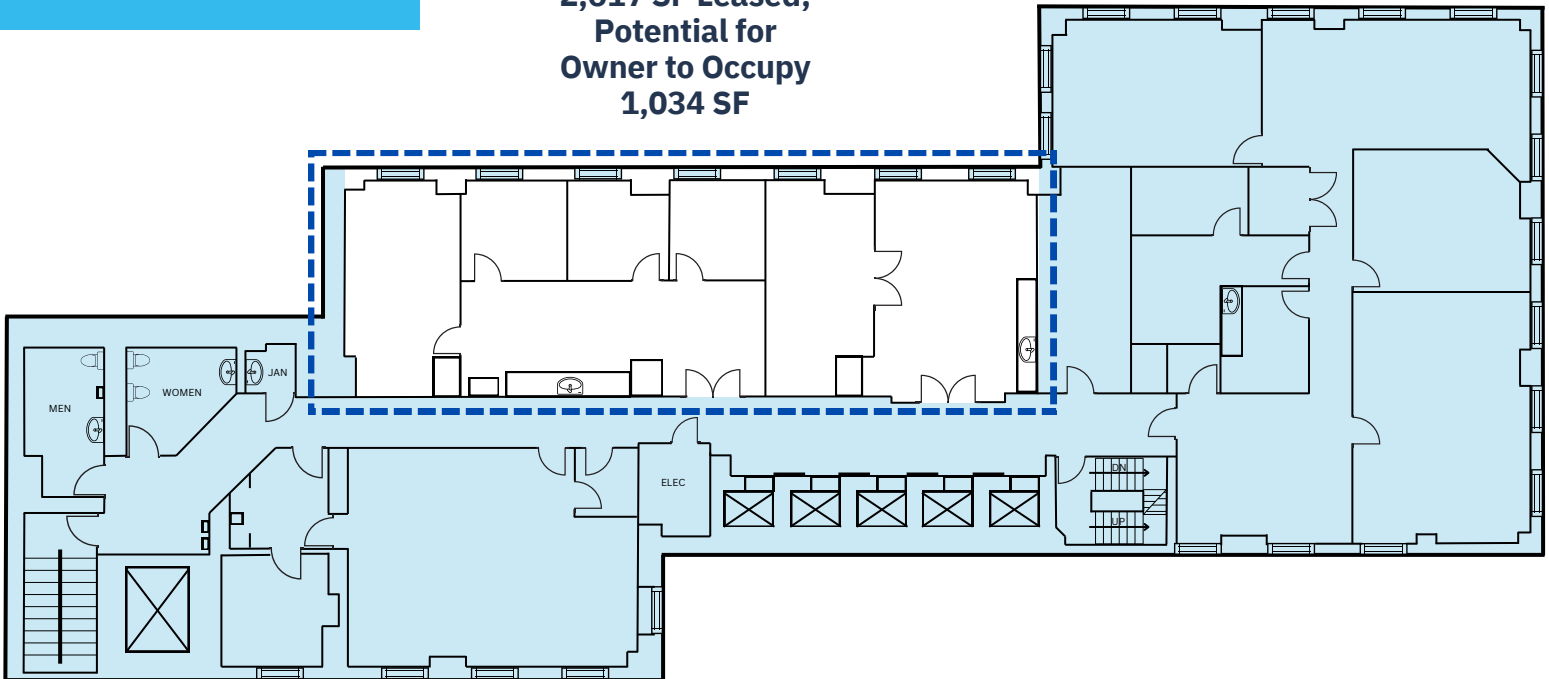


**112 S. TRYON STREET,
STE. 1150 & 1160**



FLOORPLAN

**2,617 SF Leased;
Potential for
Owner to Occupy
1,034 SF**



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