



Turnkey Space in N Tryon Tech Hub

528 N. Brevard St | Charlotte, North Carolina, 28202



Available for Lease

+/- 8,812 SF Retail/Office/Medical in Uptown

Property Overview

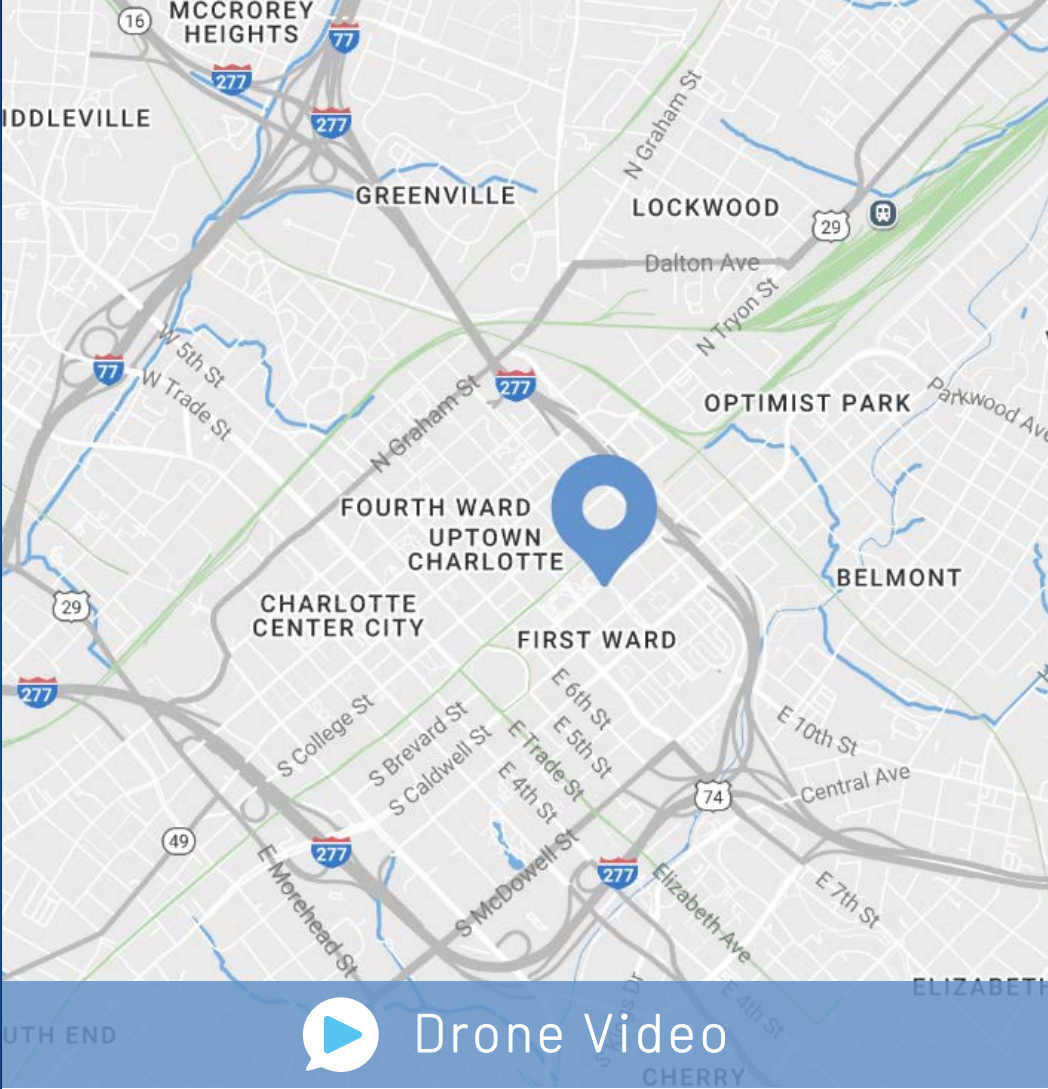
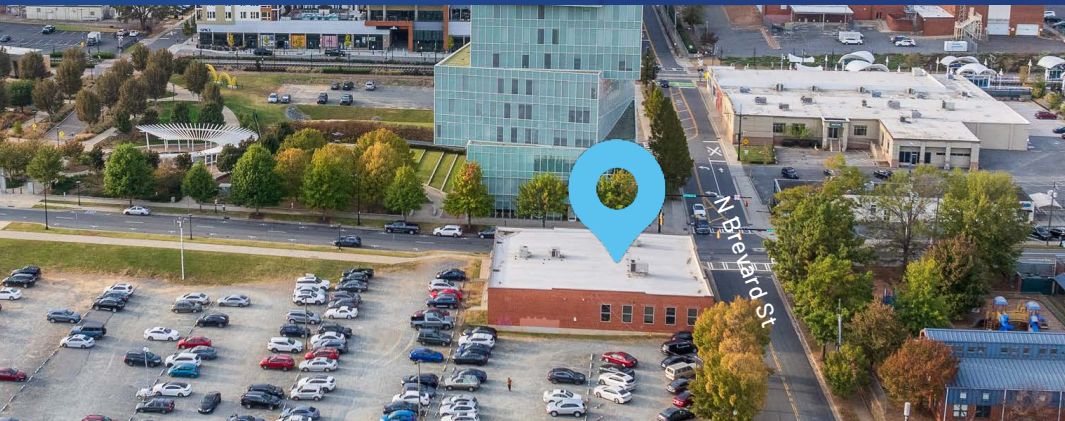
528 N Brevard Street

Available for Lease

+/- 8,812 SF of turnkey space available in the heart of Charlotte's City Center, located directly within the North Tryon Tech Hub. The property sits across from The Dubois Center at UNC Charlotte's Center City campus, and offers an exceptional location for research labs, retail, office, medical, or life sciences uses. Walking distance to Uptown destinations - including Spectrum Center, ImaginOn, First Ward Park, and The Market at 7th Street - the site provides convenient access to I-277, parking capacity, and an opportunity to establish a presence in Charlotte's North Tryon Tech Hub.

Property Details

Address	528 N Brevard St Charlotte, NC 28202
Availability	+/- 8,812 SF Available
Use	Retail, Office, Medical
Zoning	UC
Parcels	08006301
Traffic Counts	N Brevard St 4,500 VPD I-277 102,000 VPD
Additional Details	3-Phase Power
Lease Rate	Call for Leasing Details



 Drone Video

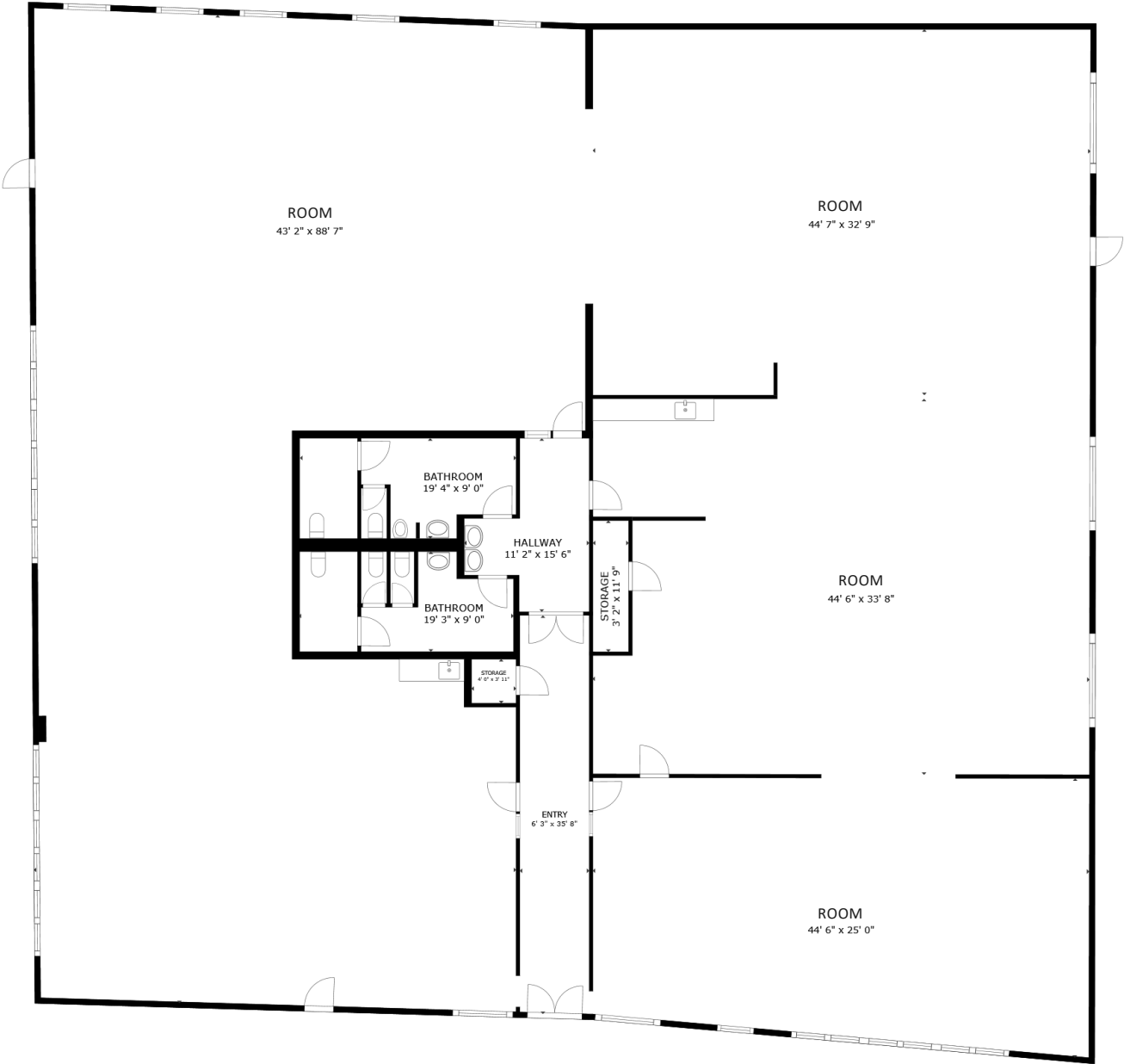
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	23,851	132,201	284,605
Avg. Household Income	\$140,257	\$145,930	\$130,619
Median Household Income	\$102,505	\$94,262	\$79,318
Households	14,406	70,305	133,572
Daytime Employees	52,226	147,782	226,230

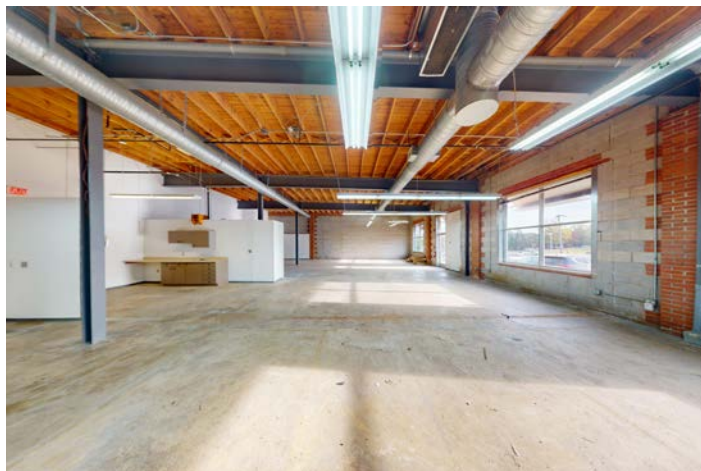
Available

+/- 8,812 SF

 Virtual Tour



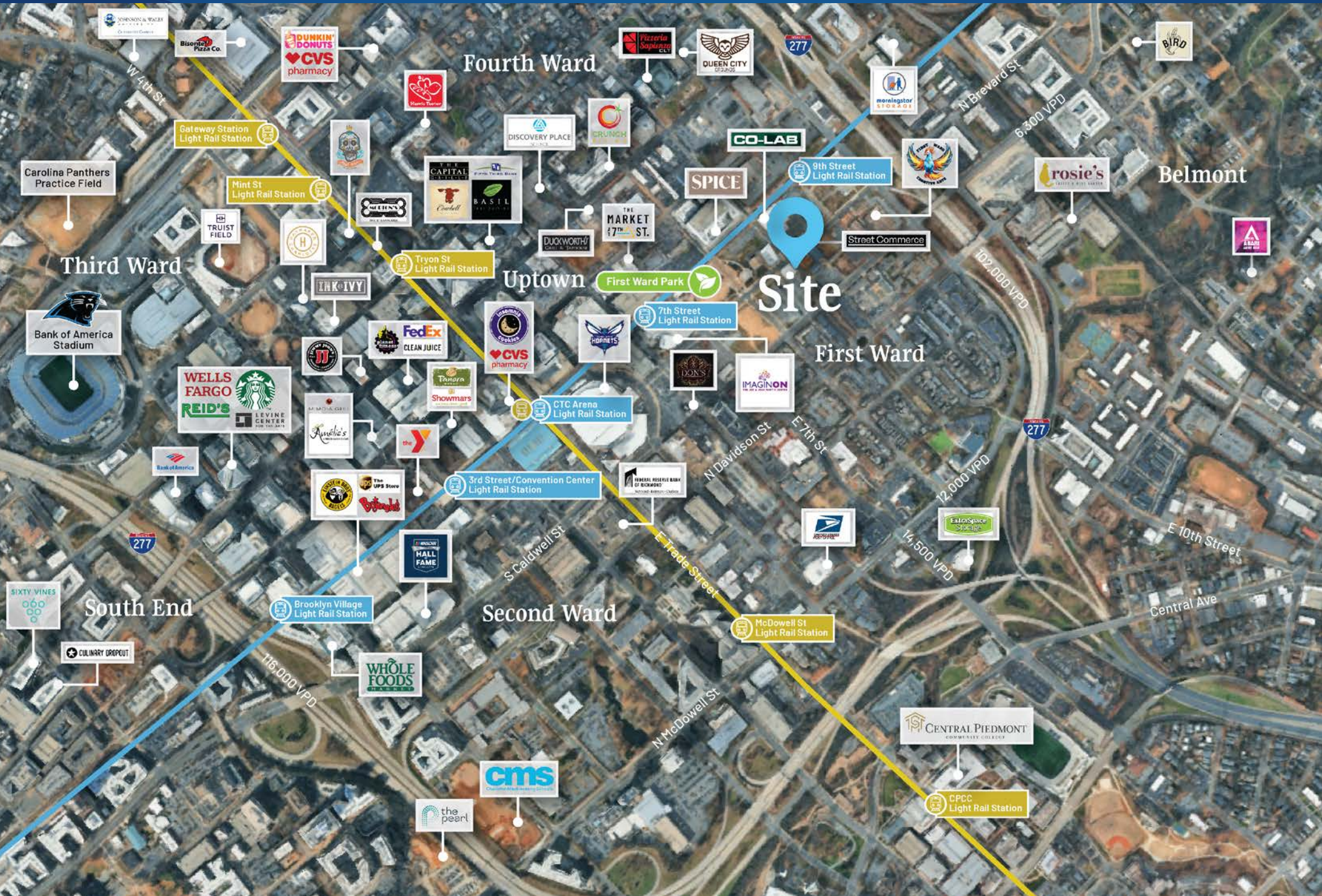
Interior Photos



Site Overview



Market Overview





Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than \$4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.



10,929

Businesses
(3 Mile Radius)



100,000+

Employees Working
in Uptown



78

Walkability
Score



260+

Restaurants, Bars,
& Entertainment



Spectrum
CENTER

WAKE FOREST
BUSINESS

IMAGiNOR
THE JOE & JOAN MARTIN CENTER

First Ward Park

9th Street Station
Blue Line

CO-LAB

UNIVERSITY OF NORTH CAROLINA
CHARLOTTE

the
ellis

7th Street Station
Blue Line

325 E 9th St
+/- 1,939 SF

Available | 528 N Brevard St
+/- 8,812 SF

328 N Brevard St
+/- 6,238 SF



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.