



THE GREEN

Located in the heart of Uptown Charlotte's bustling Art District, The Green is a beautiful pocket park to enjoy a nice lunch, a leisurely stroll, or a fun family picnic. Nestled between skyscrapers, The Green offers a reprieve from the day-to-day office grind. Walking through The Green, which connects Charlotte's Convention Center to S. Tryon Street, one might see literary references, hear music and rare animal sounds from hidden speakers, and see kids (and even big kids) dipping their feet in the fish fountain. Many restaurants frame The Green so grab a coffee or juice, a salad or sandwich, and enjoy a shady or sunny spot in this little gem of Uptown Charlotte.

AVAILABLE SIGNAGE FOR THE SPACE



PROPERTY HIGHLIGHTS



The park connects Charlotte's Convention Center to S Tryon Street



Home to Bernardin's Fine Dining Restaurant



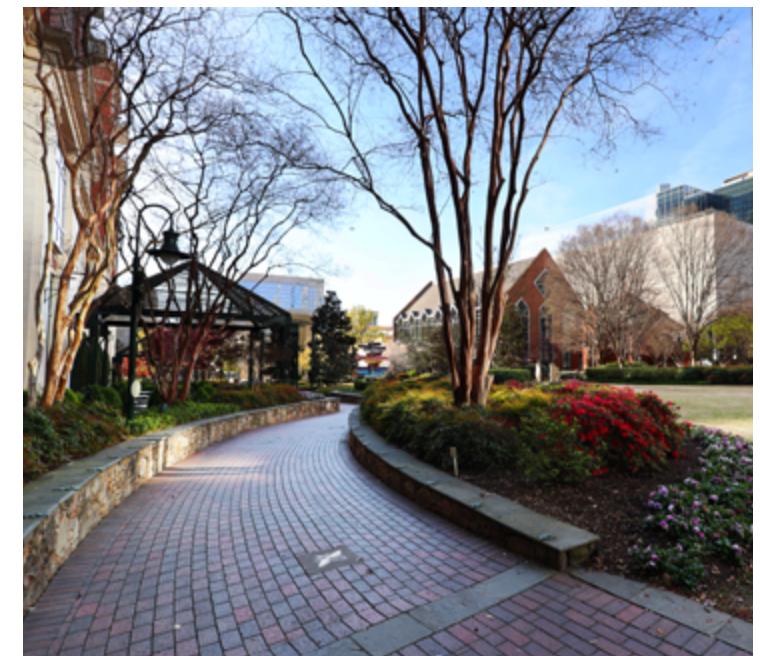
Shops at The Green are part of the Overstreet Mall



Street parking and parking garage access directly off S Tryon Street



Adjacent to historic St. Peter's Catholic Church, built in 1851



FOR MORE INFORMATION, PLEASE CONTACT:

KEELY HINES | **704.676.1563**
Senior Vice President/Broker
keely.hines@foundrycommercial.com
Licensed Real Estate Broker

NICOLE EDMONDS | **704.972.2617**
Senior Associate/Broker
nicole.edmonds@foundrycommercial.com
Licensed Real Estate Broker

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WHY CHARLOTTE?



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WORKFORCE IN UPTOWN CHARLOTTE

130,000+

people are estimated to work in Center City each day

#4

U.S. city working professionals most want to live in

#2

in CNBC's 2024 Top States for Business rankings

117

people move to the CLT region daily

2020 Census, Alliance, March 2022

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Uptown has the Charlotte metro's largest office space inventory with a wide variety of major employers and large share of its Fortune 500 headquarters. With a balance between availability and affordability, Class A office space in Uptown offers a striking comparison to other peer central business districts.

THE CHARLOTTE REGION'S FORTUNE 500 COMPANIES



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THE HEART OF THE ARTS DISTRICT

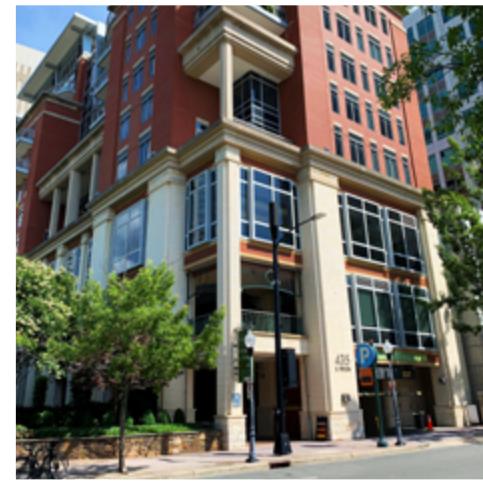
ENTERTAINMENT

MUSEUMS & PERFORMING ARTS

TRANSPORTATION

PARKS

THE GREEN



3

Weekends of internationally recognized art, music, food, and ideas at Charlotte SHOUT!



310+

Locally owned shops and restaurants



27

Light rail and streetcar stops



99

Arts and cultural attractions including museums, event venues, galleries, theaters, and dance



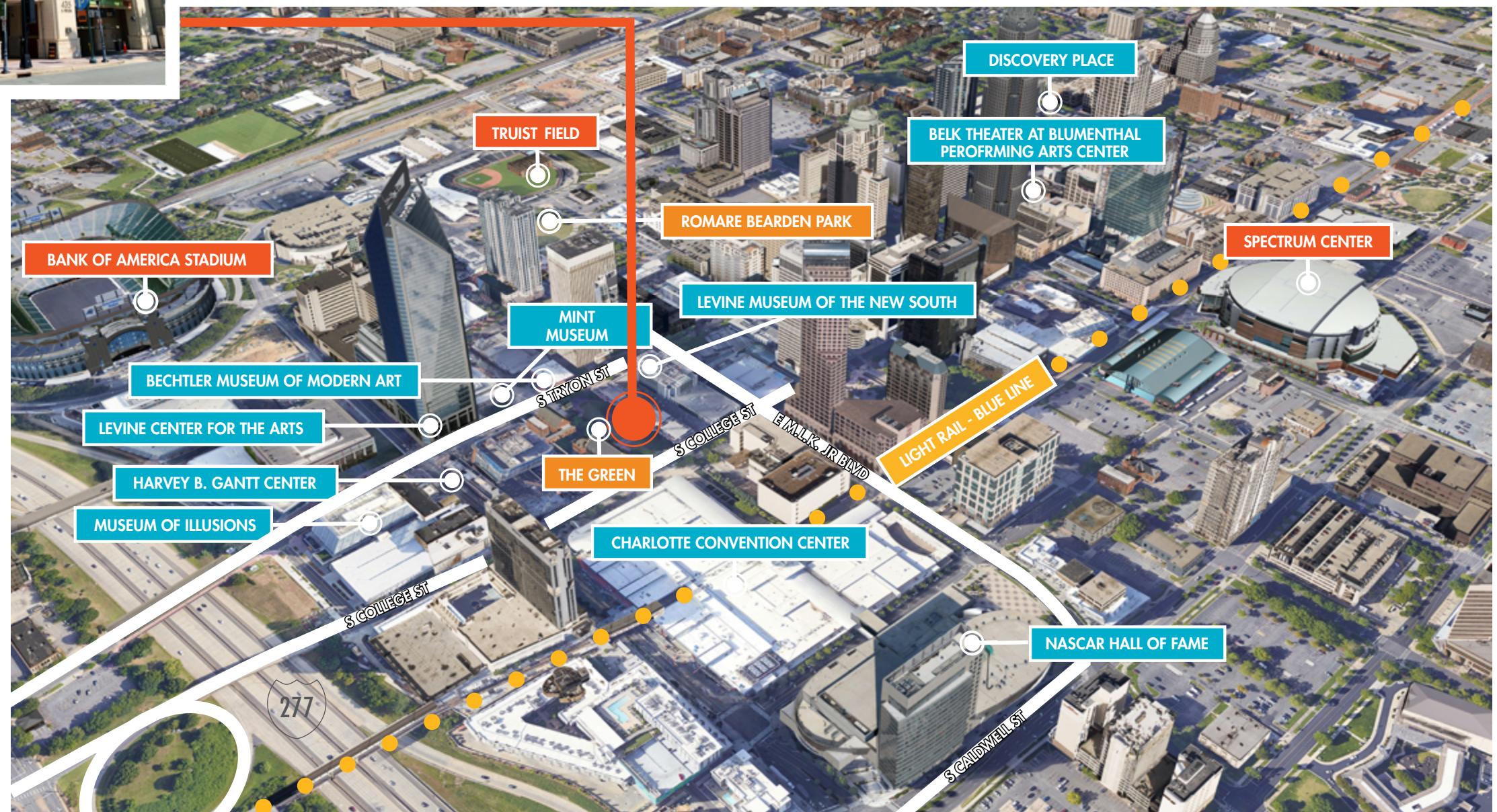
320+

Days and nights of live sporting events in 2024



7TH

Busiest airport in the world



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ENTERTAINMENT & TOURISM

Uptown is poised to attract even more visitors with recent hotel deliveries and **two hotel projects** under construction that will deliver more than **465 rooms** in the next couple of years.

- 9-story, 173-room Element by Marriott **delivered 2024**
- 13-story, 208-room Moxy Hotel by Marriott **delivering Q1 2025**
- 257-room hotel by InterContinental **delivering 2027**



6,800+
rooms in Center City

8,600+
room by 2025

160+
events planned by Charlotte Center City Partners each year

350
spots for wine, brews, cocktails and bites

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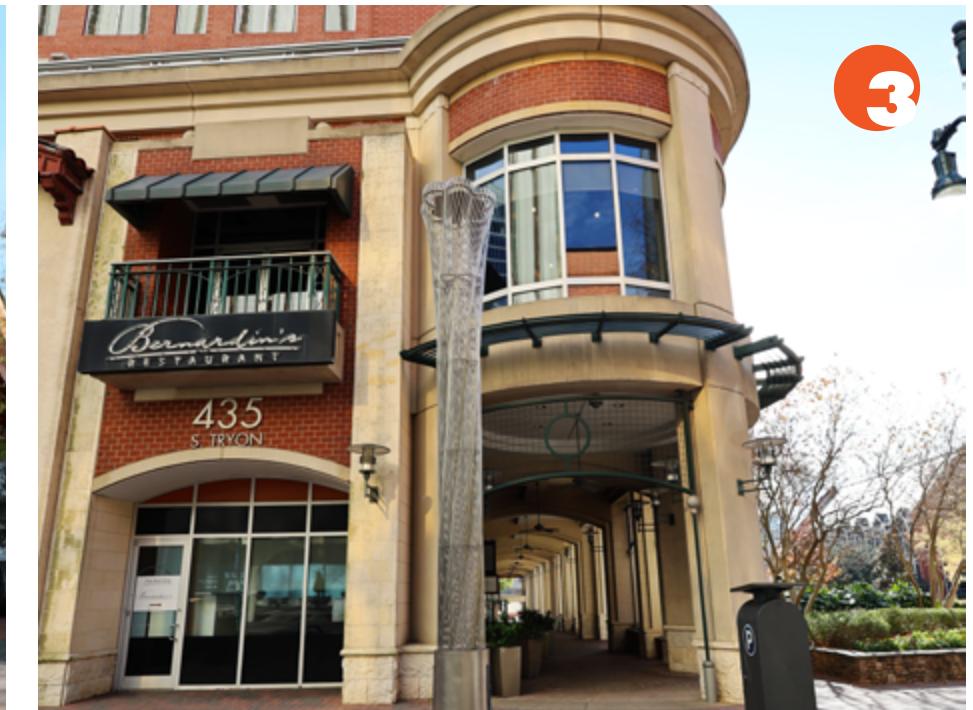
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THE NEIGHBORHOOD

The Green stands in the center of Charlotte's Uptown Art District. History, culture and art dominate this corridor of S. Tryon Street. Fine dining establishments and hotels, like the JW Marriott, have recently joined Uptown's skyline in this unique quadrant of the city.



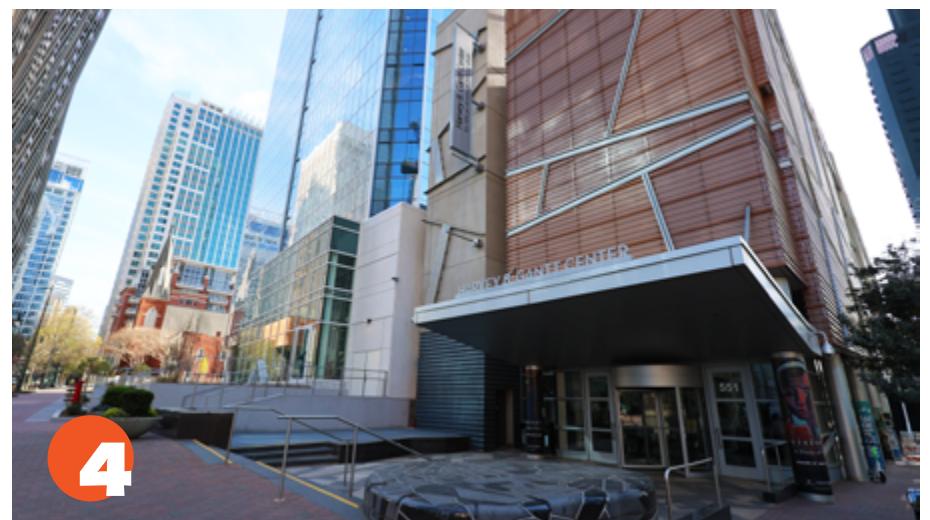
1 MINT MUSEUM

2 BECHTLER MUSEUM OF MODERN ART

3 BERNARDIN'S RESTAURANT AT RADCLIFFE

4 HARVEY B GANTT CENTER

5 FIN & FINO



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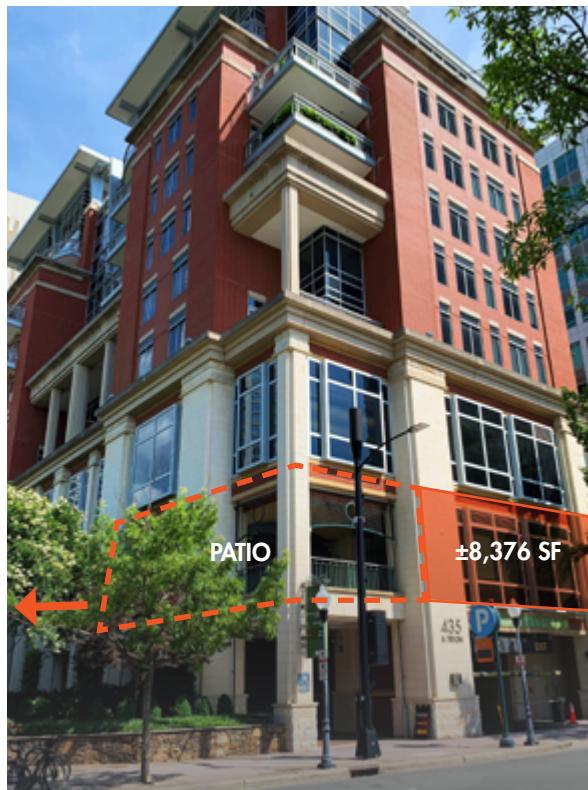
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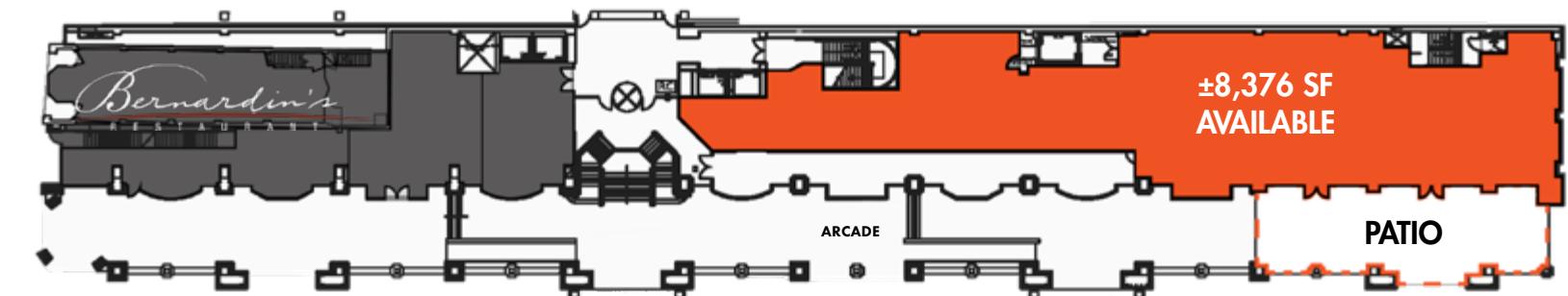
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THE OPPORTUNITY

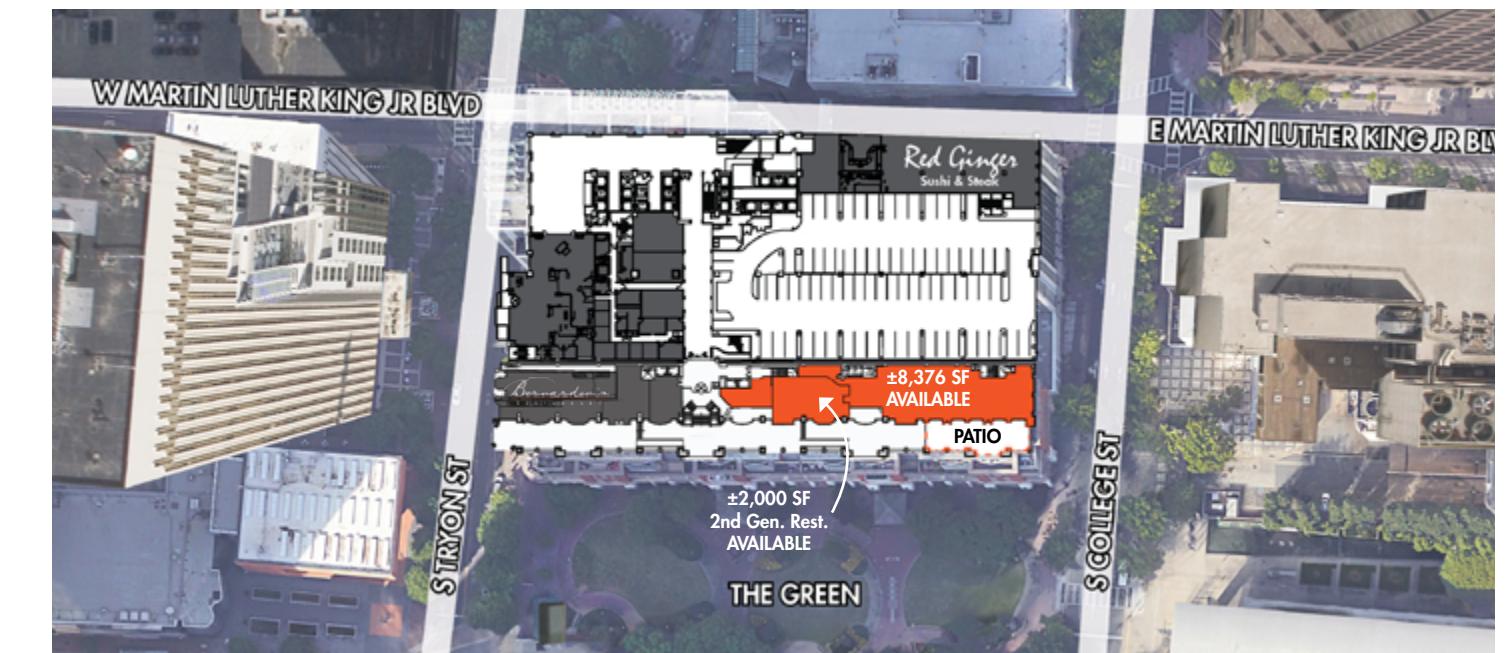
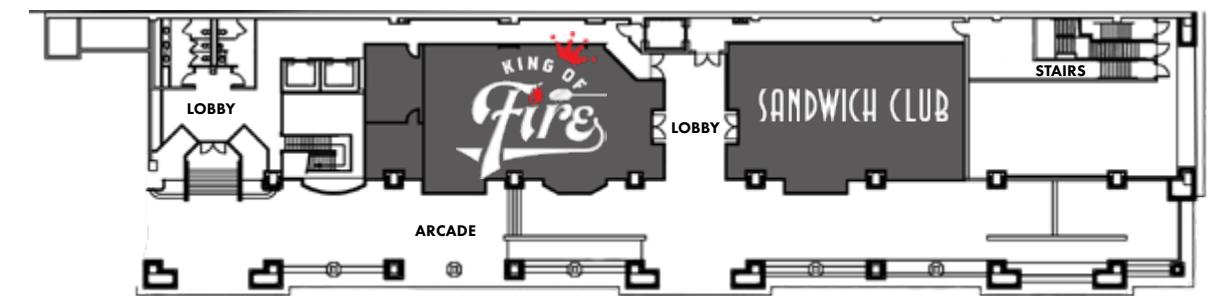
- ▶ ±8,376 SF available for lease with patio on second level (retail, service, office)
- ▶ Space overlooks The Green, a great gathering place for lunch or walk in the park
- ▶ Connected to the Overstreet Mall network
- ▶ Space ready for immediate occupancy



SECOND LEVEL



GROUND LEVEL



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