





PROPERTY SUMMARY



425,300 SF CBD Tower,
19 Floors,



Up to 211,600 RSF
Available; 140,000 RSF
Contiguous on Floors 3-6



LEED Certified



Located in Uptown
CLT's Technology Hub



Onsite Conference
Center & MGMT Office



607- Space Onsite Parking,
1.56 per 1,000 SF
+ Additional Parking at Skyhouse



Fitness Center &
Locker Rooms



Expansive Outdoor
Courtyard



100+ Retail &
Entertainment Venues
Nearby



Easy access to
277 and 177



Located 2 Blocks from
Blue Line Light Rail

COMMON AREA IMPROVEMENTS & ADDITIONAL AMENITIES COMING SOON

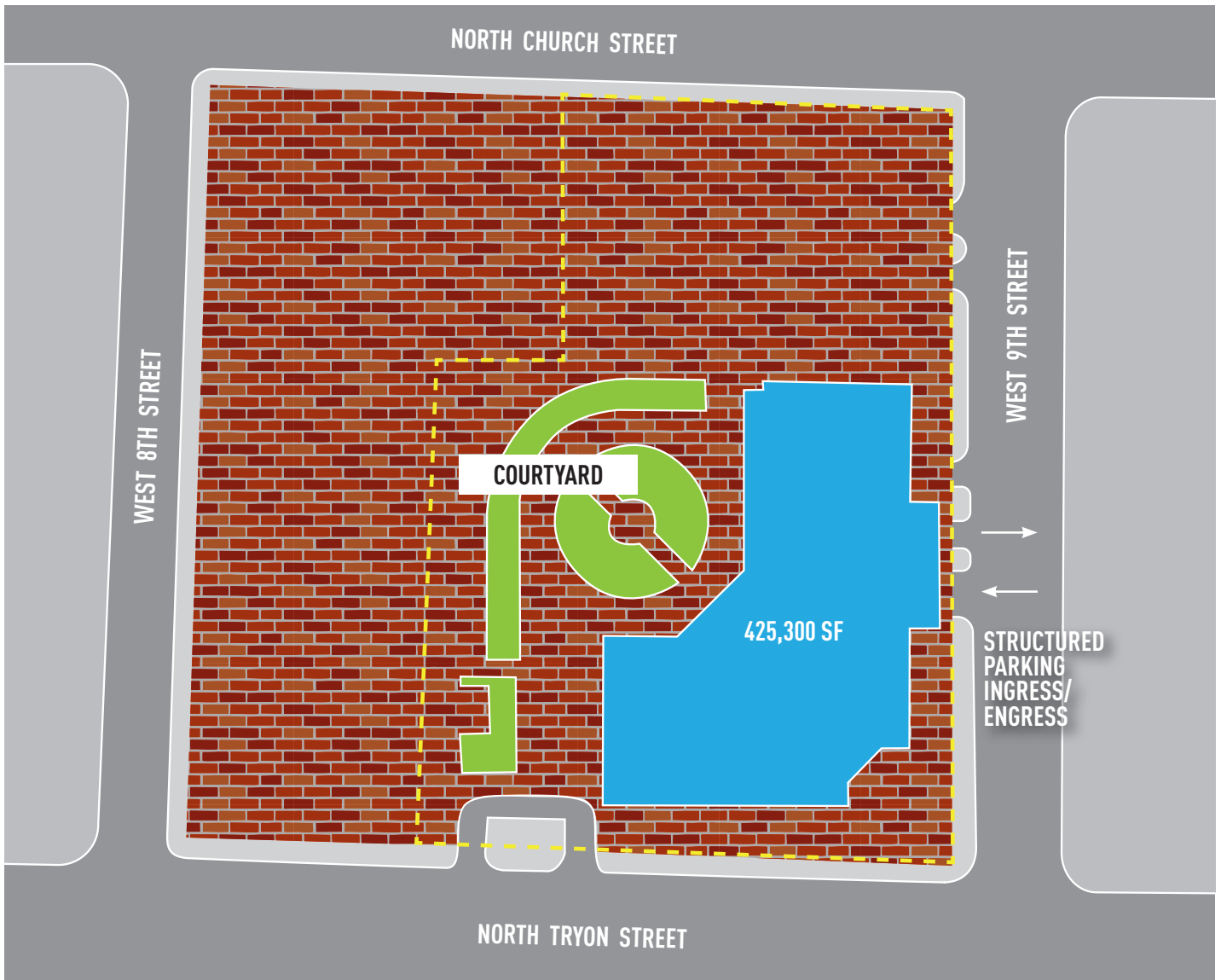
CONTACT

Martin Pazdan

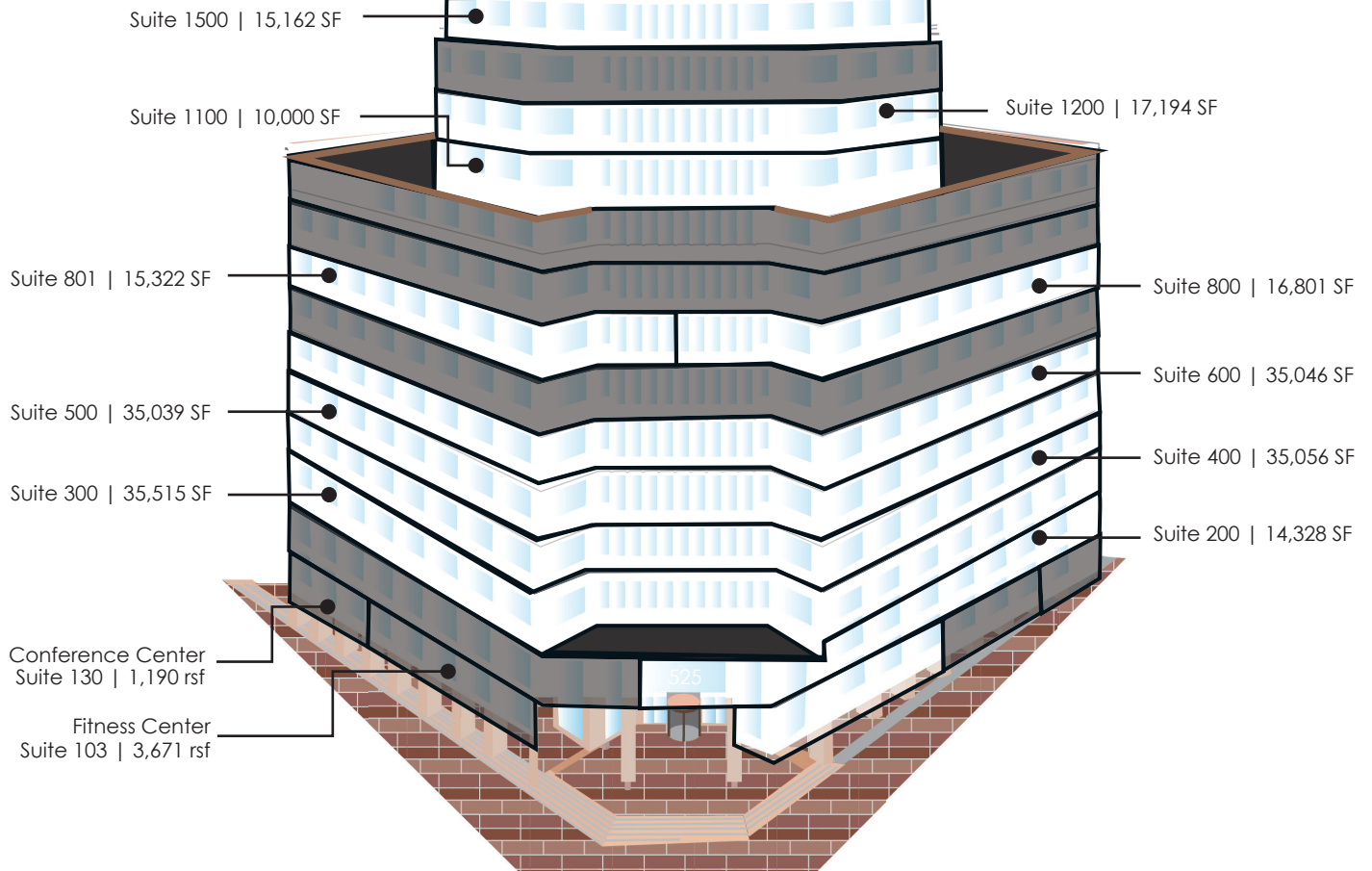
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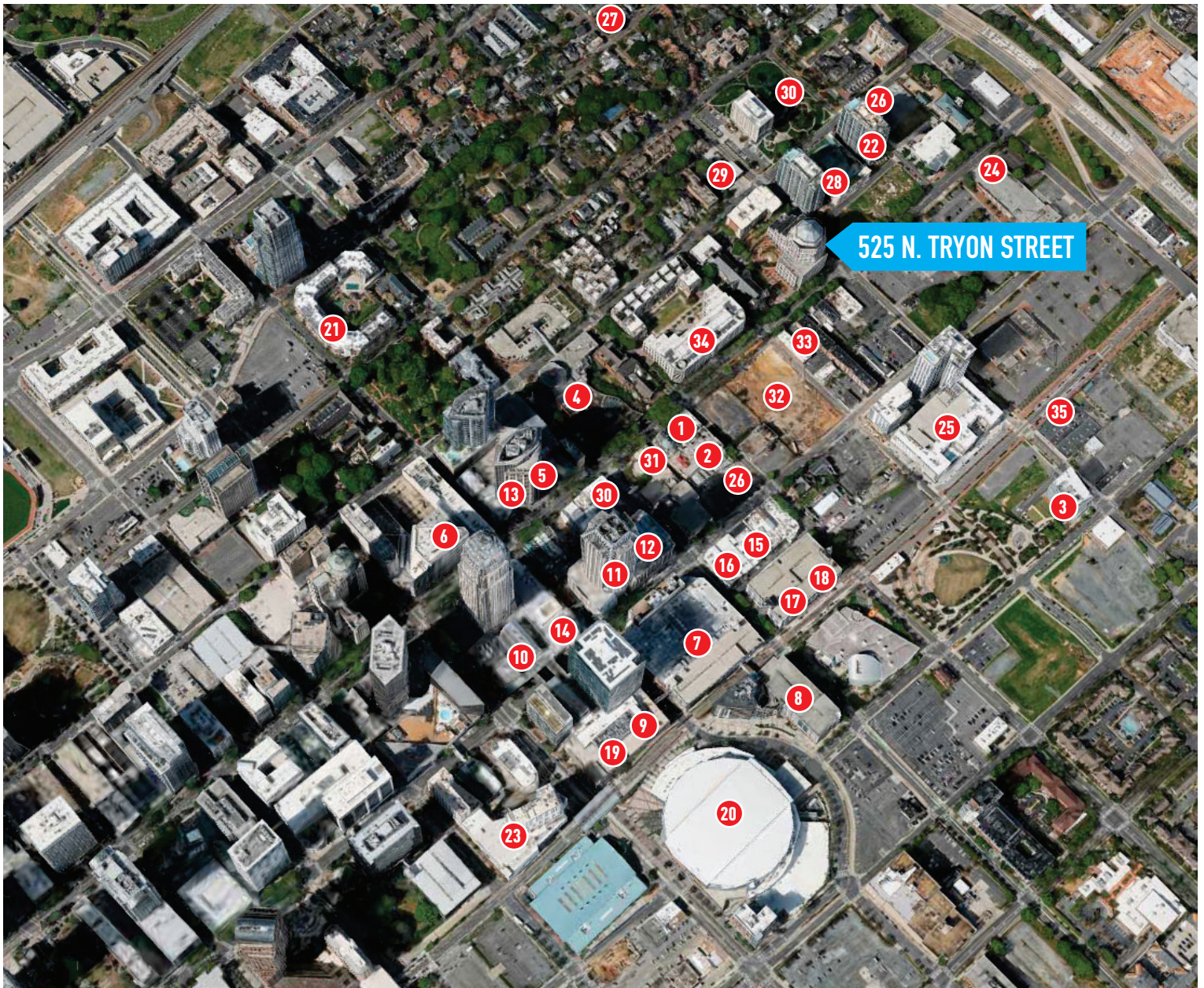
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Available Space



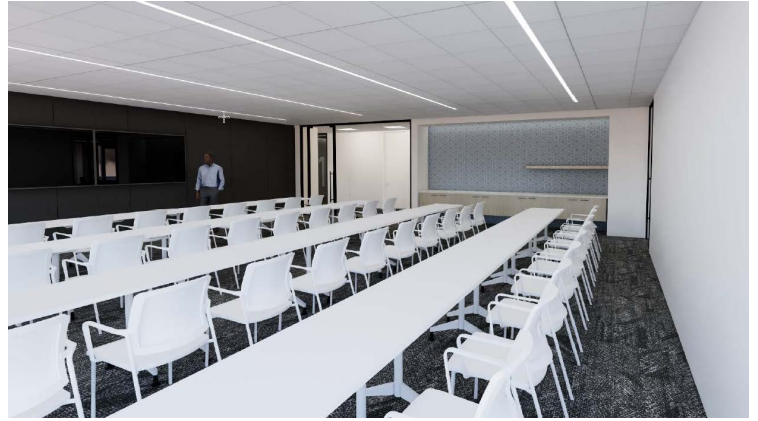

525 N. TRYON STREET

- | | | |
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| 01 Duckworth's Grill & Taphouse | 12 Truist Center | 24 Vapa Center |
| 02 Blumenthal Arts Center | 13 The Capital Grille | 25 The Ellis - 549 Units, 20,000 SF of Retail, 211 Room Hotel |
| 03 The Dubois Center at UNC Charlotte Center City | 14 Belk Theater | 26 Duke Energy Theater |
| 04 Discovery Place | 15 Jimmy John's | 27 Alexander Michael's |
| 05 The Dunhill Hotel | 16 Sabor Latin Street Grill | 28 Pizzeria Sapienza |
| 06 The Ivey's Hotel | 17 7th Street Market | 29 McNinch House |
| 07 Holiday Inn Charlotte-Center City | 18 Not Just Coffee | 30 Carolina Theater |
| 08 SpringHill Suites by Marriot | 19 Rooster's Wood-Fired Kitchen | 31 Main Library (under construction) |
| 09 The Ritz-Carlton | 20 Spectrum Center | 32 Trela Uptown Apts (368 Units) |
| 10 Bank of America Center | 21 Harris Teeter | 33 Creative Lab Uptown |
| 11 Sea Level NC | 22 Sky House Apartments (672 Units) | 34 Crunch Bistro |
| | 23 Queen City Quarter | 35 9th St. Lightrail Station |

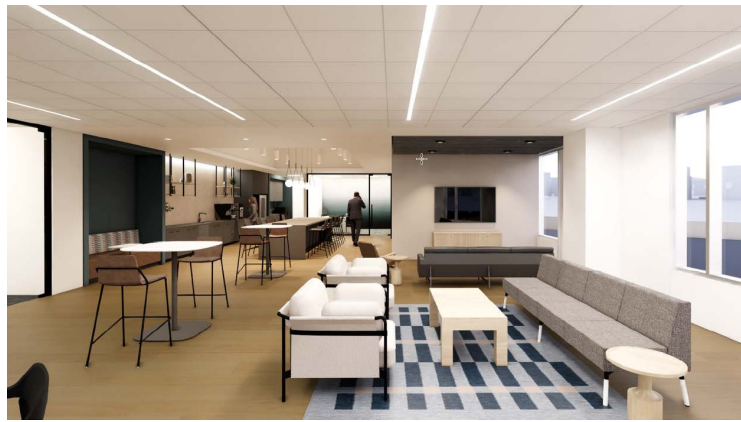
Proposed 11th Floor Tenant Amenity Lounge and Roof Top Patio Renderings



Kitchen/Break Area



40 Person Training Room



Tenant Lounge

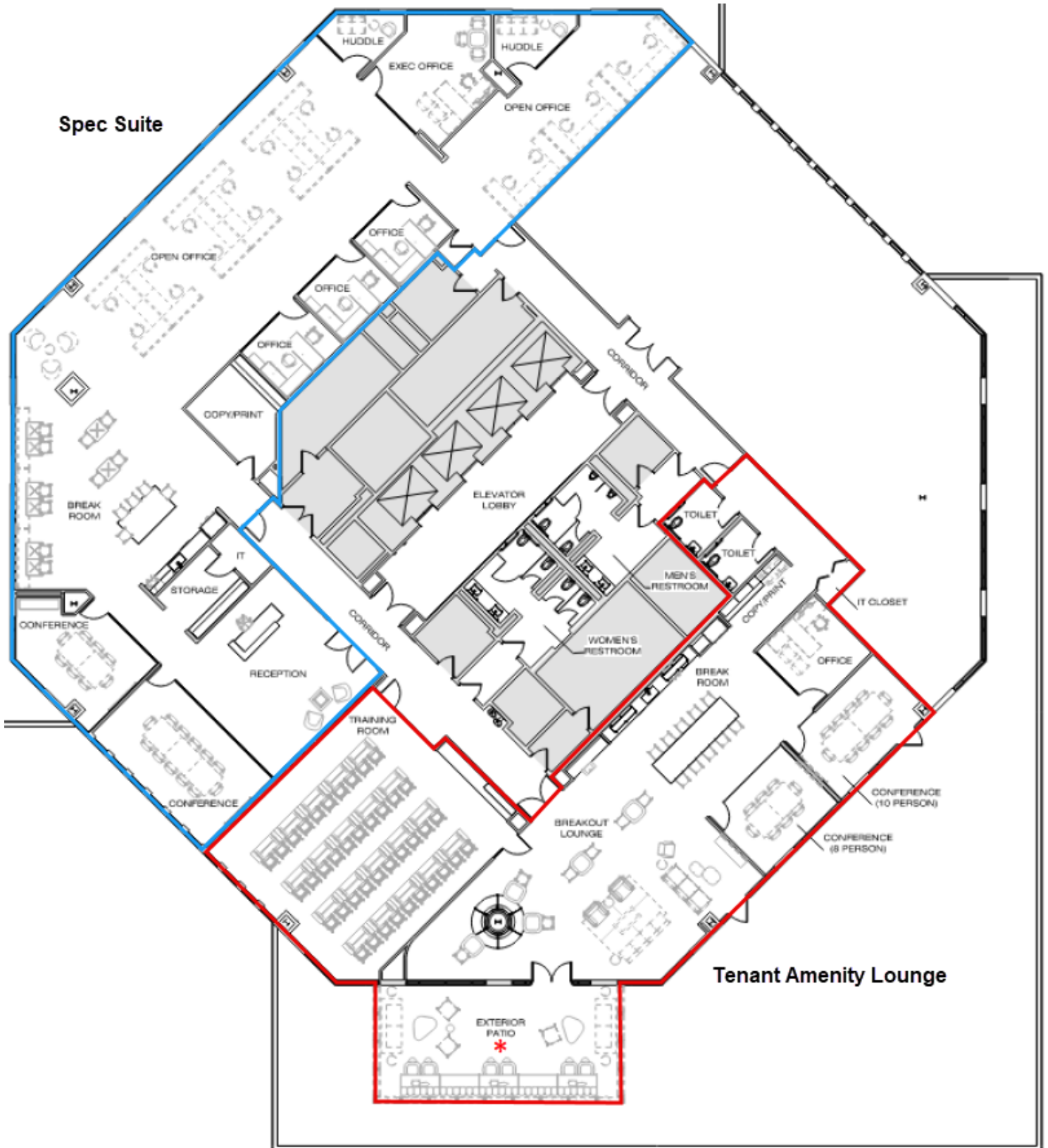


Conference Room



11th Floor Roof Top Patio

11th Floor Tenant Amenity Lounge, ~6,000 SF Spec Suite, and Roof Top Patio Floorplan



**Lobby
Refresh Renderings**



W 9th St Coffee Shop



Elevator Lobby



Lobby 1



Lobby 2



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