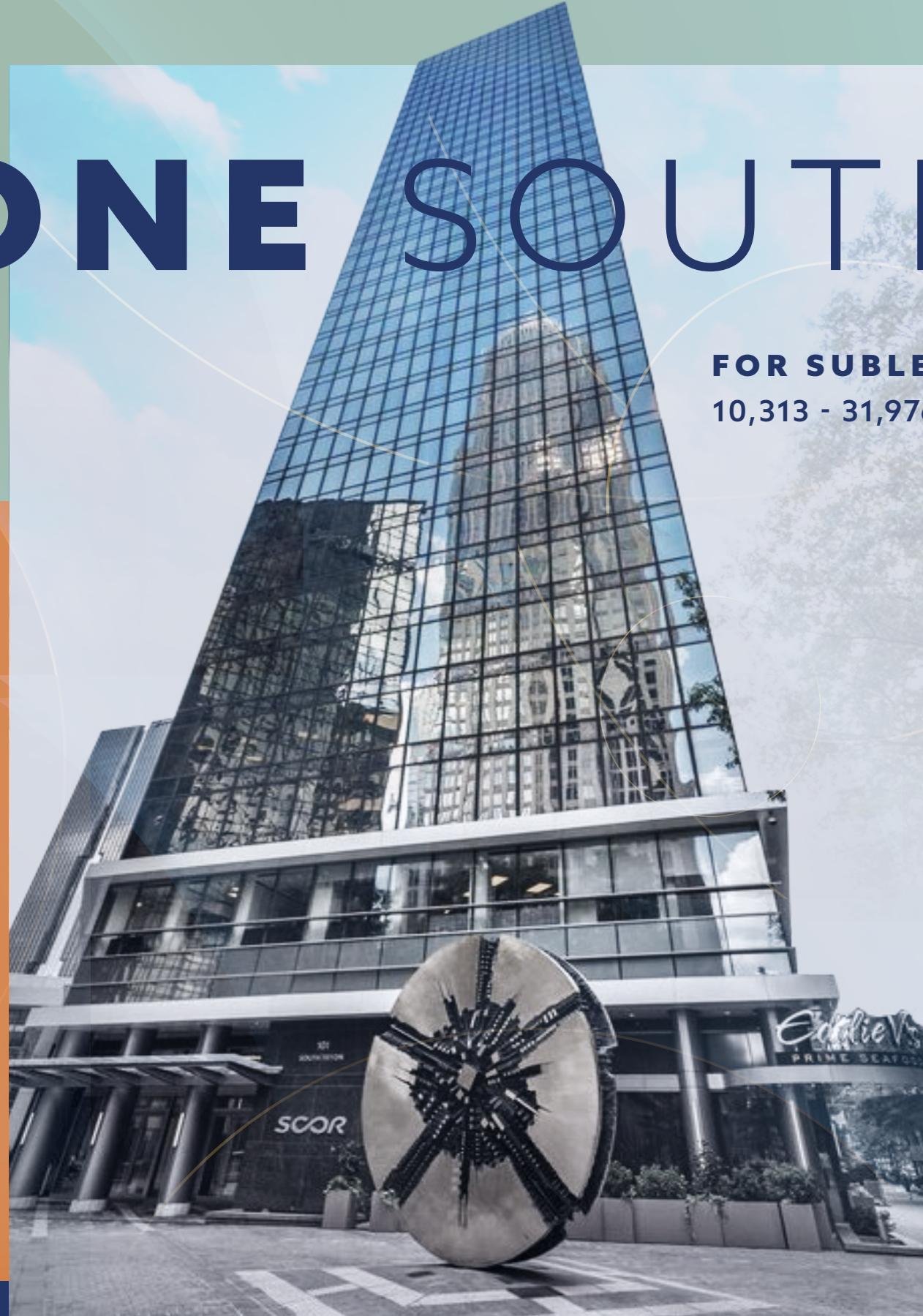


# ONE SOUTH

FOR SUBLEASE  
10,313 - 31,976 RSF



101 S. TRYON ST. | CHARLOTTE, NC 28202

**CBRE**

# Property Highlights



10,313 - 31,976 RSF available between two suites:

- + 28th Partial Floor - 10,313 RSF (shell condition)
- + 32nd Full Floor - 21,663 RSF (move-in ready)



Onsite retail tenants include Eddie V's, Devon & Blakely, Tupelo Honey, and Starbucks



Term through 7/30/28



2.56 per 1,000 RSF Parking Ratio



Direct covered access to the Overstreet Mall



Furniture within the 32nd floor space is negotiable



Contact Broker for Pricing



# One South's New Amenity Floor!



Full Floor Amenity Floor  
FREE to Tenant's



Conferencing facilities  
accommodating up to 120 people



Golf Simulator



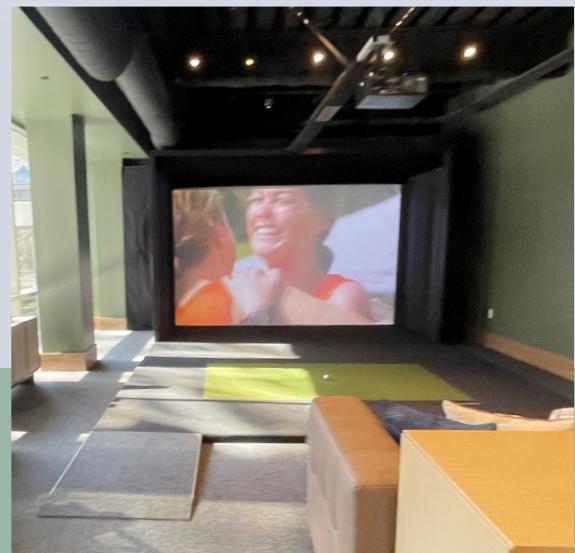
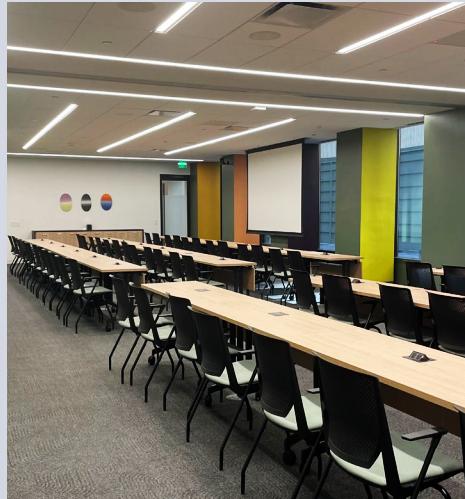
Café, Bar, and Lounge



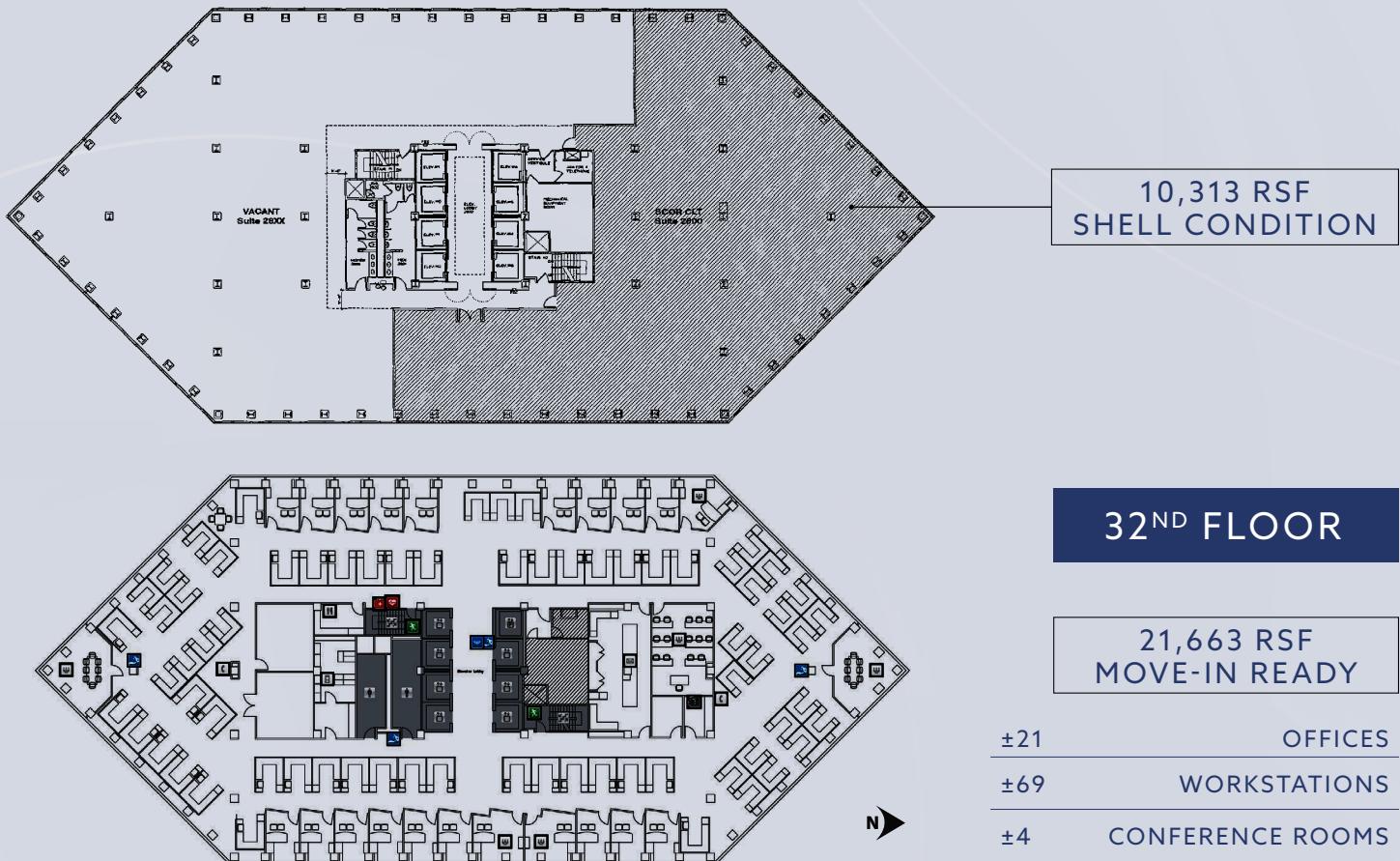
Outdoor Amenity Deck



Full Time Concierge  
at Your Service



# Floor Plans



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