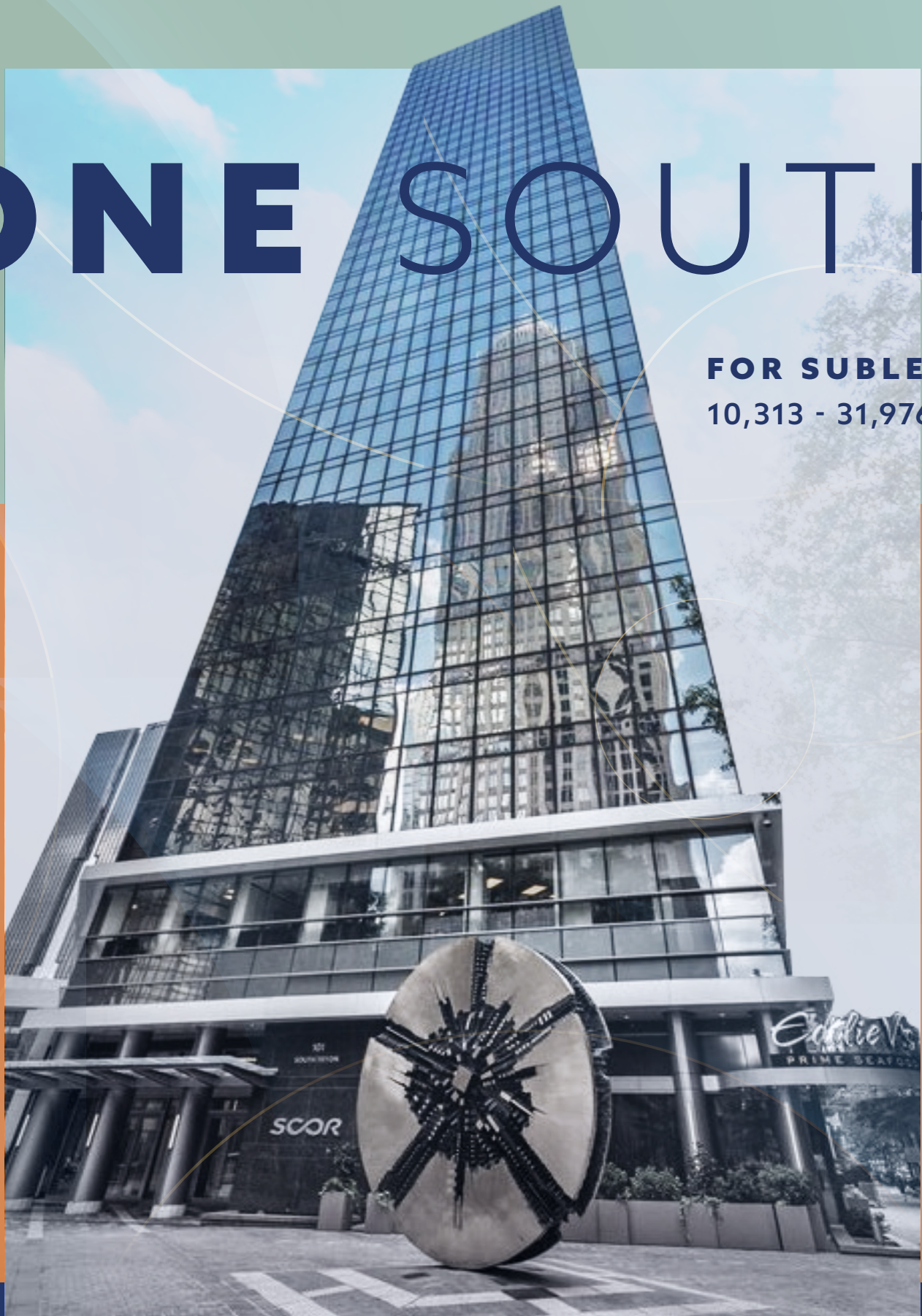


# ONE SOUTH

**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)



2.56 per 1,000 RSF Parking Ratio



Furniture within the 32nd floor space is negotiable



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



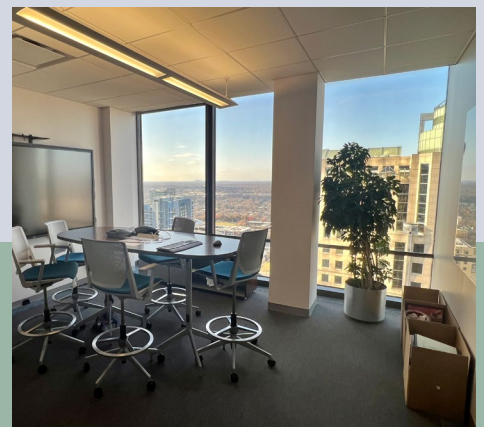
Term through 7/30/28



Direct covered access to the Overstreet Mall



Contact Broker for Pricing



# One South's New Amenity Floor!



Full Floor Amenity Floor  
FREE to Tenant's



Café, Bar, and Lounge



Conferencing facilities  
accommodating up to 120 people



Outdoor Amenity Deck



Golf Simulator

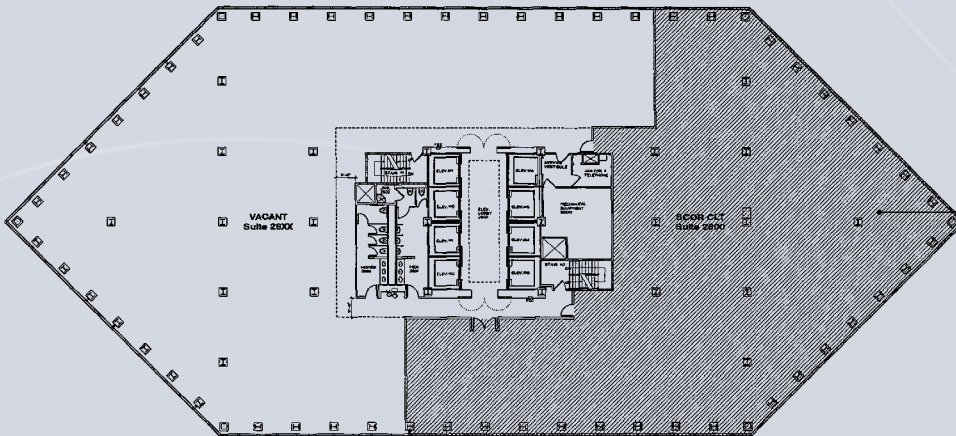


Full Time Concierge  
at Your Service





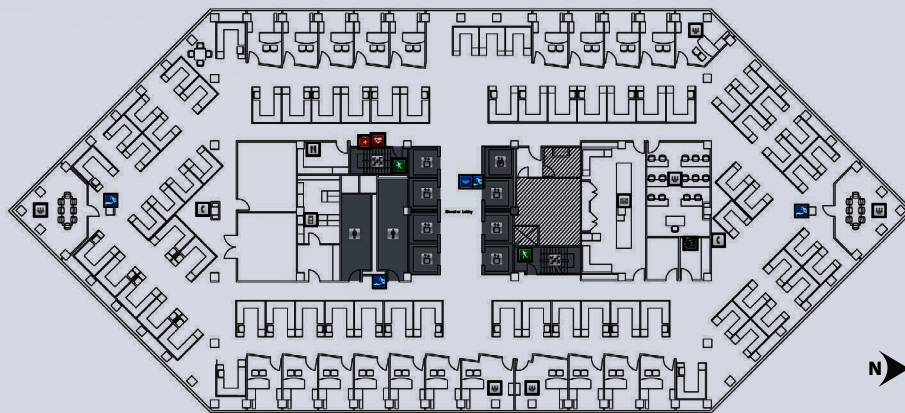
# Floor Plans



10,313 RSF  
SHELL CONDITION

## 32<sup>ND</sup> FLOOR

21,663 RSF  
MOVE-IN READY



±21	OFFICES
±69	WORKSTATIONS
±4	CONFERENCE ROOMS

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