

CHARLOTTE NATIONAL BUILDING

A UNIQUE OPPORTUNITY TO OWN A FULL FLOOR
OFFICE CONDOMINIUM IN THE HEART OF UPTOWN



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INVESTMENT OVERVIEW & HIGHLIGHTS



ADDRESS: 428 E. 4TH STREET

UNIT: ENTIRE 3RD FLOOR

UNIT SIZE: ±11,000 SF

BUILDING SIZE: 41,000 SF

- » Trinity Partners is pleased to offer for sale the entire third floor condominium unit in the Charlotte National Bank Building. Situated at the corner of 4th and South Caldwell Streets in Uptown Charlotte, this is a unique opportunity to acquire approximately **11,000 square feet of contiguous space**, which could be occupied by a single tenant/owner-occupant or subdivided and leased to multiple tenants.
- » The Charlotte National Bank Building is located just a few blocks south of The Square – the intersection of Trade and Tryon Streets and the hub of Charlotte's business activity. This area of Uptown Charlotte, which was originally known as Second Ward, is home to the Federal Reserve Bank, the Charlotte-Mecklenburg Government Center, and the Mecklenburg County Courthouse.
- » In addition to the local and national government offices, the Charlotte National Bank Buildings is in proximity to a plethora of dining options, ample parking, lodging, and cultural/leisure venues.

The property has nearly unmatched access to various modes of public transportation – both the Blue Line and Gold Line stop at the Charlotte Transportation Center, which is just a block from the building.

THE CHARLOTTE NATIONAL BANK BUILDING IS IDEALLY
SITUATED IN THE CENTER OF UPTOWN CHARLOTTE,
EASILY ACCESSIBLE FROM ALL DIRECTIONS



A plethora of public parking options can be found within blocks of the property, and public transportation is easily accessed.

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FLOOR PLAN

