



200 SOUTH TRYON



AT THE CENTER OF IT ALL

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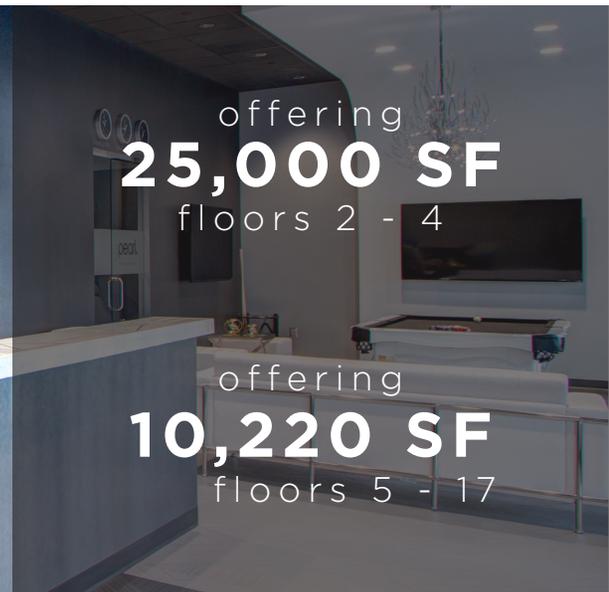
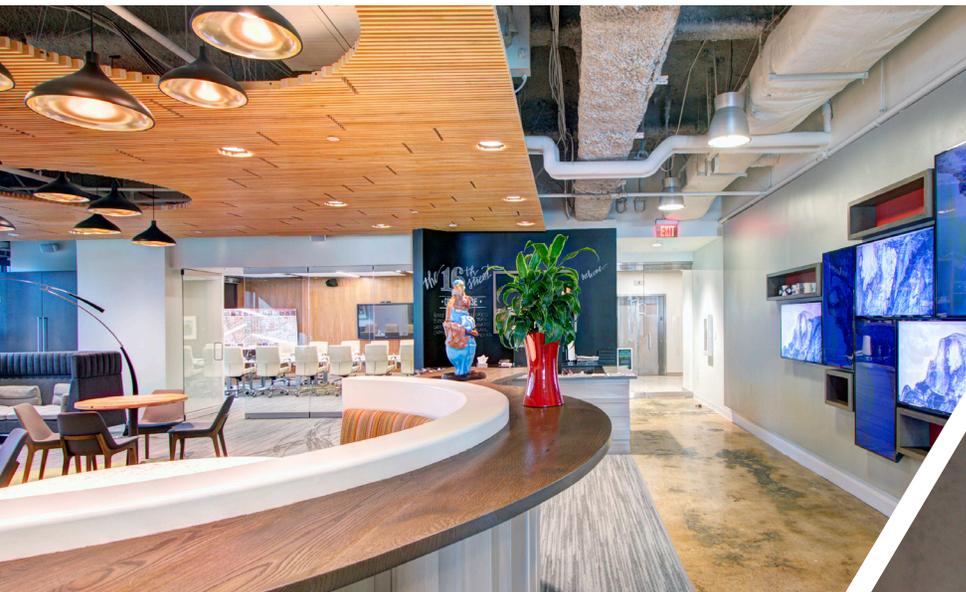




212,857
rentable square feet

15
floors

2,500+/- SF -
5,200 +/- SF
available



offering
25,000 SF
floors 2 - 4

offering
10,220 SF
floors 5 - 17

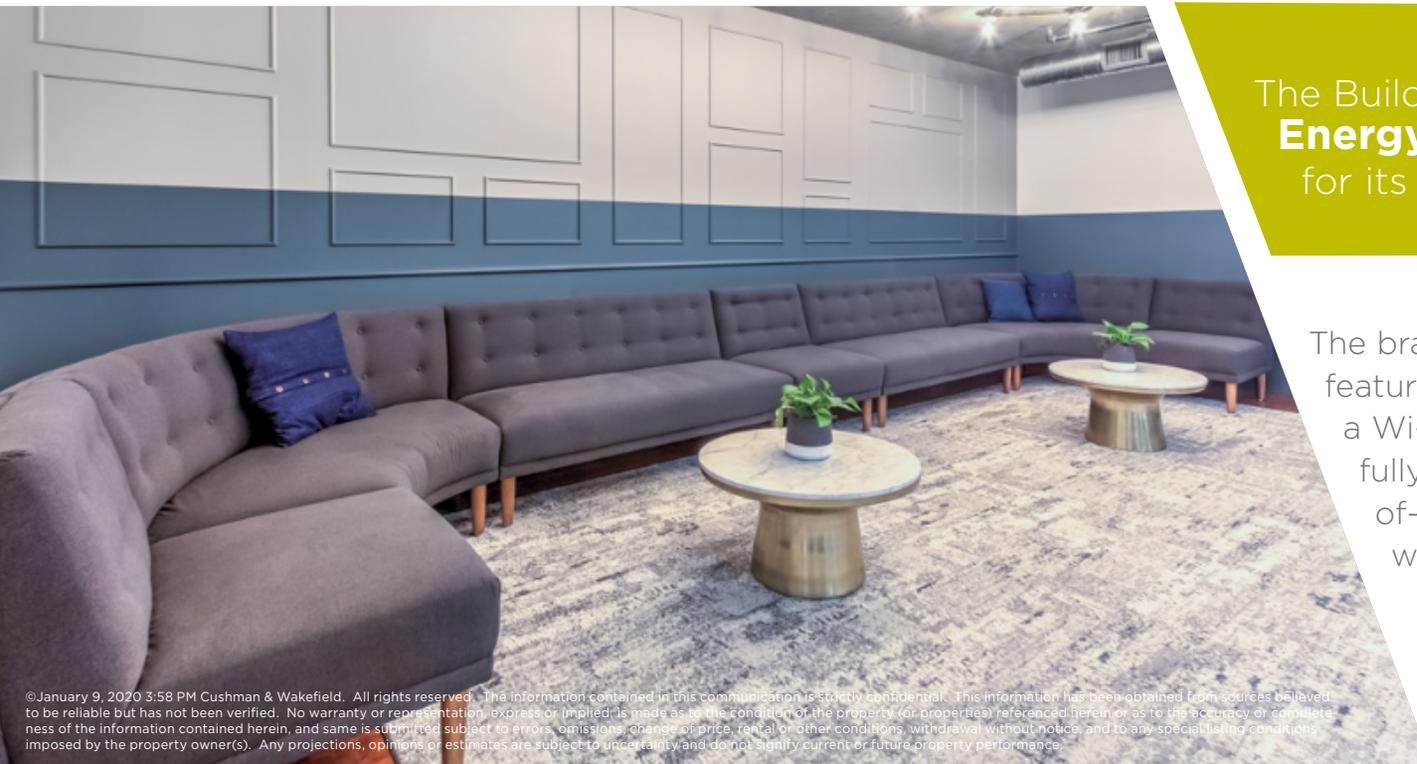
PROPERTY OVERVIEW

Located in vibrant Uptown, 200 South Tryon is Charlotte's premier office destination. From white tablecloth dining to a brand new tenant amenity center, **it's everything you need on and off the clock.**

200 South Tryon takes convenience to the next level.



EVERYTHING YOU NEED, ON AND OFF THE CLOCK

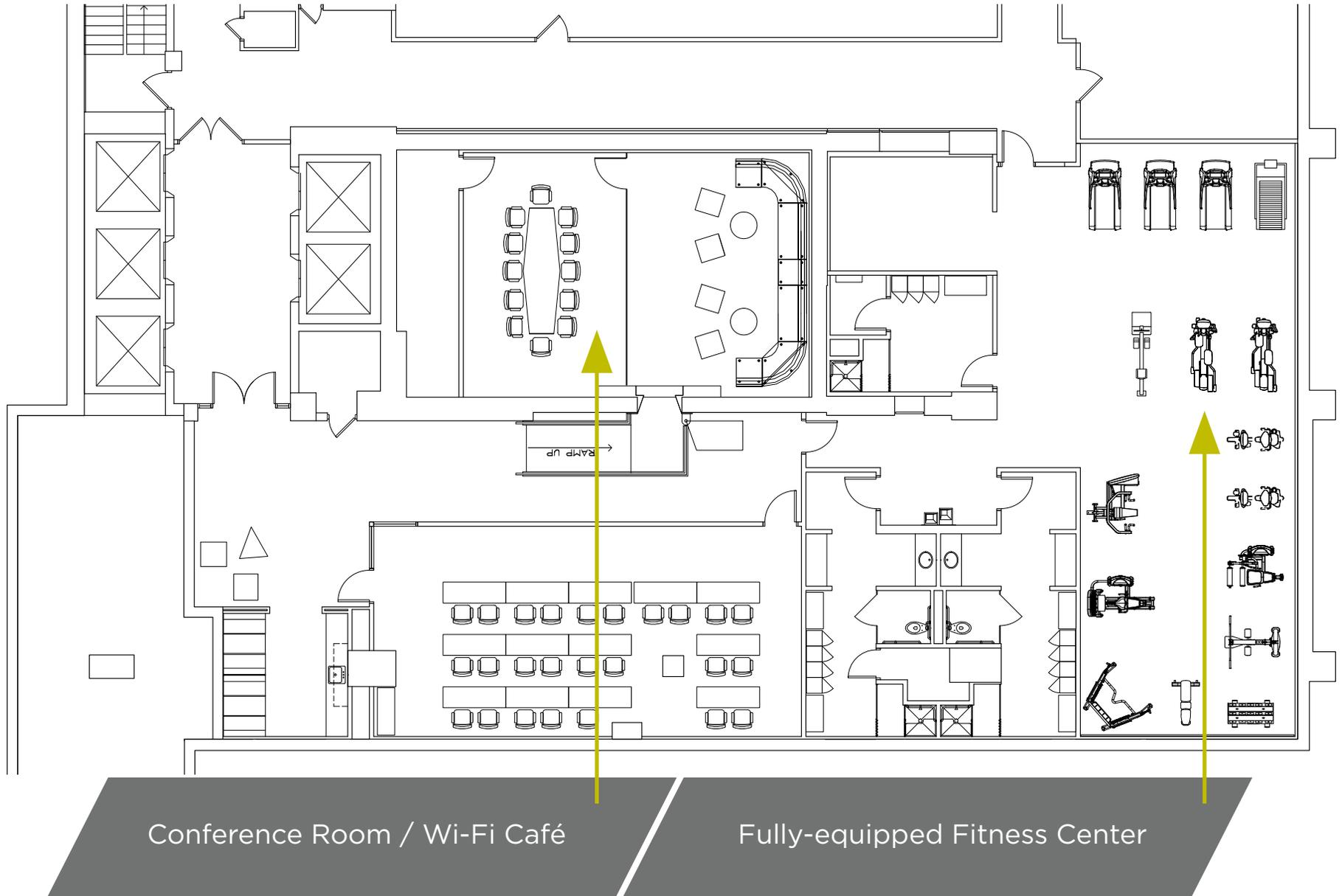


The Building was awarded an **Energy Star** label in 2018 for its operating efficiency.



The brand new Tenant Amenity Center features Conference and Training Rooms, a Wi-Fi Café, and a Tenant Lounge. The fully-equipped Fitness Center has state-of-the-art equipment and men's and women's locker rooms and showers.

TENANT AMENITY CENTER



WHERE YOU WANT TO BE AT YOUR DOORSTEP

Restaurants

- 1 McCormick & Schmick's Seafood
- 2 Vapiano Charlotte
- 3 Chima Steakhouse
- 4 Angeline's
- 5 Eddie V's Prime Seafood
- 6 Carolina Ale House

Banks

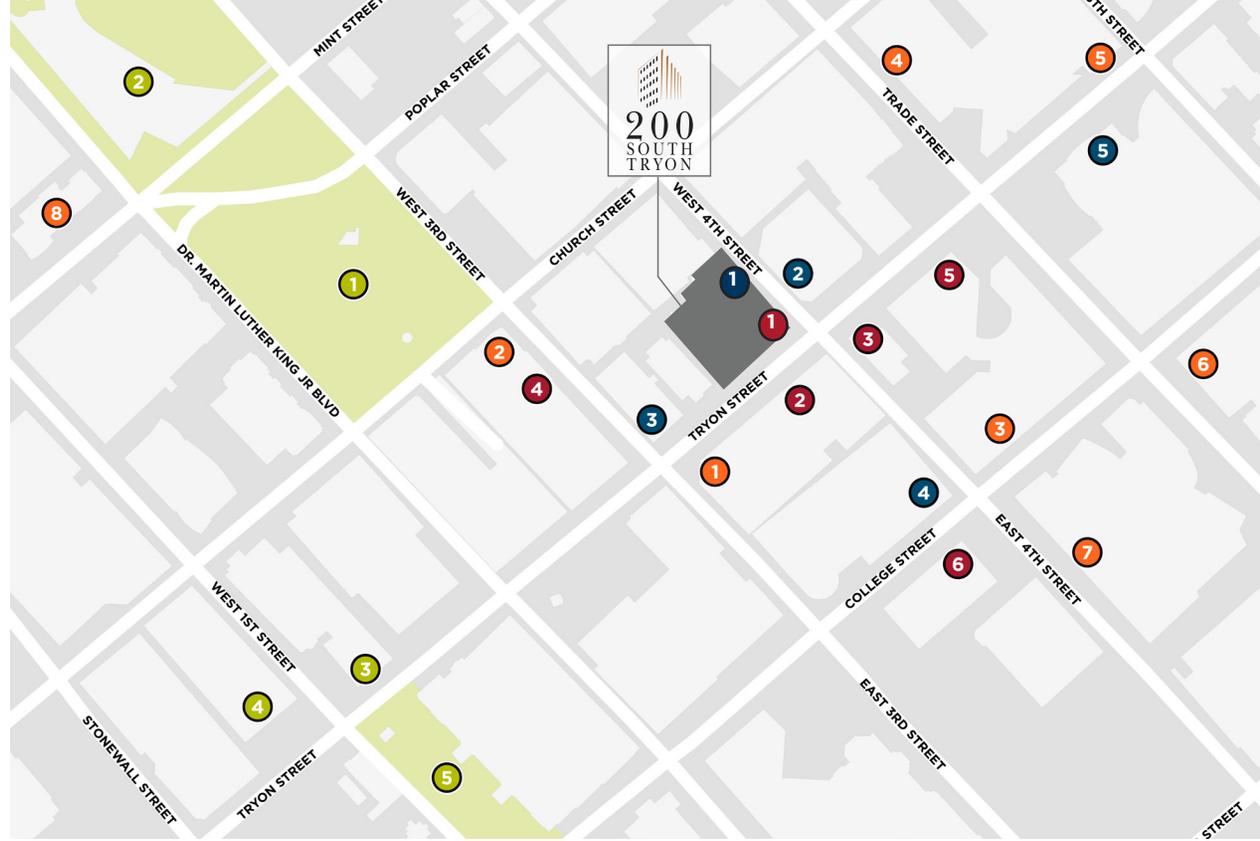
- 1 Deutsche Bank
- 2 First Citizens Bank
- 3 Wells Fargo Bank
- 4 BB&T
- 5 Bank of America Financial Center

Attractions

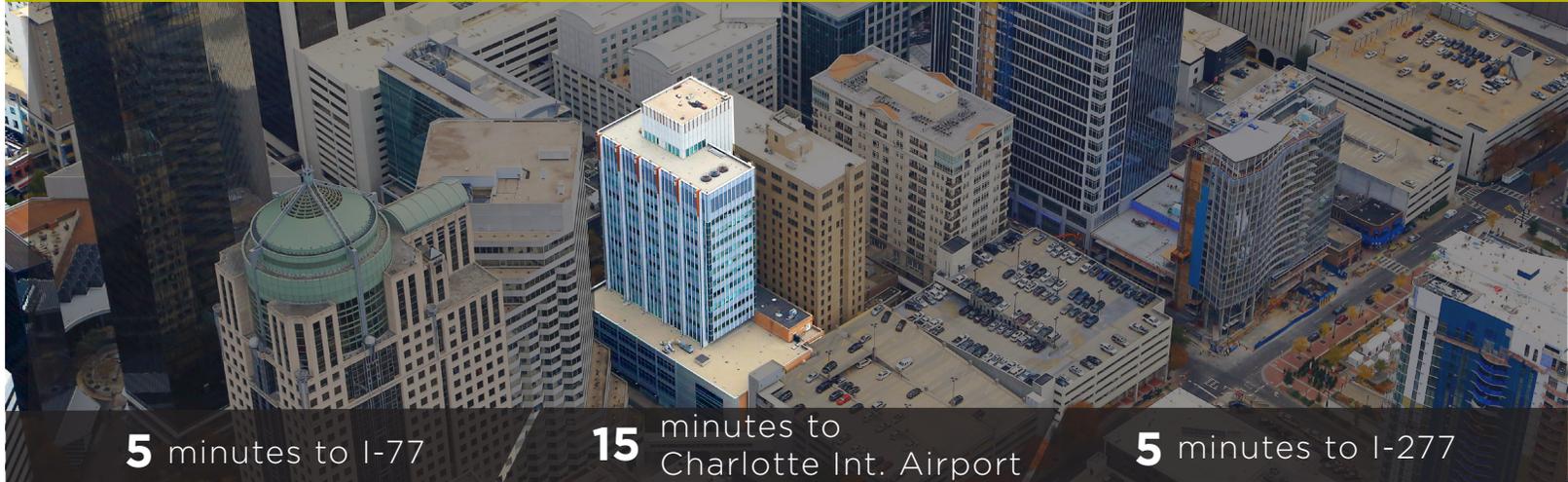
- 1 Romare Bearden Park
- 2 BB&T Ballpark
- 3 Bechtler Museum of Modern Art
- 4 Mint Museum Uptown
- 5 The Green

Hotels

- 1 Courtyard by Marriott
- 2 Kimpton Tryon Park Hotel
- 3 Omni Charlotte Hotel
- 4 Charlotte Marriott Center City
- 5 The Ivey's Hotel
- 6 The Ritz-Carlton, Charlotte
- 7 Aloft Charlotte Uptown at the EpiCentre
- 8 Residence Inn by Marriott Charlotte City Center



200 South Tryon offers tenants access to an eclectic mix of food, fitness, fashion, and fun. The property is within walking distance to the Overstreet Mall, the Epicenter Mixed Use Development, Bank of America Stadium and Spectrum Center. Less than 1 mile from I-277 and I-77, 200 South Tryon's central location is an easy commute for tenants throughout the area.

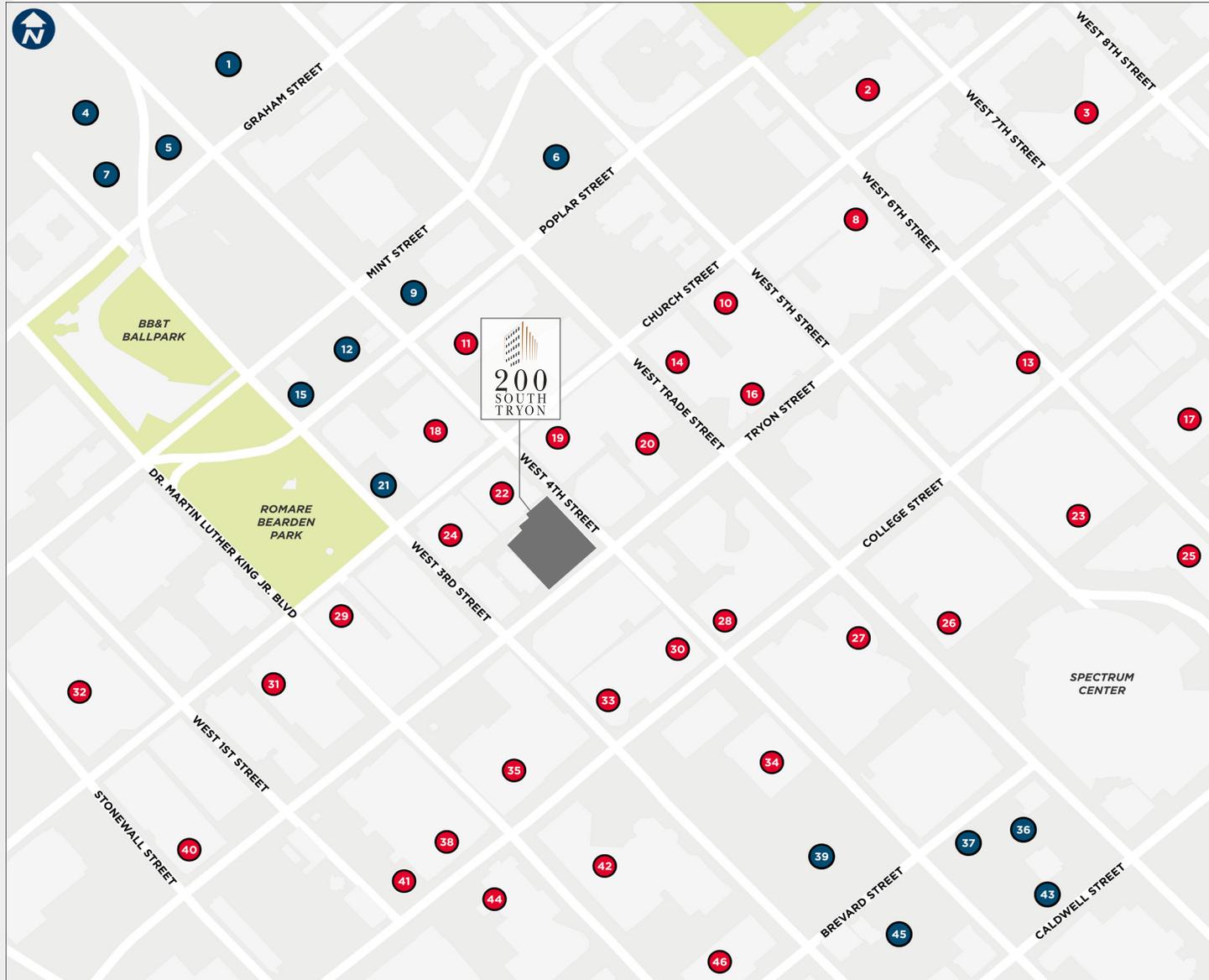


5 minutes to I-77

15 minutes to Charlotte Int. Airport

5 minutes to I-277

SURFACE & GARAGE PARKING OPTIONS



Garage Parking	Spaces	
2	Discovery Place	325
3	St. Peters Episcopal Church	655
8	Fifth Third Center	1,030
10	Ivey's Garage	226
11	Carillon	850
13	Hearst Tower	1,387
14	Charlotte Marriott City Ctr	320
16	101 N Tryon	320
17	Seventh Street Station	1,600
18	AutoPark	730
19	News Garage (129 Trade)	275
20	121 W Trade St	264
22	First Citizens	697
23	Wake Forest Center	875
24	230 S Tryon	670
25	Center City Green	1,412
26	BofA Center Parking	1,693
27	Epicenter	1,050
28	Bank of America Plaza	495
29	Charlotte Chamber	250
30	BB&T Center	1,520
31	400 S Tryon	495
32	526 S Church St	N/A
33	South Tryon Square	698
34	Charlotte Plaza	800
35	Two Wells Fargo	535
38	Three Wells Fargo	795
40	Duke Energy Center	2,039
41	The Green Garage	704
42	One Wells Fargo	1,181
44	401 S College St	N/A
46	300 S Brevard (Lot #300B)	576

Surface Lot Parking	Spaces	Surface Lot Parking	Spaces	Surface Lot Parking	Spaces			
1	537 W Trade St (Lot #539)	323	9	124 S Poplar St (Lot #124)	100	37	125 S Brevard St (Lot #125)	29
4	531 W 4th St (Lot #531)	148	12	208 S Poplar St (Lot #208)	175	39	210 S Brevard St (Lot #210)	286
5	206 S Graham St (Lot #206)	41	15	225 S Mint St (Lot #225)	22	43	426 E Trade St (Lot #426)	110
6	309 W Trade St (Lot #309)	277	21	228 S Church St (Lot #228S)	30	45	400 E 4th St (Lot #402)	227
7	212 S Graham St (Lot #212G)	73	36	406 E 4th St (Lot #406)	200			