



300 SOUTH TRYON

Redesigning the Office Experience

300SouthTryon.com



Sophisticated Design & Amenities

The grand two-story rotunda lobby sets a sophisticated tone for visitors of 300 South Tryon, offering a stunning, light-flooded space to host events and embrace the greater Charlotte community.

For the convenience of tenants and visitors, the lobby is also home to a 24-hour concierge, efficient destination elevators, the Waterbean Coffee and authentic French restaurant - La Belle Helene.





Space To Breathe

Just outside the doors of 300 South Tryon sits a new linear park to provide tenants with a seamless connection to Romare Bearden Park and a green “back porch” to relax and recharge.

A Total Health Experience

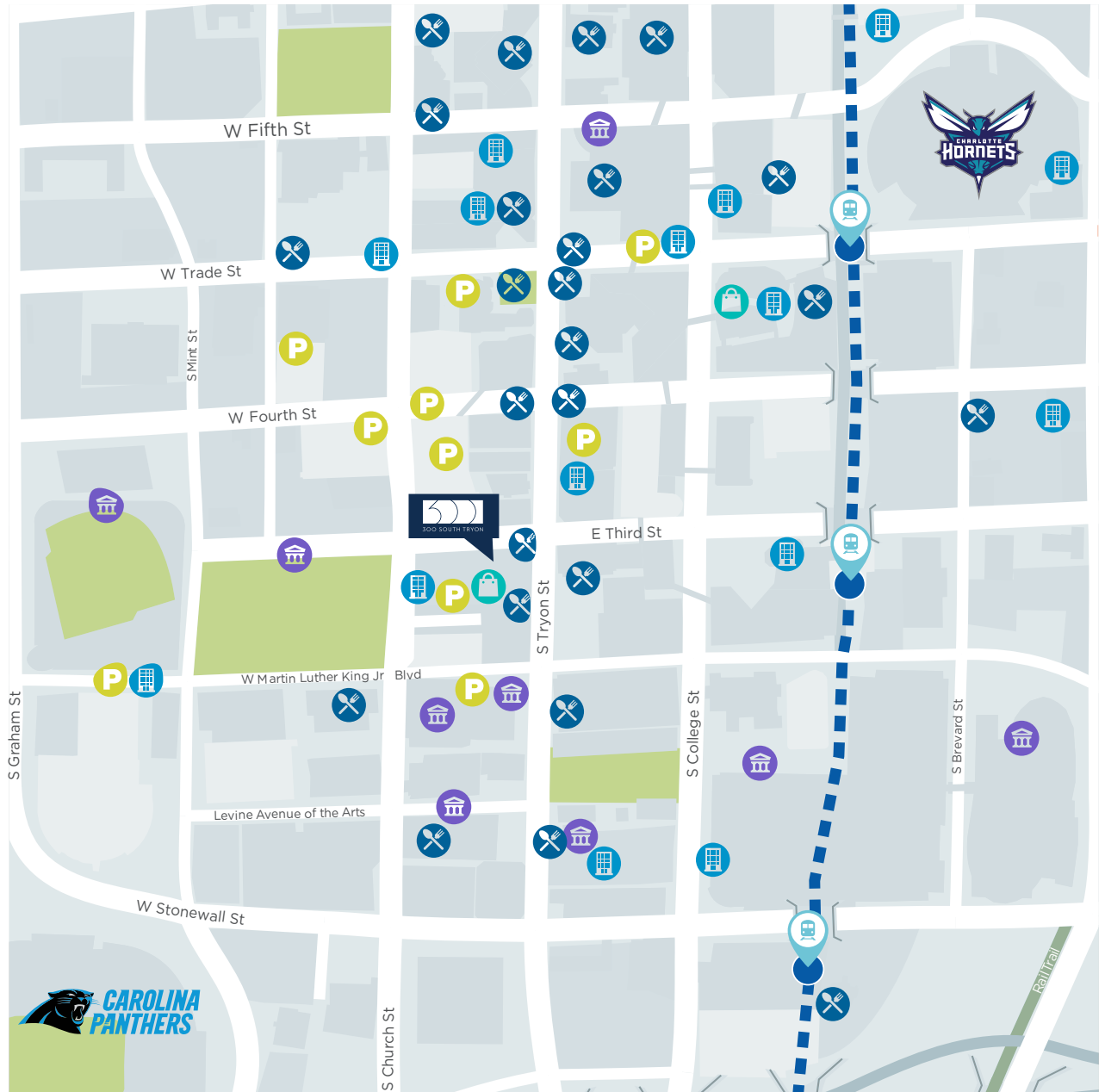
Built exclusively for tenants of 300 South Tryon, the 15,000 SF Tryon Fitness club was specifically designed with your wellness in mind to include:







- State-of-the-Art Cardio Including Peloton
- Plentiful Free Weights & Strength Equipment
- Spa-Inspired Locker Rooms with Infrared Sauna
- On-Site Therapies & Wellness Treatments
- Fitness & Yoga Classes
- Personal Training



Your Weekend Starts Here

From a host of trendy and delicious restaurants, exciting community arts and culture events, NFL, NBA, and MLS games, or an evening out at Truist Field, Center City Charlotte is poised to become your next go-to destination, seven days a week.



 LIGHT RAIL	 15 HOTELS	 25 DINING	 9 CULTURE ENTERTAINMENT	 2 SHOPPING	 10 PARKING
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Our Back Porch

ROMARE BEARDEN PARK

Adjacent to Romare Bearden Park and Truist Field, 300 South Tryon is at the center of a dynamic mixed-use residential, arts & culture, sports & entertainment district.



Charlotte's Standard For Sustainability

With LEED Gold certification and state-of-the-art architectural planning, 300 South Tryon delivers an ultra-healthy Class AA workplace. A modern, touchless environment with peak air quality, the building utilizes a 3-tier air filtration process including high-grade merv-13 filters, CO2 monitoring, and ionizing technology to remove even the smallest of air-borne pathogens.

Eco-friendly waste management initiatives ensure ample recycling and composting bins throughout the building to capture organic waste and encourage effective energy saving habits.

Large 26,500 SF floor plates maximize flexibility and efficiency, while natural daylight floods each floor through tall, expansive glass lines.



A building rating system for commercial interiors, providing guidelines on how to design and operate healthier buildings. It was developed by the U.S. Centers for Disease Control to assess our support of employees' physical, mental, and social health.



Fitwel is the world's leading certification system committed to building health for all®. Generated by expert analysis of 5,600+ academic research studies, Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being.



LEED Gold is a high energy rating standard that encourages sustainable business design using many metrics, including energy savings, water efficiency, reduction of CO2 emissions, indoor air quality, and sustainable site location choices.



The TOBY Award is the most prestigious and comprehensive award of its kind, recognizing excellence in office building management and operations. Regional winners first won on the local level after thorough building inspections and a rigorous application process.

It measures tenant relations, commitment to environmental sustainability, emergency preparedness, budgeting, work order systems, security standards, staff experience, continuing education and much more.



ENERGY STAR certified buildings save energy, save money, and help protect the environment by generating fewer greenhouse gas emissions than typical buildings. To be certified as ENERGY STAR, a building must meet strict energy performance standards set by EPA.



Kimpton Tryon Park Hotel

The upscale Kimpton Tryon Park hotel is connected to 300 South Tryon via escalators from the main lobby. This connectivity produces a dynamic synergy between the office building and the hotel.

In addition to fantastic views of the park, the hotel features amenities including:

- Merchant & Trade, a hot-spot rooftop bar and event space overlooking the park and baseball stadium
- Angeline's, an Italian inspired restaurant and bar just off the lobby and fronting on 3rd Street
- A large ballroom for conferences, weddings, and social events
- Two small meeting rooms overlooking the park
- A fitness center and outdoor yoga deck for hotel guests only

KIMPTON
TRYON PARK
HOTEL



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