



GATEWAY CENTER

A premier, 310,745 SF Class-A
Multi-Tenant Office Building in
Downtown Charlotte

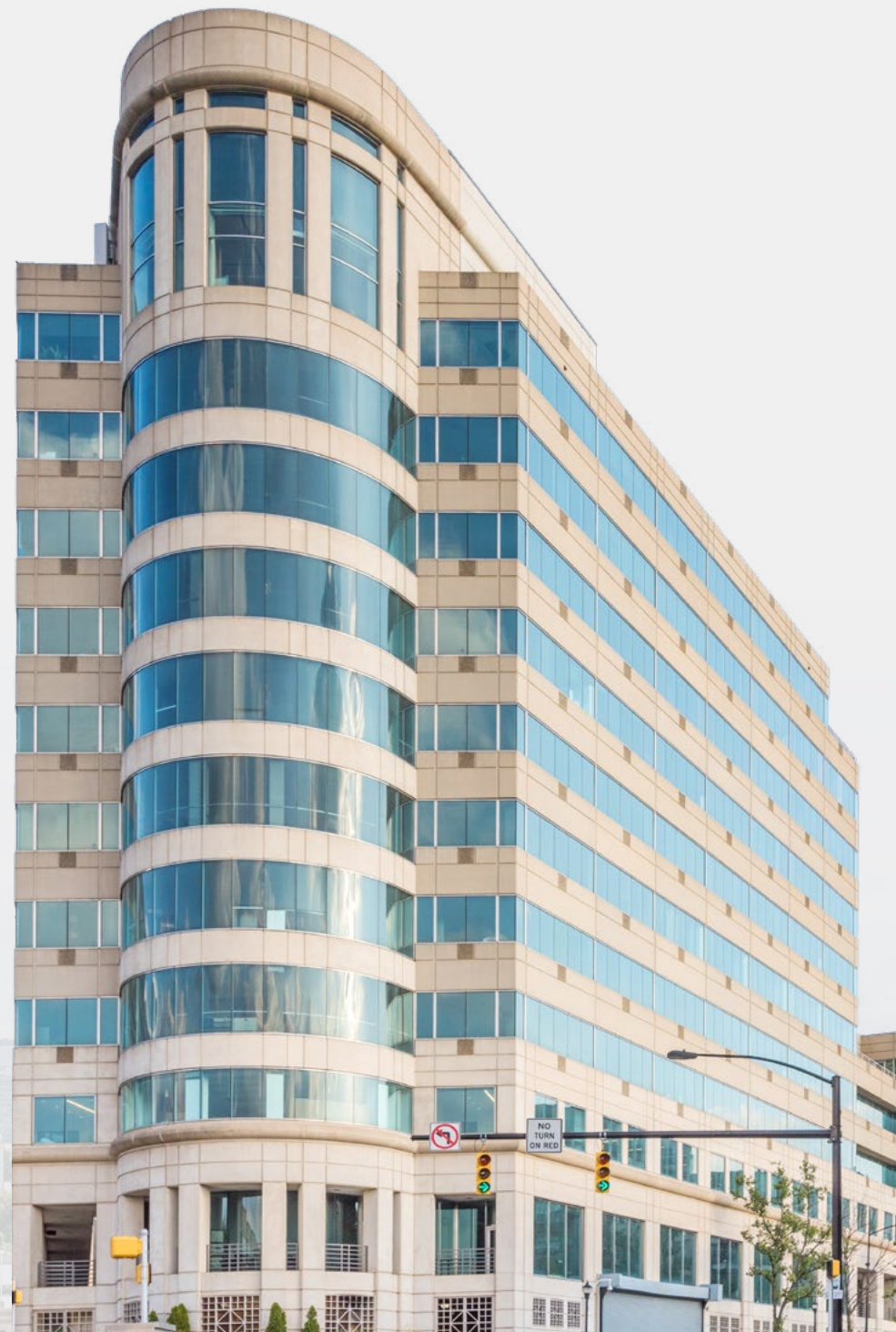
Downtown energy without the downtown price tag.

Gateway Center's rental rates let you soak in downtown's vibrant business climate, without paying the premium for a Trade and Tryon location.

The five and 10-story, Class-A office building features flexible floorplates that bring in natural light and allows tenants to create an efficient layout, no matter the use.

Awarded an Energy Star label in 2014, 2016, and 2017 for its operating efficiency.

BUILDING SF	310,745
LEASE RATE	\$26.50/SF FULL SERVICE
PARKING	.55/1,000 RSF ONSITE CONSISTING OF 147 SPACE IN THE UNDERGROUND PARKING GARAGE AND 25 SPACES ON THE SURFACE LOT.



EASY ACCESS & AMENITY-RICH LOCATION



Immediate access to Interstate 77; Less than five minutes to Interstate 277

8 restaurants within a 3-block radius, including Starbucks and 3 pubs; 9 multi family complexes/apartment units within a 3-block radius

Direct access to the Lynx Gold Line (delivering in 2020), a free shuttle service to the heart of downtown

CURRENT AVAILABILITIES

TOTAL AVAILABLE	28,094 SF
MIN. AVAILABLE	2,887 SF
MAX CONTIGUOUS	19,412 SF



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