

525 NORTH TRYON

UPTOWN, CHARLOTTE NC

FOUNDRY
COMMERCIAL

PRIME RESTAURANT SPACE AVAILABLE IN UPTOWN CHARLOTTE



PROPERTY FEATURES

- 5,280 SF Restaurant space for lease
- 423,929 SF Class A, 19-story office tower with 1,400 employees located in Charlotte's CBD
- The building serves as the entryway into Charlotte's historic Fourth Ward district and is the central component of the emerging North Tryon corridor that includes office, retail, and residential
- Walking distance to the LYNX Blue Line and the Rail Trail
- Certified Energy Star, LEED, and WiredScore level Gold



For more information, please contact:

KEELY HINES

Vice President/Broker

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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121 West Trade Street, Suite 2500
Charlotte, NC 28202

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DEMOGRAPHICS (2019)	1 MILE	3 MILES
TOTAL POPULATION	21,111	120,630
2024 PROJECTED POPULATION	22,455	130,693
TOTAL HOUSEHOLDS	11,250	59,055
AVG. HOUSEHOLD INCOME	\$105,661	\$95,271
DAYTIME EMPLOYEES	51,411	147,77
TOTAL BUSINESSES	3,086	12,242

SKY HOUSE APARTMENTS
672 UNITS/888 BEDROOMS

MCCOLL CENTER FOR ART+ INNOVATION

CHARLOTTE BALLET

10 TRYON
170,000 SF OFFICE TOWER
DELIVERING SUMMER 2022
Publix

FOURTH WARD NEIGHBORHOOD

FIRST UNITED METHODIST CHURCH

525 NORTH TRYON

TRANSAMERICA BUILDING

RESTAURANT SPACE FOR LEASE

DISCOVERY PLACE

the ellis

- 549 Units/ 760 Bedrooms
- 19,654 SF of retail
- 211 Room Homewood Suites Hotel
- Delivering Q4 2020

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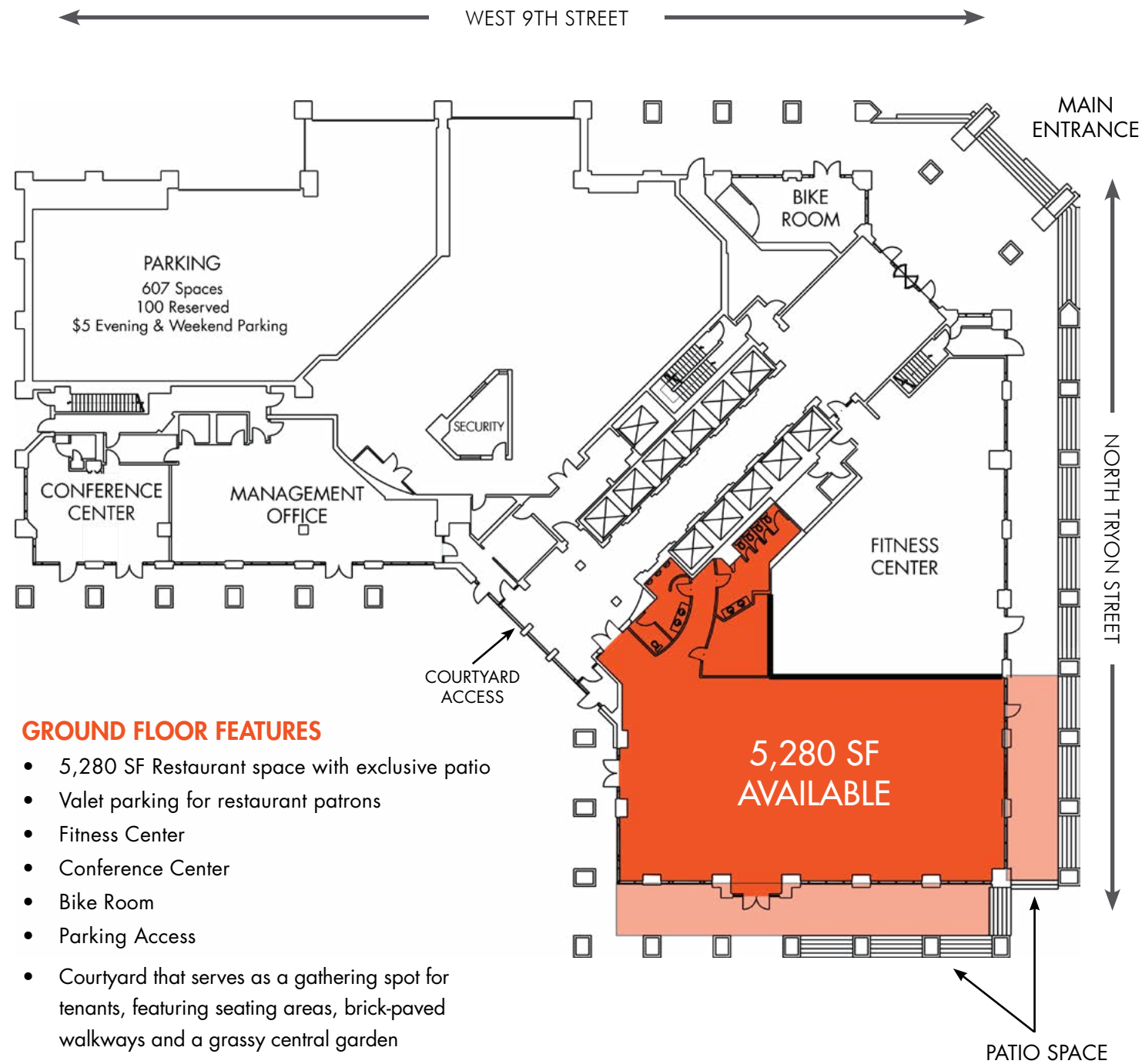
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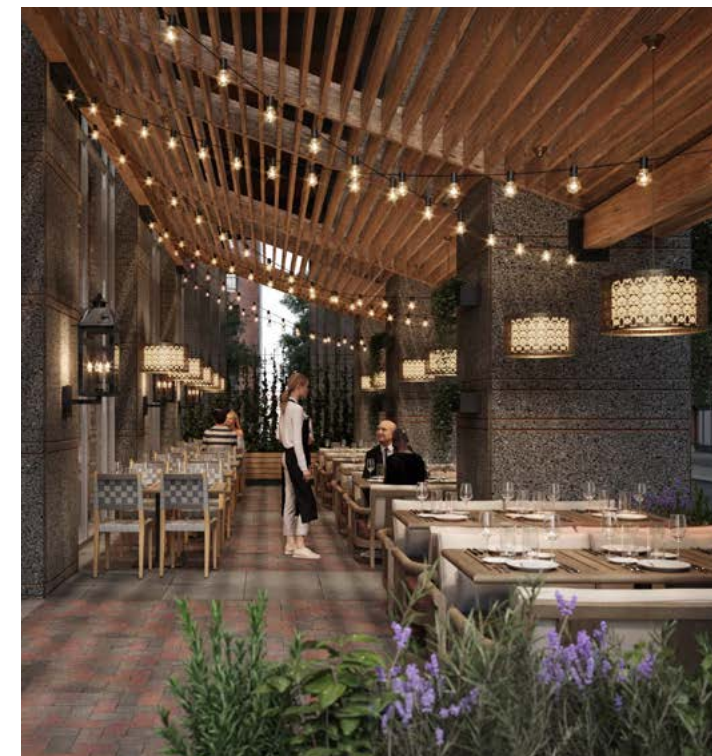
SITE PLAN



GROUND FLOOR FEATURES

- 5,280 SF Restaurant space with exclusive patio
- Valet parking for restaurant patrons
- Fitness Center
- Conference Center
- Bike Room
- Parking Access
- Courtyard that serves as a gathering spot for tenants, featuring seating areas, brick-paved walkways and a grassy central garden

EXAMPLE RESTAURANT RENDERINGS



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COURTYARD AREA



UPTOWN CHARLOTTE FACTS

22.9M SF OFFICE SPACE
2.1M SF RETAIL SPACE
107,000 TOTAL EMPLOYEES
1,240 COMPANIES
15,500 EST. POPULATION

3,793 HOUSING UNITS UNDER CONSTRUCTION OR RECENTLY DELIVERED
22,300 PEDESTRIANS PER DAY AT TRADE & TRYON
230+ RESTAURANTS & CLUBS



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