

# PIEDMONT TOWN CENTER

4725 Piedmont Row Drive • Charlotte, North Carolina

For  
Lease



Approximately 50,000 SF of Contiguous Space Available in the Heart of SouthPark



## FEATURES

- ▶ Approximately 50,000 SF contiguous
- ▶ Upgraded finishes throughout
- ▶ 8-story 205,000 SF class "A" office building
- ▶ Highly desirable location in the heart of SouthPark community off of Fairview Rd
- ▶ Full service, on-site property management and leasing office
- ▶ Free structured parking
- ▶ PTC Retail includes: Del Frisco's Double Eagle Steakhouse, Georges Brassiere, Taco Mac Sports Grill, Brio Coastal Bar & Kitchen, Terrace Café, Harris Express YMCA, Salon Vivace, Piedmont Cleaners, Brock Moran Home, Cast Iron Waffle, J. Sam's, Freshii, Cachet Nails, Edible Arrangements and Potbelly Sandwich

*It's more than an ADDRESS.  
It's a DESTINATION.*



LINCOLN  
HARRIS

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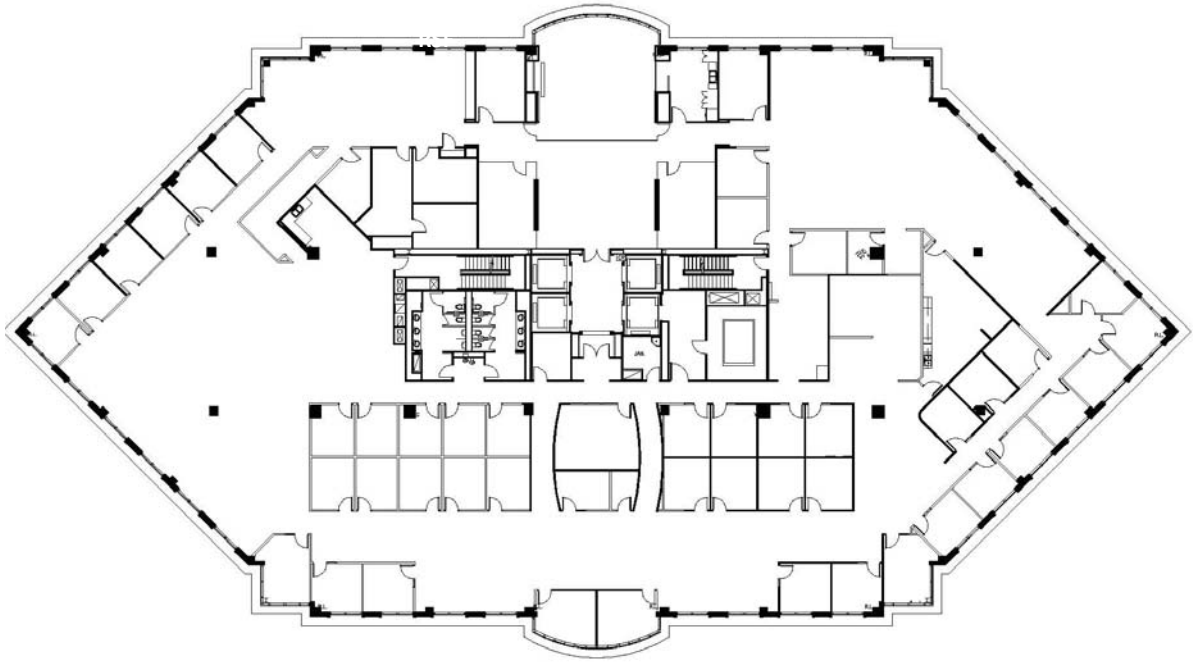
A Promise of Value  
[lincolnharris.com](http://lincolnharris.com)

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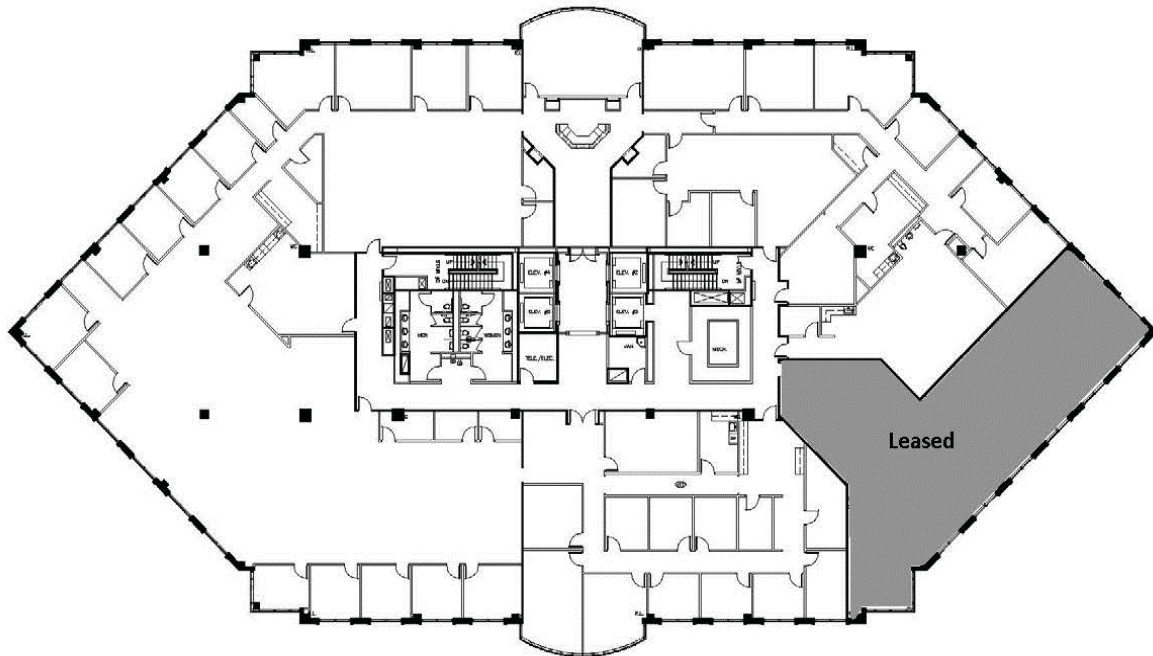
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## SUITE 300 - 27,474 SF



## SUITE 400 - 23,000 SF





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## CHARLOTTE, NC

### Exceptional Market Access

Charlotte is the center of the nation's sixth largest urban region. Of the major metro centers in the Southeast, Charlotte has 7.3 million and Atlanta has 8.3 million people living within a 100-mile radius.

### Quality Business Environment

Charlotte serves as headquarters for many major national and international companies. During the past ten years, 6,790 new firms have invested \$12 billion in new Charlotte facilities.

### Financial Powerhouse

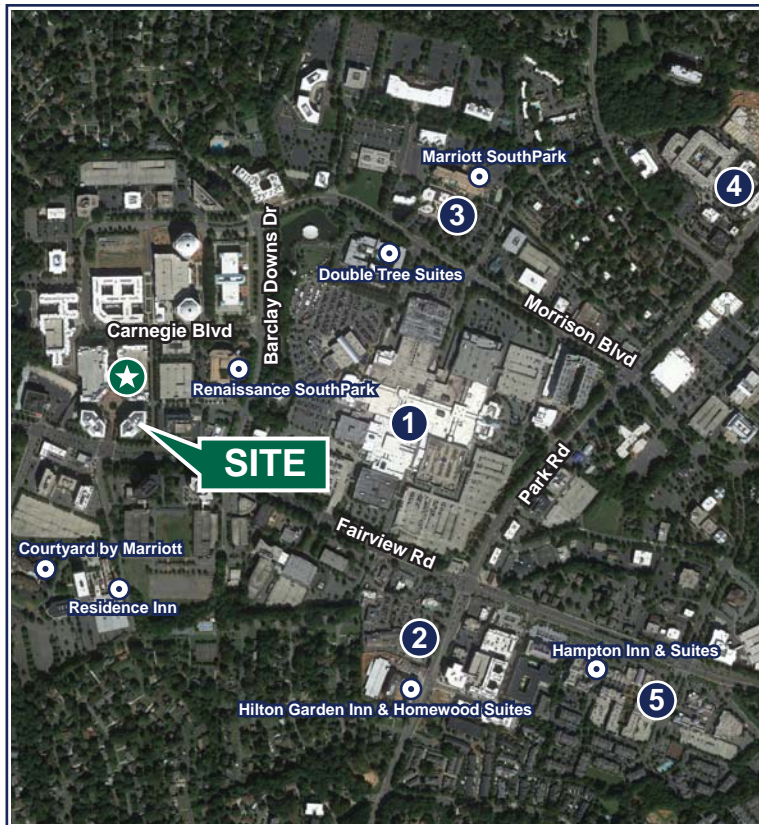
Charlotte is renowned for its vibrant banking sector. With more than \$2.3 trillion in assets, it is the second largest financial center in the nation, behind New York.

### Fortune 500 and International Companies

274 of the Fortune 500 companies have facilities in Charlotte, 8 of which are headquartered here. Over 888 foreign-owned companies have facilities here, representing over half of all foreign companies in North Carolina.

### Transportation Hub

Charlotte is served by an excellent highway network, including major north-south and east-west interstate arteries. In addition, ten major and eight regional airlines offer direct and nonstop daily flights to 170 cities globally. Charlotte Douglas International Airport is the seventh most active air transportation center in the world.



## SOUTHPARK AMENITIES

- ★ **Piedmont Town Center**  
Del Frisco's Double Eagle Steakhouse, Georges Brassiere, Taco Mac Sports Grill, Brio Coastal Bar & Kitchen, Terrace Café, Harris Express YMCA, Salon Vivace, Piedmont Cleaners, Brock Moran Home, Cast Iron Waffle, J. Sam's, Freshii, Cachet Nails, Edible Arrangements and Potbelly Sandwich
- 1 **SouthPark Mall**  
Arthur's, Auntie Anne's, California Pizza Kitchen, Charley's Steakery, The Cheesecake Factory, Chick-Fil-A, Chipotle Mexican Grill, Cowfish Sushi & Burger Bar, Five Guys, Maggiano's, Mandarin Express, McCormick & Schmick's, Nestle Toll House Cafe, Nori Japan, Panera Bread, Planet Smoothie, Reid's, Showmars, Starbucks and Villa Fresh Italian Kitchen
- 2 **Sharon Corners**  
Harper's, Moe's Southwest Grill, Baoding Chinese Restaurant, Original Pancake House, McDonald's, Gigi's Cupcakes, Jersey Mike's and Smoothie King
- 3 **Specialty Shops on the Park**  
Toscana Italian Restaurant, Paco's Tacos & Tequila, Bricktop's and Renaissance Patisserie
- 4 **Morrison**  
Earth Fare, Sabor Latin Street Grill, Yama Asian Fusion, YAFO Kitchen, Firebirds Wood Fire Grill, Starbucks and Firehouse Subs
- 5 **Phillips Place**  
The Palm Restaurant, Upstream Restaurant, PF Chang's China Bistro, Dean & DeLuca Market, Dean & DeLuca Wine Room, Café Monte and WP Kitchen & Bar

Within 1 Mile:

65 Restaurants | Over 1,000 Hotel Rooms | 6 Day Care Centers | Over 3,000 Multi-Family Residential Units | Office Space: 5,425,285 SF



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