



400
SOUTH TRYON

**THE IDEAL LOCATION.
THE RIGHT VALUE.**

CONTACT

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400 SOUTH TRYON

One of Charlotte's most iconic buildings, 400 South Tryon is in the heart of Third Ward and Charlotte's Cultural District, surrounded by downtown's most popular amenities and attractions.



FEATURES

589,788 RSF, 33 FLOORS

RENTAL RATE: \$28.00/ SF

ATTACHED PARKING GARAGE WITH .87:1,000 PARKING RATIO

ON-SITE PROPERTY MANAGEMENT AND 24-HOUR SECURITY

RENOVATED LOBBY AND CORRIDORS

ON-SITE SUNDRIES SHOP AND RESTAURANTS, INCLUDING RHINO MARKET & DELI

ON-SITE TENANT FITNESS CENTER, LOCKER ROOMS, AND SHOWERS

QUICK, EASY ACCESS TO I-277

MORE THAN 25 RESTAURANTS WITHIN TWO BLOCKS, INCLUDING STARBUCKS AND REID'S FINE FOODS

UNIQUE EVENTS INCLUDING YOGA ON THE DECK AND MOVIES ON THE DECK



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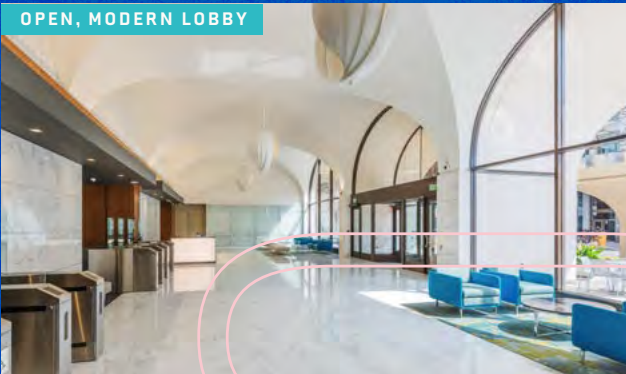
STATE-OF-THE-ART FITNESS CENTER



RHINO MARKET & DELI



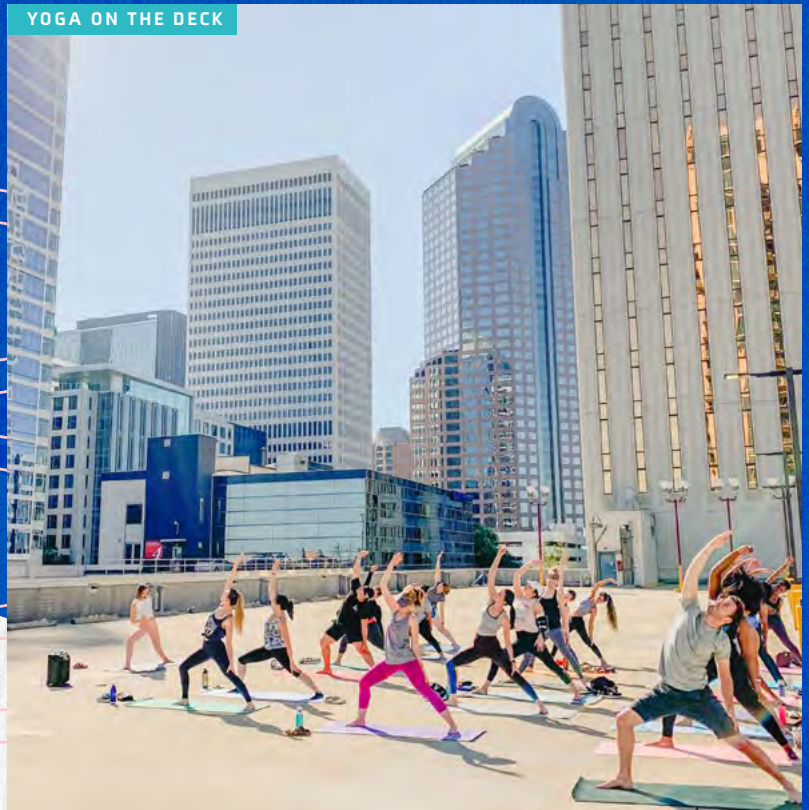
OPEN, MODERN LOBBY



MOVIES ON THE DECK



YOGA ON THE DECK



CONTACT

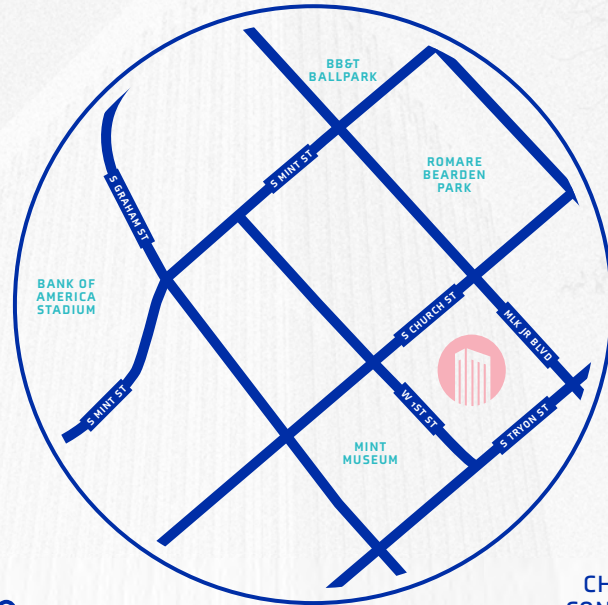
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STEPS AWAY FROM:

- THE GREEN
- ROMARE BEARDEN PARK
- THE MINT MUSEUM
- THE BECHTLER MUSEUM
- THE HARVEY B. GANTT CENTER
- THE KNIGHT THEATER
- BB&T BALLPARK
- BANK OF AMERICA STADIUM
- THE CHARLOTTE CONVENTION CENTER
- STONEWALL LYNX STATION



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AVAILABILITES

SUITE 920: 6,103 SF



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