

INTRODUCING

224 WEST TREMONT AVE.

CREATIVE OFFICE REDEVELOPMENT IN SOUTH END, CHARLOTTE

Individual suites from 2,534 to 3,134 RSF
Contiguous availabilities up to 12,332 RSF



224 WEST TREMONT AVE.

224 W Tremont is undergoing a **complete redevelopment**, ready for tenant upfit and occupancy in 2020.

Featuring seven individual suites from 2,534 SF to 3,134 SF (and the ability to combine contiguous spaces up to 12,322 SF), truly a rare opportunity for small to mid-size businesses looking to call South End home.

PARKING: 26 on-site parking spaces

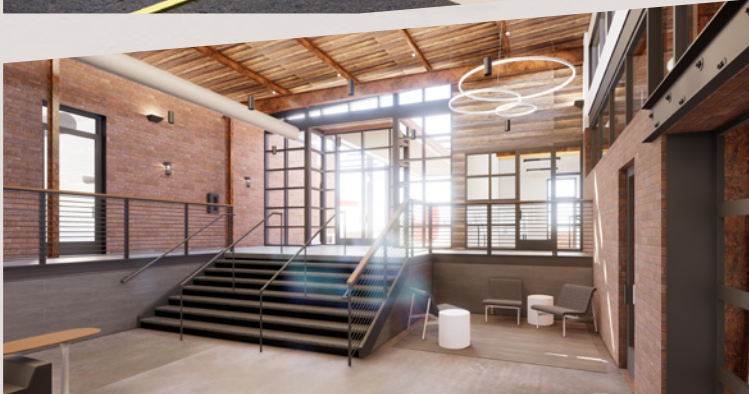
RATES: \$34 / NNN

FULL BUILDING AVAILABILITY: 22,059 SF

Leaseable outdoor patio spaces available.



224 WEST TREMONT AVE



In the heart of South End; next door neighbors include Common Market, Zeppelin, Bang Bang Burgers, and PINS Mechanical.

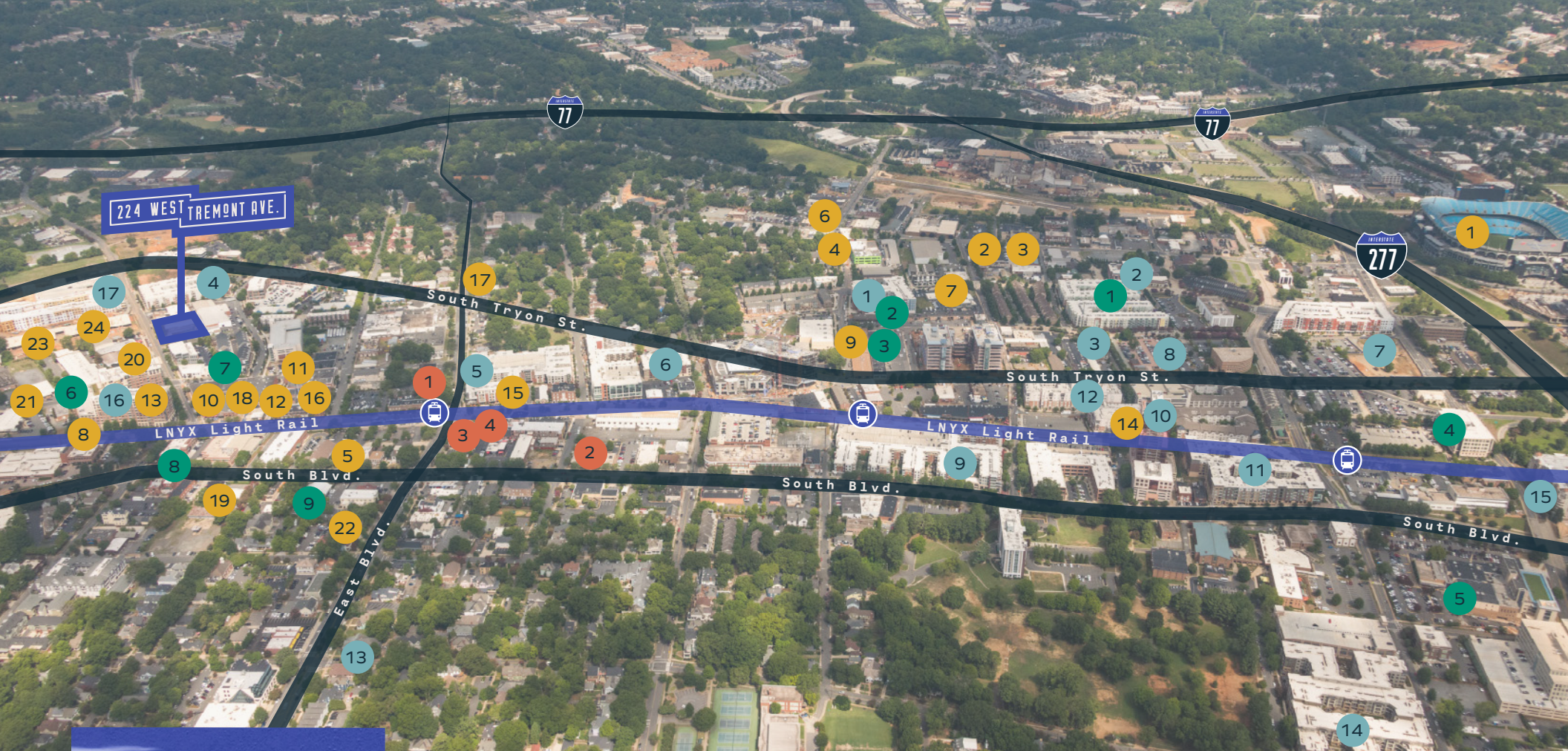
Unique architectural details such as **exposed beams, original brick, and large windows** bringing in natural light.

Expansive lobby is a collaborative extension of your space. Various seating options offer plenty of space to gather and meet, giving you the “cool” of co-working with the sophistication and value of conventional office space.

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Easy access to Interstates 277 and 77, and steps away from the East/West LYNX Blue Line Station.



NEXT TO:

Common Market South End, Zeppelin, Bang Bang Burgers, Hawker's Asian Street Fare, Barcelona Wine Bar, Superica, Jeni's Splendid Ice Creams.

WALKABLE TO:

Popular South End breweries, Downtown Charlotte, Bank of America Stadium, South Boulevard, and other popular restaurants and retail.

Restaurants / Entertainment

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| 1. Bank of America Stadium | 13. Shake Shack |
| 2. Seoul Food Meat Company / Let's Meat Korean BBQ Craft Tasting Room and Growler Shop | 14. Nikko Japanese Restaurant |
| 3. The Unknown Brewing Co. | 15. Price's Chicken Coop/Central Coffee Co./Blaze Pizza/Clean Juice/Two Scoops Creamery/Sabor Latin Street Grill |
| 4. Max and Lola's Bodega | 16. Superica |
| 5. Tupelo Honey | 17. Sauceman's Barbecue |
| 6. Yume Ramen Sushi & Bar/Bardo | 18. Jeni's Splendid Ice Creams |
| 7. Hoppin' | 19. Dilworth Tasting Room |
| 8. Atherton Mill | 20. Zeppelin/Bang Bang Burgers/Common Market South End |
| 9. Wooden Robot Brewery / The Brass Tap | 21. Sycamore Brewing |
| 10. Hawker's Asian Street Fare | 22. 300 East |
| 11. Byron's South End | 23. PINS Mechanical |
| 12. Barcelona Wine Bar | 24. 16-Bit Barcade |

Multifamily

1. District Flats at Summit and Church
2. 1225 South Church
3. Catherine 36 Apartments
4. Three30Five Apartments
5. Camden Gallery Apartments
6. Park and Kingston Apartments
7. Loft One35 Apartments
8. Camden South End Apartments
9. Post South End
10. The Arlington Condominiums
11. 1100 South Apartments
12. Mosaic South End Apartments
13. 525 East Apartments
14. The Lexington Dilworth
15. Camden Grandview Apartments and Townhomes
16. Ashton SouthEnd Apartments
17. The Penrose Apartments

Fitness

1. My Fitness World Personal Training
2. Charlotte Yoga
3. Arrichion Hot Yoga
4. Fitness Connection
5. Dowd YMCA
6. Ultimate CrossFit
7. First Wind Cycling & Fitness
8. Fitness Together
9. Iron Tribe Fitness Dilworth

Business Services

1. UPS Store
2. Office Depot
3. Fedex
4. Walgreens



SITE PLAN



tremont avenue

2
2
4

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for more information or to set up a tour, contact:

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