



FOR LEASE

**S O U T H
T R Y O N
S Q U A R E**

201 S Tryon Street
Charlotte, NC 28202

Property Highlights

- » Superior location in the middle of Uptown.
- » First floor retail opportunity adjacent to Vapiano's, B-Cycle, and Clean Juice.
- » Walking distance to a variety of restaurants, retailers, hotels & the light rail station.
- » Large patio area on the 5th floor terrace with direct access to the building's parking deck.
- » Above standard parking availability with adjacent parking decks at 237 S. Tryon Street and 200 S. College Street.
- » Direct access to the Overstreet Mall - 360,000 SF of enclosed, high-quality retail amenities, inclusive of over 100 restaurants & retailers.

**Optimized Space For The Creative
Tenant In The Heart of Uptown**



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SOUTH TRYON SQUARE

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Recent Building Improvements!

Complete lobby renovations on the 1st & 2nd floors.

Extensive exterior improvements at the entrances to the building.

Includes updates to the elevators, lighting controls & the installation of LED lighting throughout the Building.



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SOUTH TRYON SQUARE

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An Opportunity to Transcend the
Traditional Workplace
From **Service**, To **Access**, To **Amenities**.

Service



Updated Elevator Banks



Amenities



Fifth Floor Patio



Access



Parking Garage Access



First Floor Retail



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