

S O U T H P A R K ' S

ROTUNDA

B U I L D I N G

4 2 0 1 C O N G R E S S S T R E E T

CLASS-A, 230,790 SF FOUR-STORY OFFICE BUILDING
AT CONGRESS STREET AND CARNEGIE BOULEVARD,
ACROSS FROM SOUTHPARK MALL

The logo for Trinity Partners, featuring the word "TRINITY" in a bold, sans-serif font above the word "PARTNERS" in a smaller, all-caps, sans-serif font, both enclosed within a thin rectangular border.

TRINITY
PARTNERS



CLASSIC SOUTHPARK, ELEVATED.



New renovations of the lobby and common areas

New tenant amenity lounge with Wi-Fi, Canteen, and meeting space

Expansive outdoor fully-furnished patio and green space





ACCESS + LOCATION

In the center of SouthPark’s urban core, surrounded by over 2.5 million SF of the highest-quality retail, restaurant, and grocery options and minutes from some of Charlotte’s most desirable neighborhoods.



DRIVE TIMES

I 77	8 MINUTES
I 85	12 MINUTES
DOWNTOWN CLT	15 MINUTES
AIRPORT	15 MINUTES
I 485	18 MINUTES



COME AND GO WITH EASE

Easy access to the building from anywhere in SouthPark, with three ways to enter and exit the parking deck; very convenient for employees and clients to come and go.



On-site, high-touch property management team.

Excellent parking with a dedicated underground parking deck and a 3.3 per 1,000 SF parking ratio.

Home to Village Tavern restaurant, a Charlotte staple.

CURRENT AVAILABILITIES

Suite 174: 3,773 RSF (spec suite coming soon)

Suite 340: 3,282 RSF

Suite 420: 3,778 RSF

RATE \$36.50 Net of Electric

FUTURE AVAILABILITIES

Suite 210: 12,559 RSF (7/1/2020)

Suite 245: 10,007 RSF (12/1/2021)

Suite 295: 11,587 RSF (2/1/2021)

Suite 320: 5,481 RSF (4/1/2020)

Suite 320/340: 8,763 RSF (4/1/2020)

Suite 460: 2,565 RSF (3/1/2020)



**FOR MORE INFORMATION OR
TO TAKE A TOUR, CONTACT:**

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