

THE GATEWAY

2422 NORTH TRYON | CHARLOTTE, NC 28213



OFFICE SPACE FOR LEASE ALONG THE NORTH TRYON BUSINESS CORRIDOR

5,200 – 11,120 +/- RSF MOD. GROSS

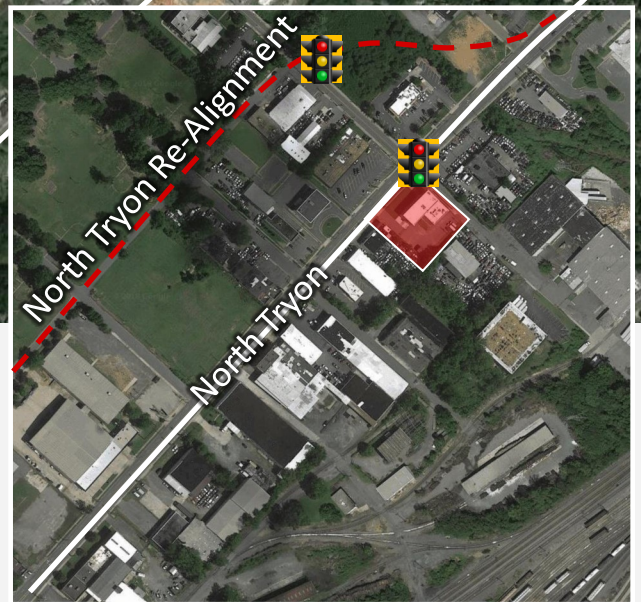
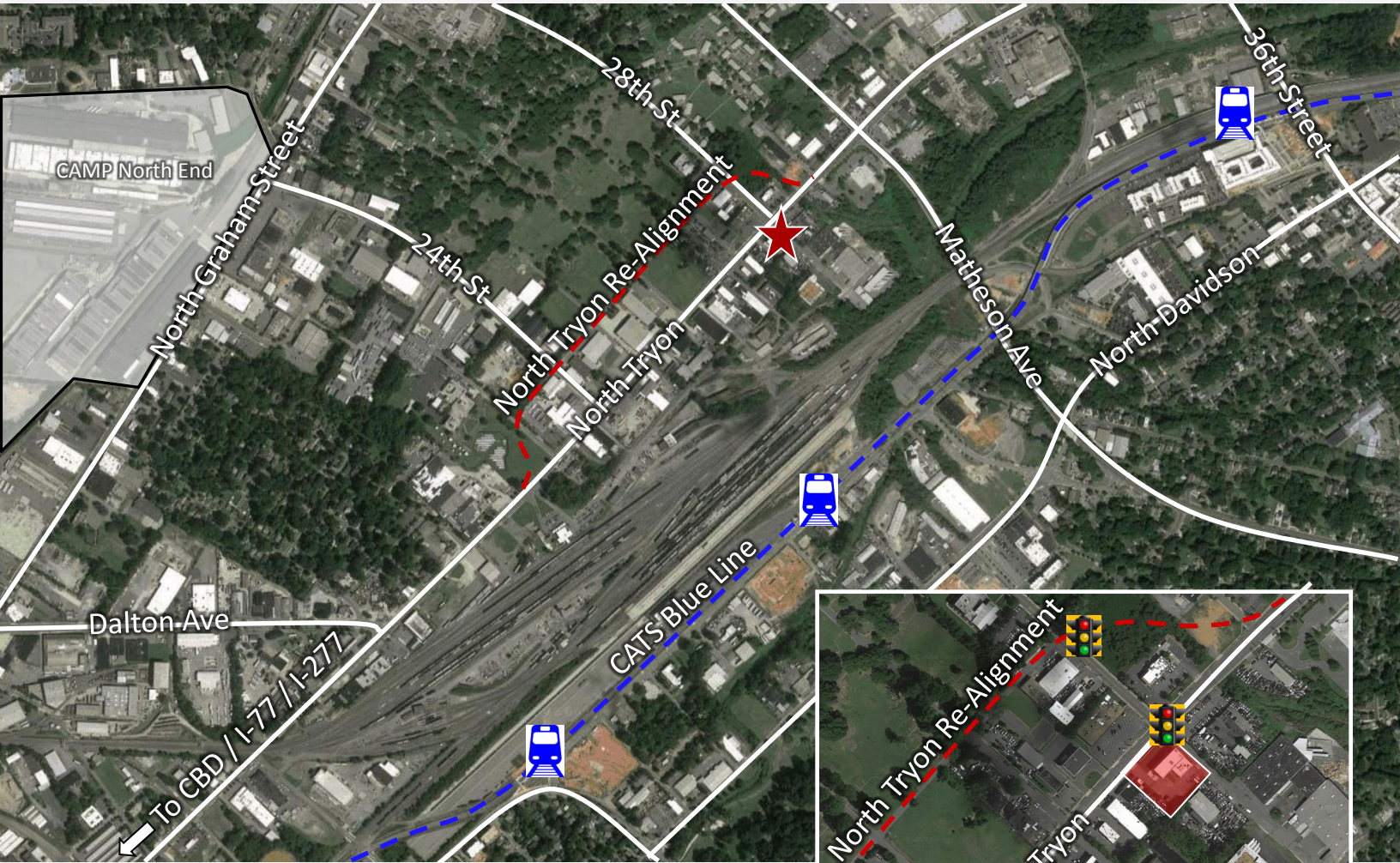
- 12,037 SF, Two story professional office building
- Built in 1955, Renovated in 2007
- Mix of private office, conference rooms, break rooms & open workspaces
- Secured Parking with 2.5 parking spaces per 1000 RSF. Planned visitor parking.
- Excellent visibility at a signalized corner with two means of egress onto North Tryon.
- 1.4 mi to CBD & I-277. Great Access to I-77 & I-85
- Nearby Adaptive Re-Use, Retail & Residential Developments.



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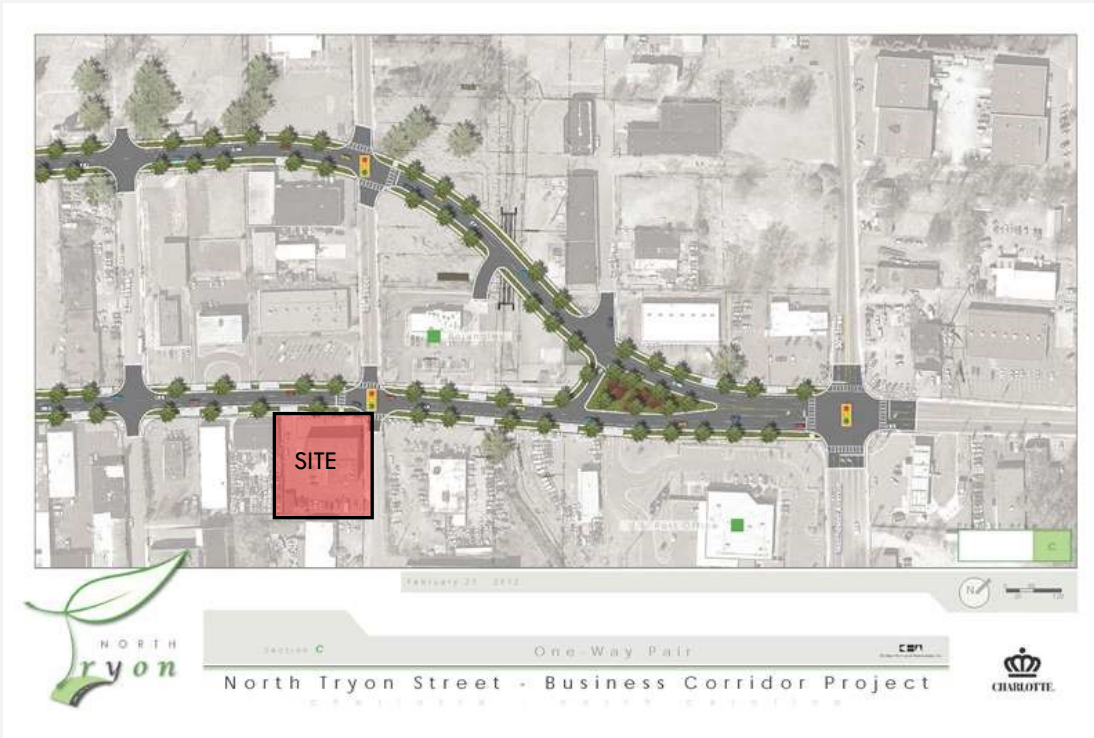
North End: Charlotte's next chapter

Adjacent to Uptown, the North End is an emerging area of Charlotte, brimming with possibilities and is a focus area of the Applied Innovation Corridor. A counterpoint to the successful, historic South End district, the North End contains the established neighborhoods bounded by I-277, I-77, I-85 and North Davidson Street. The City of Charlotte is targeting this area for investment through many means, including the Community Investment Plan (CIP). In 2014 and 2016, Charlotte voters approved \$146 million in city bonds for public improvements for housing and neighborhoods. A portion of these funds is being channeled for investment in North End through projects identified in the Applied Innovation Corridor, with a specific focus on redevelopment opportunities and jobs creation.

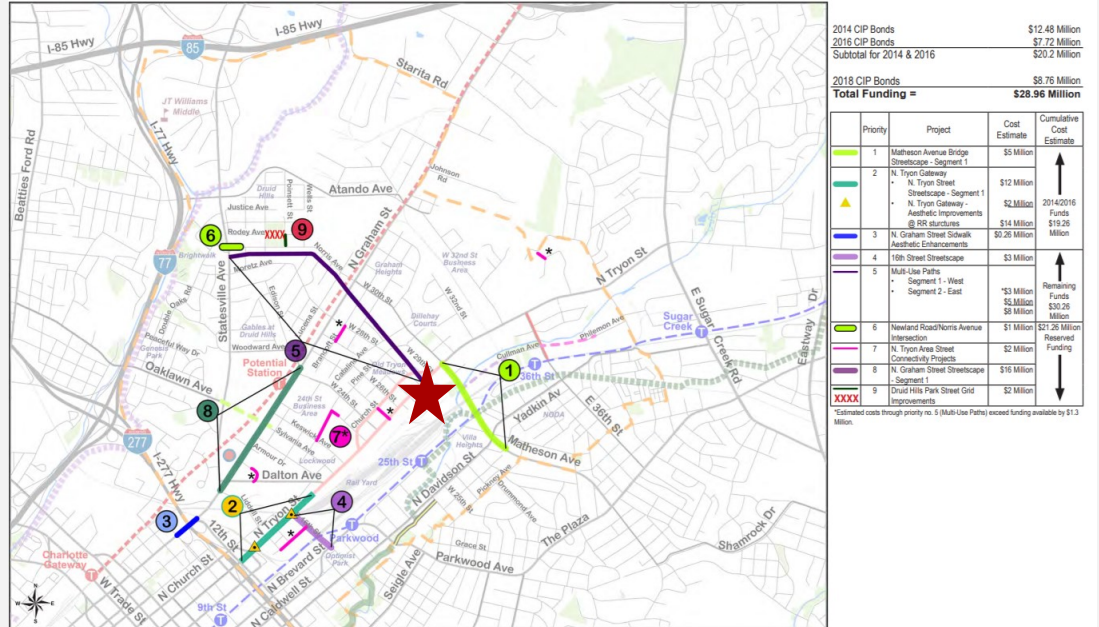


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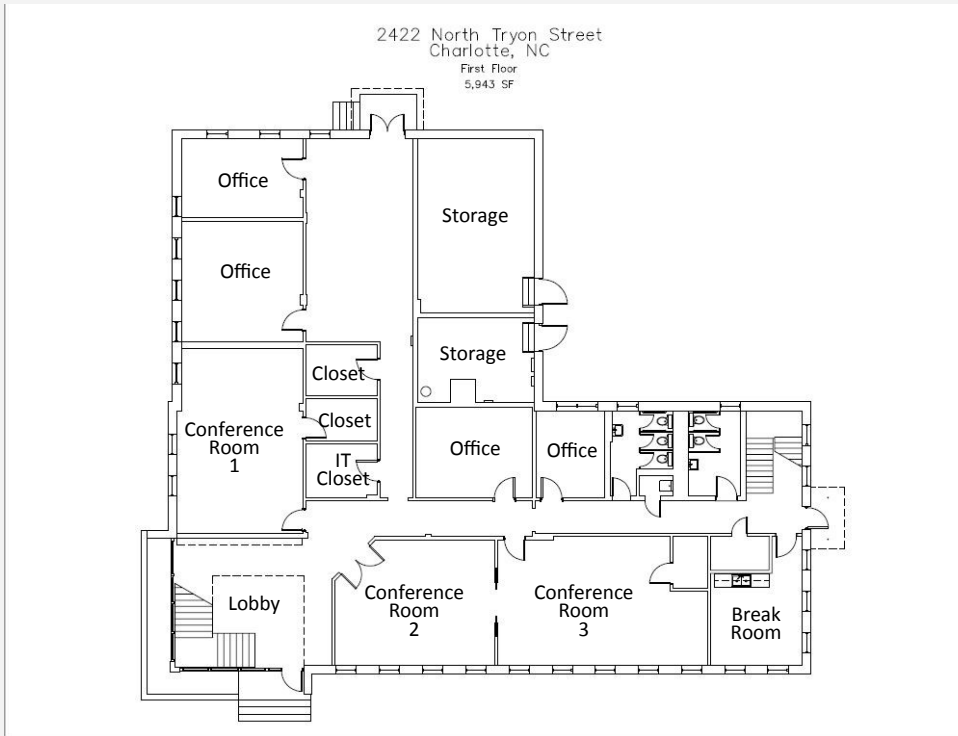
THE NORTH TRYON BUSINESS CORRIDOR



COMMUNITY INVESTMENT PLAN



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FOR MORE INFORMATION OR TO SCHEDULE A TOUR, CONTACT:

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