

525 N. TRYON  
CHARLOTTE, NC 28202

FOUNDRY  
COMMERCIAL

## 525 N. TRYON



### HEADQUARTERS-WORTHY OFFICE SPACE STEPS FROM THE HEART OF CHARLOTTE

525 North Tryon is an 18-story office tower that serves as an iconic entryway into Charlotte's business district. Opened in 1999, the building is the central component of a mixed-use development that includes office, retail, residential, all supported via a 607-space parking garage below the building. The 525 park is a favorite gathering spot for tenants with seating areas, brick-paved walkways, and a grassy central garden surrounding an interactive water feature. Colorful crepe myrtles, red maples, and other seasonal flowers add to the beauty of the 525 park. The building has a strong commitment to sustainability including green cleaning, trash separation for recycling, achievement of Energy Star, and submission for LEED certification. 525 North Tryon will soon feature a second onsite café, fitness club, electric car, bike room and training/conference center.

One block from Interstate 277, 525 offers ease of vehicular access with convenient parking available below the building. Additional parking is available at SkyHouse parking deck across the street, and at seven decks and lots surrounding the building. The unprecedented utilization of Charlotte's Lynx Blue line (and soon to be north extension) offers immediate connection to 525 via light rail and Lynx Rail Trail.



#### BUILDING FEATURES

Class:	A
Year Built:	1999
# of Stories:	18
Parking:	607 Spaces – 1.2 per 1,000 RSF
Architect:	Odell Associates Inc.

For more information, please contact:

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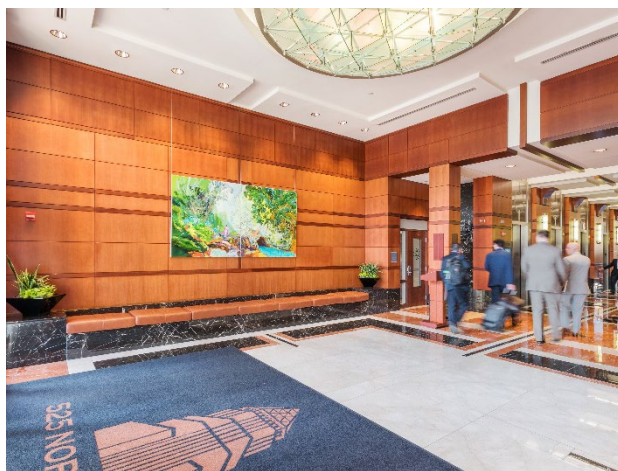
121 W. Trade Street  
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Charlotte, NC 28202

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FLOOR	MIN SF	MAX SF	RATE
1 <sup>st</sup>	3,181 RSF	3,181 RSF	\$31.00 Full Service
2 <sup>nd</sup>	14,328 RSF	154,984 RSF	\$31.00 Full Service (Avail 1/1/23)
3 <sup>rd</sup>	35,515 RSF	154,984 RSF	\$31.00 Full Service (Avail 1/1/23)
4 <sup>th</sup>	35,056 RSF	154,984 RSF	\$31.00 Full Service (Avail 1/1/23)
5 <sup>th</sup>	35,039 RSF	154,984 RSF	\$31.00 Full Service (Avail 1/1/23)
6 <sup>th</sup>	35,046 RSF	154,984 RSF	\$31.00 Full Service (Avail 1/1/23)
8 <sup>th</sup>	15,322 RSF	15,322 RSF	\$31.00 Full Service
11 <sup>th</sup>	17,003 RSF	34,197 RSF	\$31.00 Full Service (Avail 1/1/23)
12 <sup>th</sup>	17,194 RSF	34,197 RSF	\$31.00 Full Service (Avail 1/1/23)
15 <sup>th</sup>	15,162 RSF	15,162 RSF	\$31.00 Full Service (Avail 1/1/23)
17 <sup>th</sup>	5,824 RSF	5,824 RSF	\$31.00 Full Service



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