



FOUNDRY
COMMERCIAL

THREE WELLS FARGO

401 S TRYON STREET, CHARLOTTE, NC 28202

±595 & 1,099 SF AVAILABLE FOR LEASE

THREE WELLS FARGO

Located in Charlotte's bustling city center, Three Wells Fargo Center is one of the office towers that makes up the uptown Wells Fargo complex, a master planned urban center. This 920,000 SF, thirty-two story tower is one of the largest buildings in downtown Charlotte, with a host of amenities for its employees and visitors such as several fine dining options, casual quick-eats restaurants, specialty shops, and a luxury Hilton Hotel.

PROPERTY HIGHLIGHTS



Connected to the Overstreet Mall network



24-hour security



On-site management



8-level partially underground garage - 800 parking spaces



FOR MORE INFORMATION, PLEASE CONTACT:

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WHY CHARLOTTE?

...WHY NOT?



North Carolina grew by 133,000+ people from July 2021 to 2022 making it the **third-fastest** growing state in the nation.



The Charlotte region's **1.1% growth** outpaced the nation from 2020-2021 making it the **seventh-fastest growing metro in the U.S.**



More than **3 million people** call the Charlotte region home with more than **80 people moving here every day.** The city's growing population is also getting more diverse and increasing our community's international connectivity with **+17%** being foreign-born, now calling Charlotte home.

State of the Center City 2023

2020 Census, Alliance, March 2022



CITY CENTER DEMOGRAPHICS

1 MILE RADIUS

	21,973 ESTIMATED POPULATION 2022
	33.1 AVERAGE AGE
	\$410,022 MEDIAN HOME VALUE 2022
	\$106,753 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	121,095 ESTIMATED POPULATION 2022
	33.9 AVERAGE AGE
	\$499,032 MEDIAN HOME VALUE 2022
	\$112,627 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	252,627 ESTIMATED POPULATION 2022
	34.8 AVERAGE AGE
	\$450,889 MEDIAN HOME VALUE 2022
	\$102,309 AVG HOUSEHOLD INCOME

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WORKFORCE IN UPTOWN CHARLOTTE

Uptown has the Charlotte metro's largest office space inventory with a wide variety of major employers and large share of its Fortune 500 headquarters. With a balance between availability and affordability, Class A office space in Uptown offers a striking comparison to other peer central business districts.

 **CHARLOTTE**

THE CHARLOTTE REGION'S FORTUNE 500 COMPANIES



BANK OF AMERICA



COMMSCOPE®



TRUIST 



170,000+

people are estimated to work in Center City each day

#8

fastest-growing economy in the nation

#1

in CNBC's 2022 Top States for Business rankings

#1

state for economic development

2020 Census, Alliance, March 2022

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THE HEART OF THE ARTS DISTRICT

ENTERTAINMENT

MUSEUMS & PERFORMING ARTS

TRANSPORTATION

PARKS

THREE WELLS FARGO



19

Arts and cultural attractions including museums, event venues, galleries, theaters, and dance



39

Events at Bank of America Stadium in 2022



5TH

Busiest airport in the world



3

Weekends of internationally recognized art, music, food, and ideas at Charlotte SHOUT!



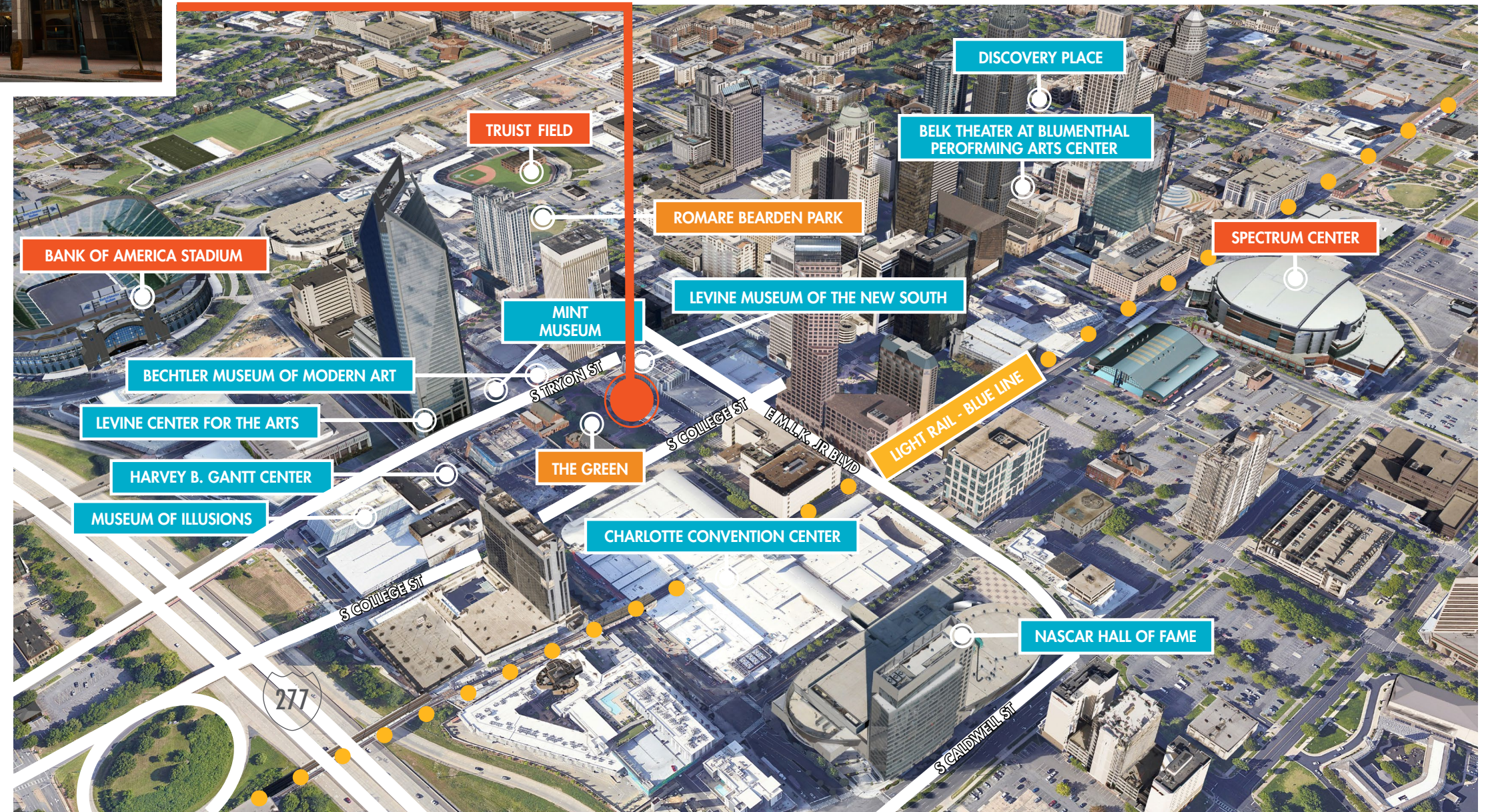
360+

Locally owned shops and restaurants



27

Light rail and streetcar stops



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ENTERTAINMENT & TOURISM

Uptown is poised to attract even more visitors with **three hotel projects** under construction that will deliver more than **670 rooms** in the next couple of years.

- ➔ 13-story, 208-room Moxy Hotel by Marriot **delivering September 2024**
- ➔ 13-story, 213-room Homewood Suites by Hilton **delivering September 2024**
- ➔ 257-room hotel by InterContinental **delivering 2023**



6,500+
rooms in Center City

150+
events planned by Charlotte Center City Partners each year

8,600+
room by 2025

290
spots for wine, brews, cocktails and bites

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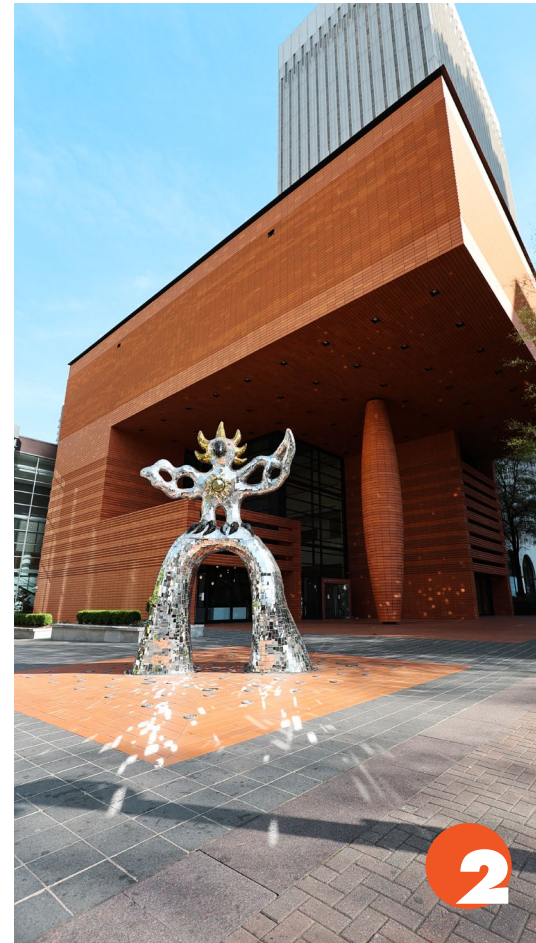
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THE NEIGHBORHOOD

Three Wells Fargo stands in the center of Charlotte's Uptown Art District. History, culture and art dominate this corridor of S. Tryon Street. Fine dining establishments and hotels, like the JW Marriott, have recently joined Uptown's skyline in this unique quadrant of the city.



- 1 MINT MUSEUM
- BECHTLER MUSEUM OF MODERN ART 2
- 3 BERNARDIN'S RESTAURANT AT RADCLIFFE
- HARVEY B GANTT CENTER 4
- 5 FIN & FINO

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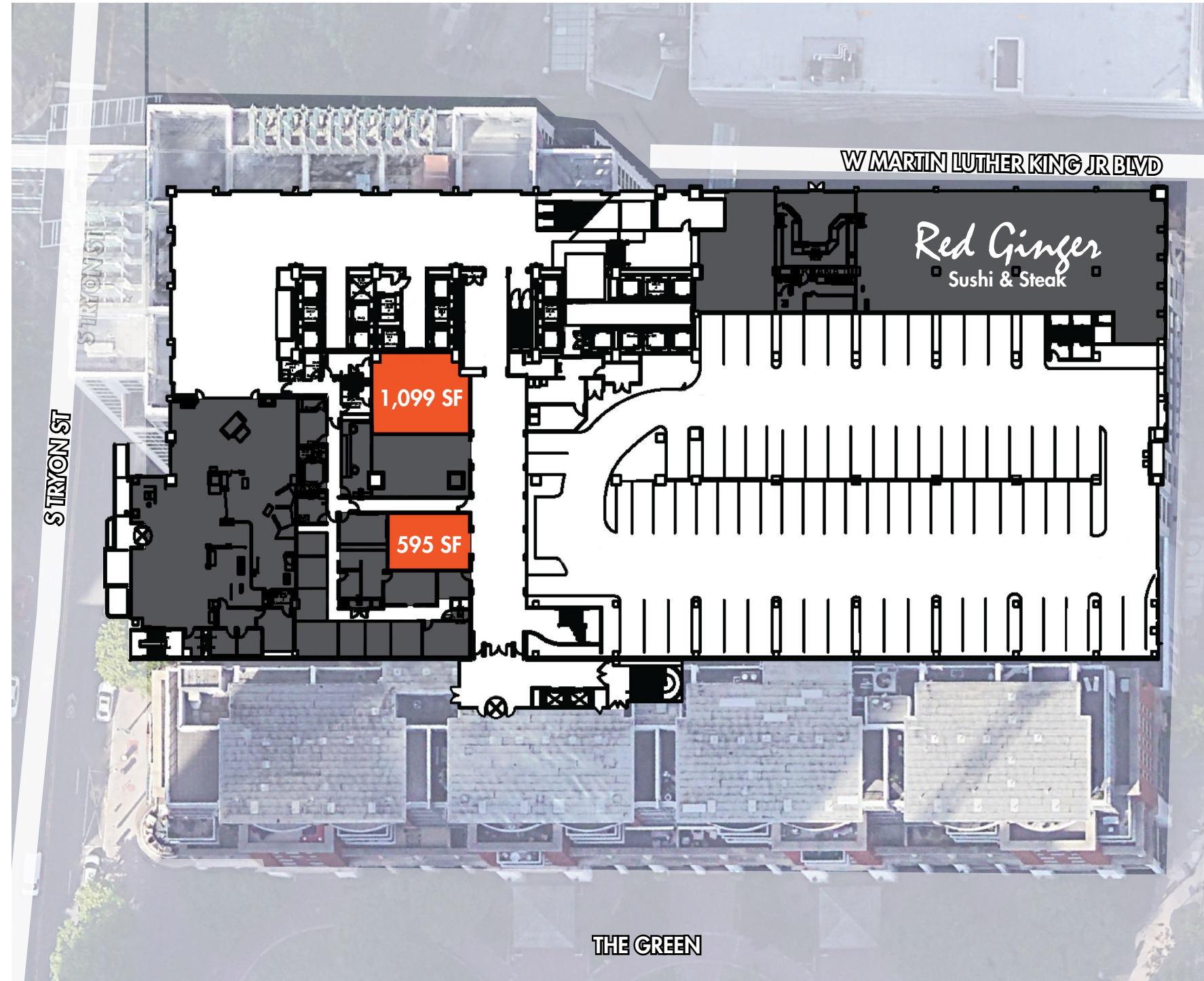
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THE OPPORTUNITY

-  ±595 & 1,099 SF Available first floor lobby
-  Perfect space for retail, service, boutique office, or food/beverage 'grab & go'
-  Connector between Two Wells Fargo and The Green
-  All the spaces ready for immediate occupancy
-  TIA available



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