



2100

SOUTH TRYON



PROPERTY DESCRIPTION

83,000 SF OF CLASS A OFFICE

- ▶ Walkable to East/West light rail station
- ▶ Walkable to the South End Rail Trail
- ▶ Uptown skyline view from office suites
- ▶ Abundant parking: 3/1,000 parking ratio
- ▶ Walking distance to upcoming Tremont hotspots like Common Market, Zeppelin, Bang Bang Bites and current favorites Sycamore Brewing and Pike's Old Fashioned Soda Shop

RETAIL + AMENITIES | EVERYTHING YOU NEED IN A 2 MILE RADIUS

1.3M s.f. of existing retail space	8 hotels in a 1-mile radius	1 car wash	124 retail shops
4 grocery and specialty foods	1 dry cleaners and laundry	13 fitness centers	

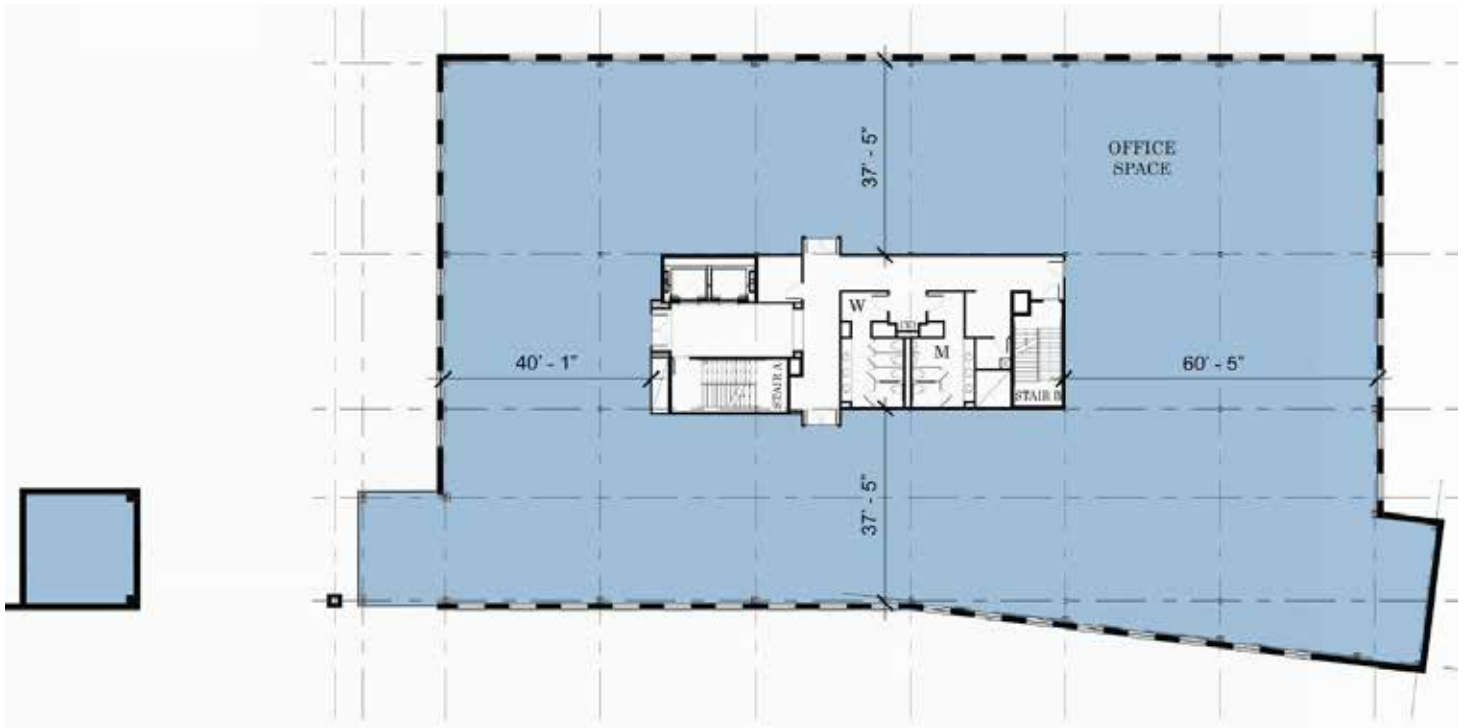
IN THE NEWS | HEADLINES FROM THE CHARLOTTE AGENDA



- ▶ West Tremont will soon be one of the hottest streets in South End
- ▶ Big changes coming to former Tremont Music Hall site
- ▶ Common Market is returning to South End, a half mile from its former location
- ▶ A craft cocktail and small plates restaurant named Zeppelin is coming to South End
- ▶ First look: Here's what Sycamore Brewing's new taproom and Food Truck Friday setup will look like



TYPICAL FLOORPLAN: 20,859 RSF

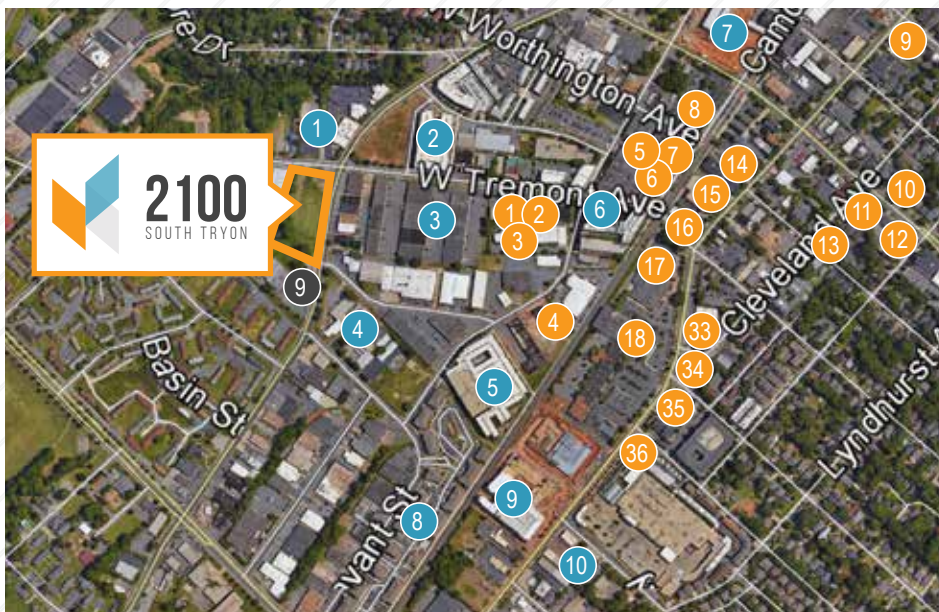


FIRST FLOOR 21,059 RSF

THIRD FLOOR 20,859 RSF

SECOND FLOOR 20,859 RSF

FOURTH FLOOR 20,154 RSF



SURROUNDING RESTAURANTS & BREWERIES

- | | |
|-----------------------------|--------------------------|
| 1 Future Common Market | 12 Thai Taste |
| 2 Future Zeppelin | 13 Bonterra |
| 3 Future Bang Bang Bites | 14 Tupelo Honey Cafe |
| 4 Sycamore Brewing | 15 Luciano's |
| 5 Future Barcelona Wine Bar | 16 Sullivan's Steakhouse |
| 6 Future Supercia | 17 Big Ben's |
| 7 Pike's Soda Shop | 18 Luna's Living Kitchen |
| 8 The Liberty | 33 Owen's Bagels |
| 9 Sub Station | 34 Mr K's Ice Cream |
| 10 Copper | 35 Chipotle |
| 11 300 East | 36 Five Guys |

RESIDENTIAL

- | | |
|--------------------------|--------------------|
| 1 CCIP Townhomes | 6 Ashton South End |
| 2 Three30Five Apartments | 7 Camden Gallery |
| 3 Pollack Shores Apts. | 8 Junction 1504 |
| 4 Camden South End | 9 Camden Southline |
| 5 Mosaic South End | |



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