



FOR LEASE | OFFICE

UPTOWN OFFICES WITH LOFTS FOR LEASE

501 North Tryon Street, Charlotte, NC 28202



LEASE OVERVIEW

AVAILABLE SF: 4,000 SF; 4,000 SF

LEASE RATE: \$15.00 SF/Yr (Gross)

LOT SIZE: 1.236 Acres

BUILDING SIZE: 87,405 SF

BUILDING CLASS: B

MARKET: Uptown

CROSS STREETS: West 8th Street

PROPERTY DESCRIPTION

8,000 square feet of 4th floor office space within First United Methodist Church and overlooking Church Street in uptown Charlotte.

Two 4,000 square foot spaces with lofts are connected and can be leased by one or two tenants.

Easy access to restrooms and a kitchenette.

Multiple parking spaces are currently available for a tenant.

Directly across the street from one of the finest multi-course restaurants in an historic Victorian style home.

A 5 star North Carolina licensed Child Development Center is on site and has a waiting list for new children to be admitted due to its popularity.

Walking distance from a street level Dry Cleaner as well as a nearby Deli and Wine Bar, among multiple other popular lunchtime and dinnertime food venues.

Surrounded by some of the finest single family homes, apartments and condominiums in Charlotte.

Access to I-77 is a only 5 minute drive from this building.



BLAKE SHELL
Advisor
704.892.5653
blake.shell@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svncharlottecommercial.com



FOR LEASE | OFFICE

UPTOWN OFFICES WITH LOFTS FOR LEASE

501 North Tryon Street, Charlotte, NC 28202



BLAKE SHELL
Advisor
704.892.5653
blake.shell@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svncharlottecommercial.com



FOR LEASE | OFFICE

UPTOWN OFFICES WITH LOFTS FOR LEASE

501 North Tryon Street, Charlotte, NC 28202



BLAKE SHELL
Advisor
704.892.5653
blake.shell@svn.com

All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

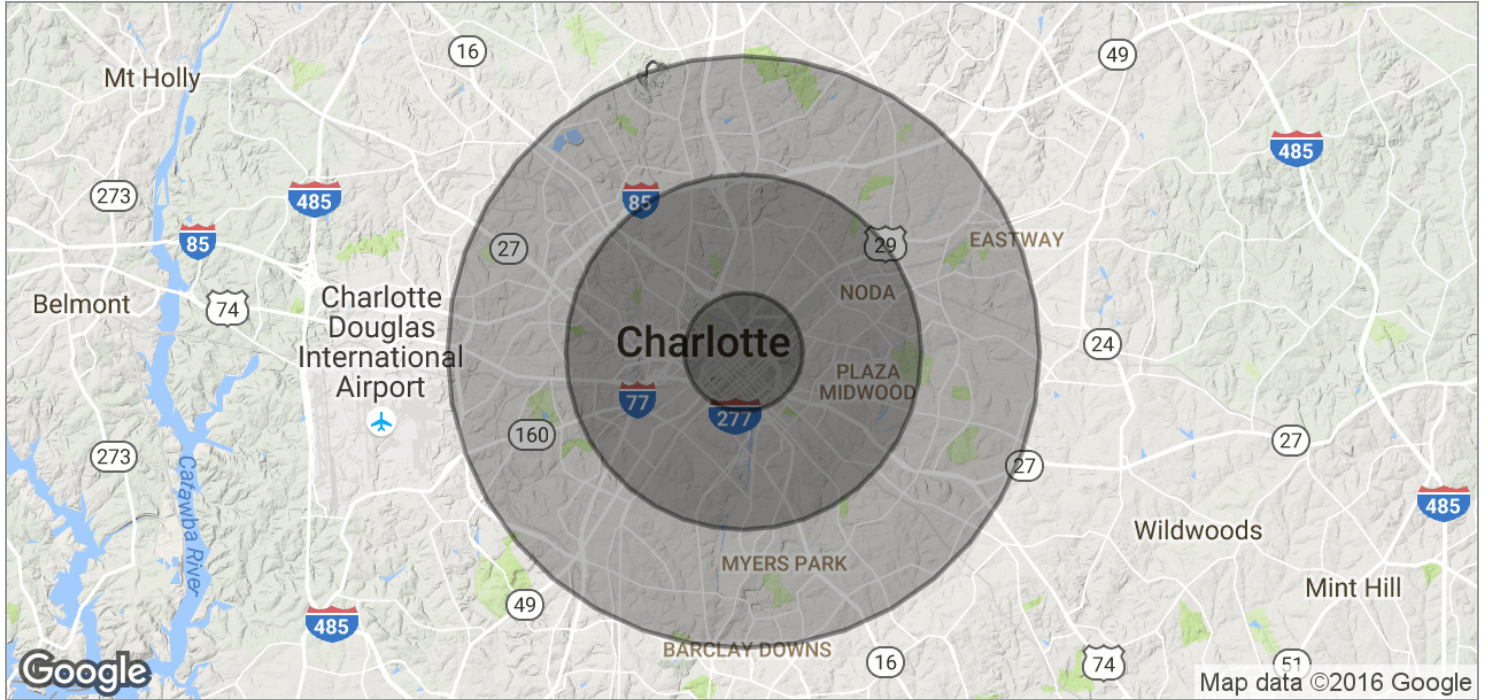
svncharlottecommercial.com



FOR LEASE | OFFICE

UPTOWN OFFICES WITH LOFTS FOR LEASE

501 North Tryon Street, Charlotte, NC 28202



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,716	78,134	203,652
MEDIAN AGE	31.3	34.4	34.3
MEDIAN AGE (MALE)	31.4	33.3	32.5
MEDIAN AGE (FEMALE)	30.7	35.2	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,515	35,597	87,839
# OF PERSONS PER HH	1.8	2.2	2.3
AVERAGE HH INCOME	\$84,331	\$82,184	\$72,488
AVERAGE HOUSE VALUE	\$455,453	\$411,574	\$387,037



BLAKE SHELL
 Advisor
 704.892.5653
 blake.shell@svn.com

All SVN® Offices Independently Owned & Operated.
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

UPTOWN OFFICES WITH LOFTS FOR LEASE

501 North Tryon Street, Charlotte, NC 28202



Blake Shell

Advisor

SVN | Commercial Real Estate Advisors

Blake Shell is a Senior Advisor at Sperry Van Ness – South Charlotte specializing in the sale and leasing of retail and office space. He brings 8 years of experience in shopping center development, retail leasing and land acquisition. Prior to joining SVN Blake worked at Centurion Partners where he gained retail development and retail leasing experience, then at Divaris Real Estate where he gained both landlord representation and tenant representation experience.

Blake is a licensed broker in both North Carolina and South Carolina. He is a member of CRCBR.

Blake is a graduate of Ole Miss. He ran his first marathon in 2010, and is also a regular American Red Cross Platelet Donor.

Phone: 704.892.5653

Cell: 704.575.7658

Email: blake.shell@svn.com

Address: 19901 West Catawba Avenue Suite 102
Charlotte, NC 28031



BLAKE SHELL

Advisor
704.892.5653
blake.shell@svn.com