

500 N. TRYON

*Historic, stand-alone brick building in the heart of the
Central Business District in Charlotte, NC.*

PROPERTY STATUS	For Lease
PROPERTY SIZE	19,260 SQ. FT.
ACREAGE	+/- 0.32 ACRES
ZONING	UMUD (Uptown Mixed-Use District)
LEASE PRICE	NNN Lease Negotiable





A modern classic in Uptown.



This single-tenant location is ideal for the office user that enjoys proximity to amenities in Uptown, while having free on-site parking. The building offers open floor plates and a full basement for additional office, meeting or storage space. Once an automotive dealership in the 1920s, this building offers an elegant facade with large windows and atrium style 2-story foyer. This spacious layout offers accessible entrance, elevator, conference rooms, private offices, and ample spacing for office re-population and current up fit design trends.

In the path of planned development, 500 N. Tryon is a desirable address just steps from the light rail, First Ward Park, and in route to amenities north of Uptown. The location has great visibility and has easy access to the I-277 freeway and connected highway systems. At the corner of 8th and N. Tryon, this location is walkable, accessible, and easy to park with 35 dedicated parking spaces.



Curb/street visibility from North Tryon Street.

↑
TO
UNIVERSITY CITY
UNC CHARLOTTE
LAKE NORMAN

→
TO
MATTHEWS
MINT HILL
UNION COUNTY

Uptown Charlotte Central Business District

Approximately 1 mi. radius

-  500 N. TRYON
-  NEARBY REDEVELOPMENT PROJECTS
-  LYNX LIGHT RAIL STATIONS
-  POINTS OF INTEREST





Population

1 MILE RADIUS	23,827 people
3 MILE RADIUS	127,418 people
5 MILE RADIUS	276,815 people



Households

1 MILE RADIUS	12,177 households
3 MILE RADIUS	58,375 households
5 MILE RADIUS	116,376 households



Average Household Income

1 MILE RADIUS	\$119,609
3 MILE RADIUS	\$97,140
5 MILE RADIUS	\$84,200



Workforce Density

1 MILE RADIUS	28,704 employees
3 MILE RADIUS	138,953 employees
5 MILE RADIUS	281,283 employee



Traffic Volume

8,022 vehicles per day



Charlotte skyline view looking south from 500 N. Tryon.

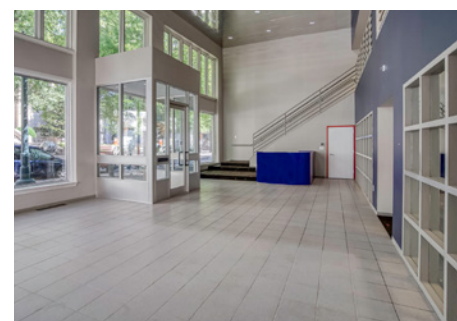


Side, Rear & Aerial Exterior





Interior Lobby, Elevator & Meeting Rooms





Workspaces



Offices

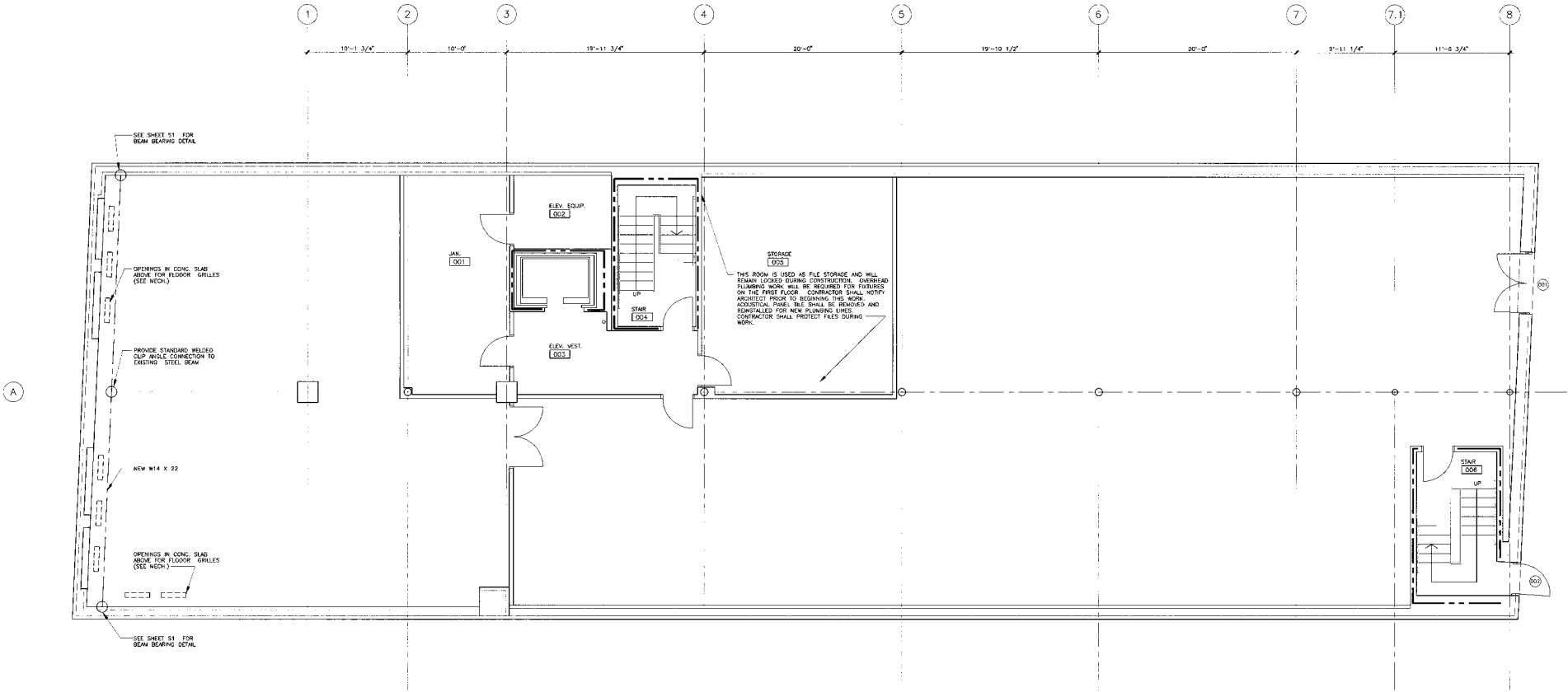


Basement





Basement



 **1** **BASEMENT FLOOR PLAN**
1/4"=1'-0"

- LEGEND**
-  NEW PARTITION
 -  EXISTING FIRE RATED PARTITION
 -  SOUND BARTS
 -  EXISTING PARTITION TO REMAIN
 -  NEW 1 HR SHIRT WALL
 -  PARTITION TYPE

GENERAL NOTES

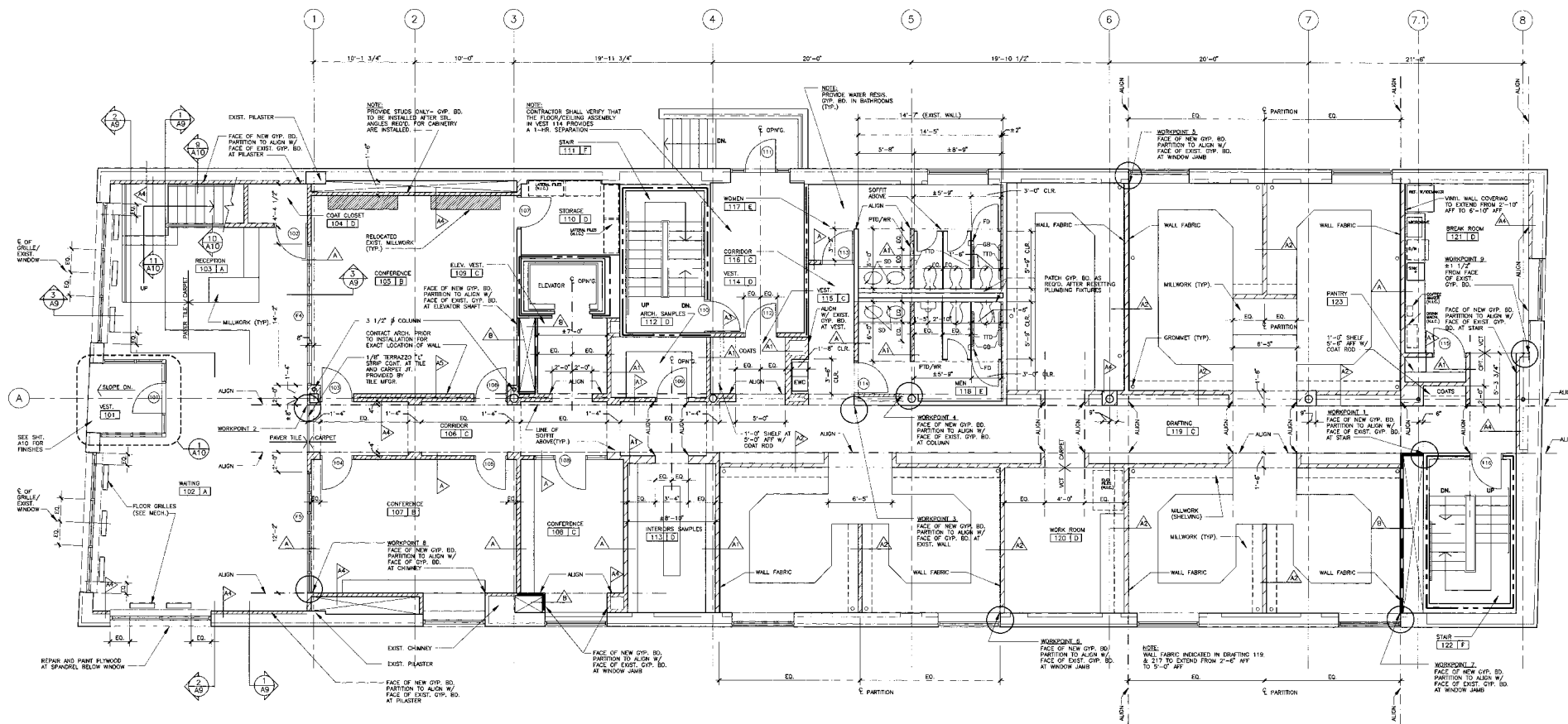
1. NO WORK IN THIS AREA UNLESS OTHERWISE NOTED.

FINISH LEGEND

TITLE: STAIR 004, STAIR 008
FLOOR: EXISTING
BASE: EXISTING
WALL: EXISTING/PAIN
CEILING: EXISTING/PAIN
STEEL STAIRS & HANDRAILS: EXISTING/PAIN



First Floor



N
1 A3
FIRST FLOOR PLAN
1/4"=1'-0"

LEGEND

	NEW PARTITION
	EXISTING FIRE RATED PARTITION
	EXISTING PARTITION TO REMAIN
	NEW 1 HR. SHAFT WALL
	PARTITION TYPE
	FINISH - SEE FINISH LEGEND

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
- ARCHITECTURAL MILLWORK NOT IN CONTRACT. IT IS INDICATED ON DRAWINGS FOR COORDINATION PURPOSES ONLY.
- AS PART OF THE WORK, THE EXISTING ROOFTOP UNITS ARE BEING RELOCATED; SEE MECHANICAL DRAWINGS. PATCHING OF ROOF IS IN BASE BD. AT NEW ROOFTOP UNIT LOCATIONS. (U) EXISTING 2" THICK WOOD DECKING AS REQUIRED FOR NEW DUCTS. PROVIDE NEW DOUBLE 2" X 10" HEADERS ON ALL SIDES OF NEW OPENINGS SUCH THAT THEY ARE TRUED INTO NEAREST ADJACENT BEAMS. NEW OPENINGS SHALL NOT CUT EXISTING WOOD BEAMS.
- PROVIDE CONTINUOUS CONCEALED 2" X 4" WOOD BLOCKING AT WOOD SHELVING (INDICATED WITH DASHED LINES) AT DRAFTING 119 & 217. COORDINATE EXACT LOCATIONS OF BLOCKING WITH MILLWORK CONTRACTOR.
- PATCH EXISTING INTERIOR FACE OF EXTERIOR WALLS AS REQUIRED AT NEW WALL INTERSECTIONS.

TOILET ACCESSORY LEGEND

SYMBOL	DESCRIPTION	QUANTITY
TTD	TOILET TISSUE DISPENSER; BOBRICK B-688	3
SD	LAUNDRY MOUNTED SOAP DISPENSER; BOBRICK B-82216	2
PTD/WR	PAPER TOWEL DISPENSER/ WASTE RECEPTACLE; BOBRICK B-3944	1
GB	STAINLESS STEEL GRAB BARS; BOBRICK B-6208X42	2

KITCHEN EQUIPMENT

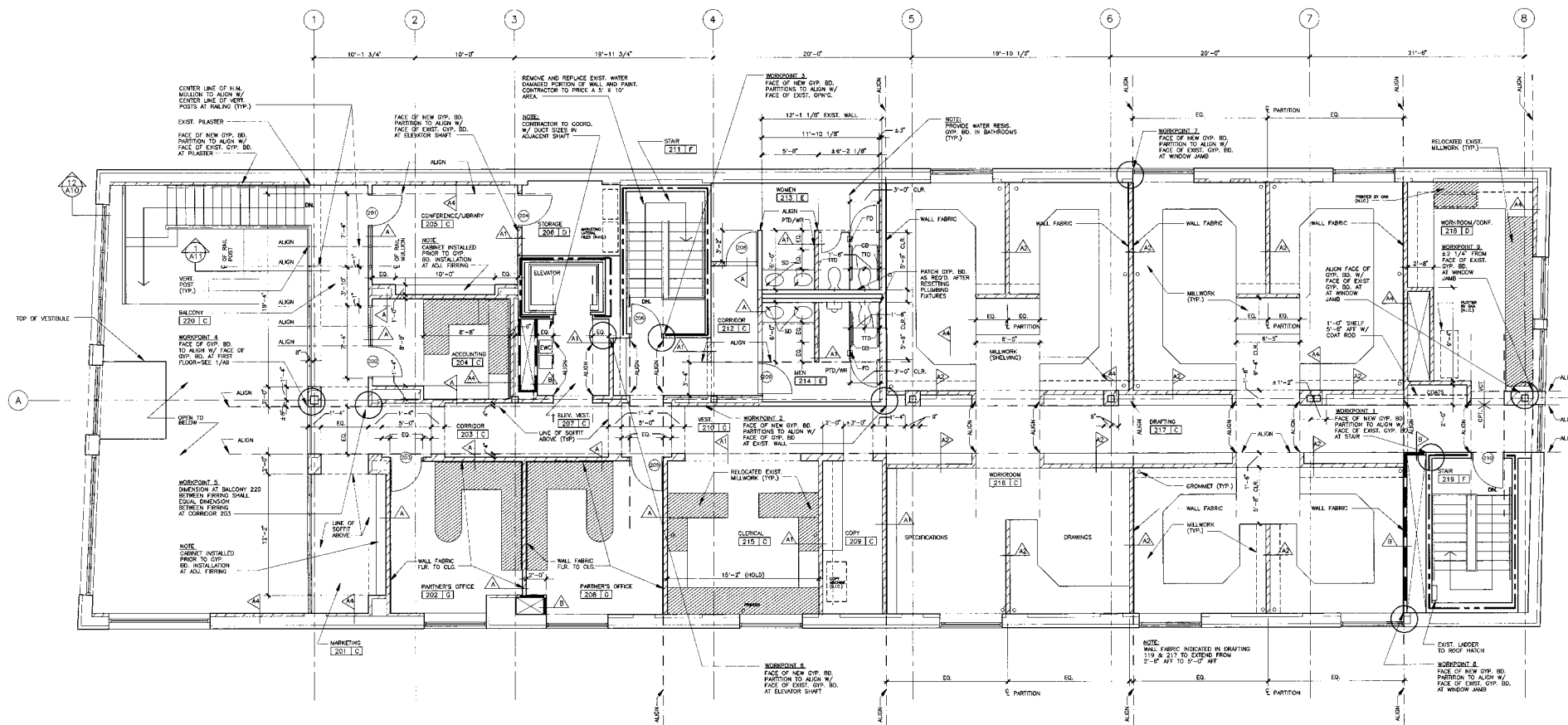
- A. REFRIGERATOR/DISPOSER: GE MODEL NO. TXC22AN, WITH AUTOMATIC ICE MAKER, WHITE COLOR.
B. DISHWASHER: GE MODEL NO. GSD1830YW, WHITE COLOR.
C. MICROWAVE OVEN: GE MODEL NO. JET3444, WHITE COLOR

FINISH LEGEND

TYPE A: WAITING 102, RECEPTION 103 FLOOR: PAVER TILE; CARPET A AT RECEPTION 103 AND STAIRS BEHIND RECEPTION AREA AS SHOWN ON DWG. BASE: RES. RES. (CONE) AT PAVER TILE WALL: GYP. BD./PAINT; CEILING: METAL PANEL/2' X 2'	TYPE D: COAT CLOSET 104, STORAGE 110, ARCH. SAMPLES 112, INTERIOR SAMPLES 113, VEST. 114, WORK ROOM 120, BREAK ROOM 121. FLOOR: VOT BASE: RES. (CONE) WALL: GYP. BD./PAINT, VINYL WALLCOVERING AS INDICATED ON DRWG. CEILING: ACOUSTICAL PANEL/2' X 2'
TYPE B: CONFERENCE 105, 107 FLOOR: CER. TILE BASE: RES. WALL: GYP. BD./PAINT CEILING: ACOUSTICAL PANEL/2' X 2'; GYP. BD./PAINT ELEV. VEST. 109, VEST. 115, CORRIDOR 116, DRAFTING 119	TYPE E: WOMEN 117, MEN 118 FLOOR: CER. TILE BASE: CER. TILE WALL: GYP. BD./PAINT, VINYL WALLCOVERING AS INDICATED ON DRWG. CEILING: ACOUSTICAL PANEL/2' X 2'; GYP. BD./PAINT FLOOR: EXISTING BASE: EXISTING WALL: EXISTING/PAINT CEILING: EXISTING/PAINT STEEL STAIRS & HANDRAILS: EXISTING/PAINT
FLOOR: CARPET A BASE: RES. WALL: GYP. BD./PAINT; WALL FABRIC AS INDICATED ON DWG. CEILING: ACOUSTICAL PANEL/2' X 2'; GYP. BD./PAINT	



Second Floor



1 SECOND FLOOR PLAN
1/4"=1'-0"

LEGEND

- NEW PARTITION
- EXISTING FIRE RATED PARTITION
- EXISTING PARTITION TO REMAIN
- NEW 1 HR. SHAFT WALL
- PARTITION TYPE
- FINISH - SEE FINISH LEGEND

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
- ARCHITECTURAL MILLWORK NOT IN CONTRACT. IT IS INDICATED ON DRAWINGS FOR COORDINATION PURPOSES ONLY.
- AS PART OF THE IRING WORK, THE EXISTING ROOF TOP UNITS ARE BEING RELOCATED. SEE MECHANICAL DRAWINGS. PATCHING OF ROOF IS IN BASE BID. AT NEW ROOF TOP UNIT LOCATIONS, CUT EXISTING 2" THICK WOOD CEILING AS REQUIRED FOR NEW DUCTS. PROVIDE NEW DOUBLE 2" X 10" HEADERS ON ALL SIDES OF NEW OPENINGS SUCH THAT THEY ARE FRAMED INTO NEAREST ADJACENT BEAMS. NEW OPENINGS SHALL NOT CUT EXISTING WOOD BEAMS.
- PROVIDE CONTINUOUS CONDENSED 2" X 4" WOOD BLOCKING AT WOOD SHELVING (INDICATED WITH DASHED LINES) AT DRAFTING 217 & 217. COORDINATE EXACT LOCATIONS OF BLOCKING WITH MILLWORK CONTRACTOR.
- REMOVE EXISTING INTERIOR FACE OF EXTERIOR WALLS AS REQD. AT NEW WALL INTERSECTIONS.

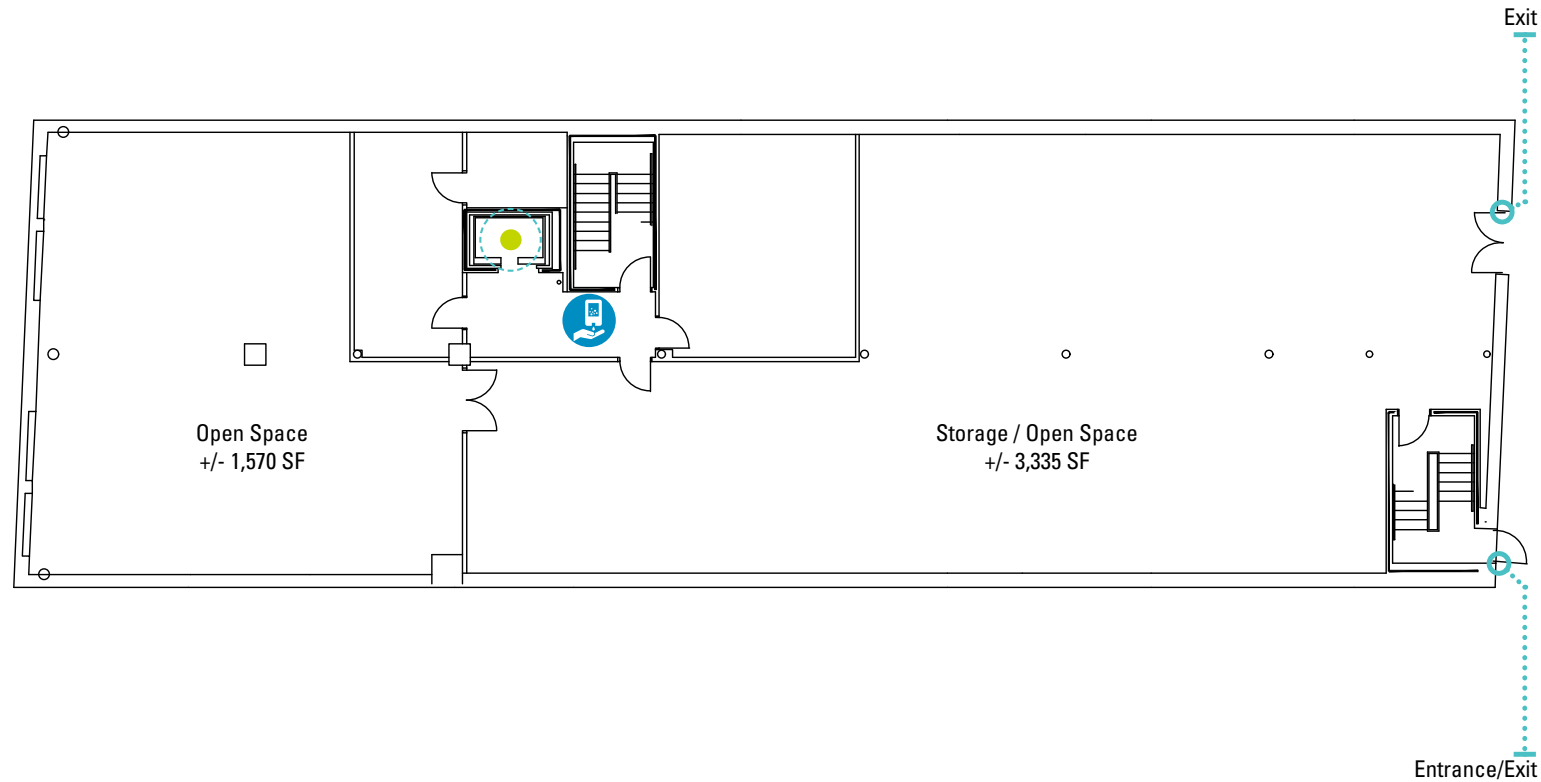
TOILET ACCESSORY LEGEND

SYMBOL	DESCRIPTION	QUANTITY	WOMEN 213	MEN 214
ITD	TOILET TISSUE DISPENSER ; BOBROCK B-696	2	1	
SD	LAUATORY MOUNTED SOAP DISPENSER; BOBROCK B-82216	2	2	
PTD/WRI	PAPER TOWEL DISPENSER/ WASTE RECEPTACLE; BOBROCK B-3944	1	1	
GB	STAINLESS STEEL GRAB BARS; BOBROCK B-620842	2	2	

FINISH LEGEND

- TYPE C: MARKETING 201, CORRIDOR 203, ACCOUNTING 204, CONFERENCE/LIBRARY 205, ELEV. VEST. 207, COPY 208, VEST. 210, CORRIDOR 212, CLERICAL 215, WORK ROOM 216, DRAFTING 217, BACCONY 220
- FLOOR: CARPET A
BASE: RES.
WALL: OYP. BD./PAINT; WALL FABRIC AS INDICATED ON DRAWINGS.
CEILING: ACOUSTICAL PANEL/2' X 2' OYP. BD./PAINT
- TYPE D: STORAGE 206, WORK ROOM/CONF. 215
- FLOOR: VCT
BASE: RES. (COOL)
WALL: OYP. BD./PAINT
CEILING: ACOUSTICAL PANEL/2' X 2'
- TYPE E: WOMEN 213, MEN 214
FLOOR: CER. TILE
BASE: CER. TILE
WALL: OYP. BD./CER. TILE
CEILING: ACOUSTICAL PANEL/2' X 2'; OYP. BD./PAINT
- FLOOR: EXISTING
BASE: EXISTING
WALL: EXISTING/PAINT
CEILING: EXISTING/PAINT
STEEL STAIRS & HANDRAILS: EXISTING/PAINT
- TYPE G: PARTNER'S OFFICE 202, PARTNER'S OFFICE 208
FLOOR: CARPET A
BASE: RES.
WALL: OYP. BD./PAINT; WALL FABRIC AS INDICATED ON DWG.
CEILING: ACOUSTICAL PANEL/2' X 2'

Basement

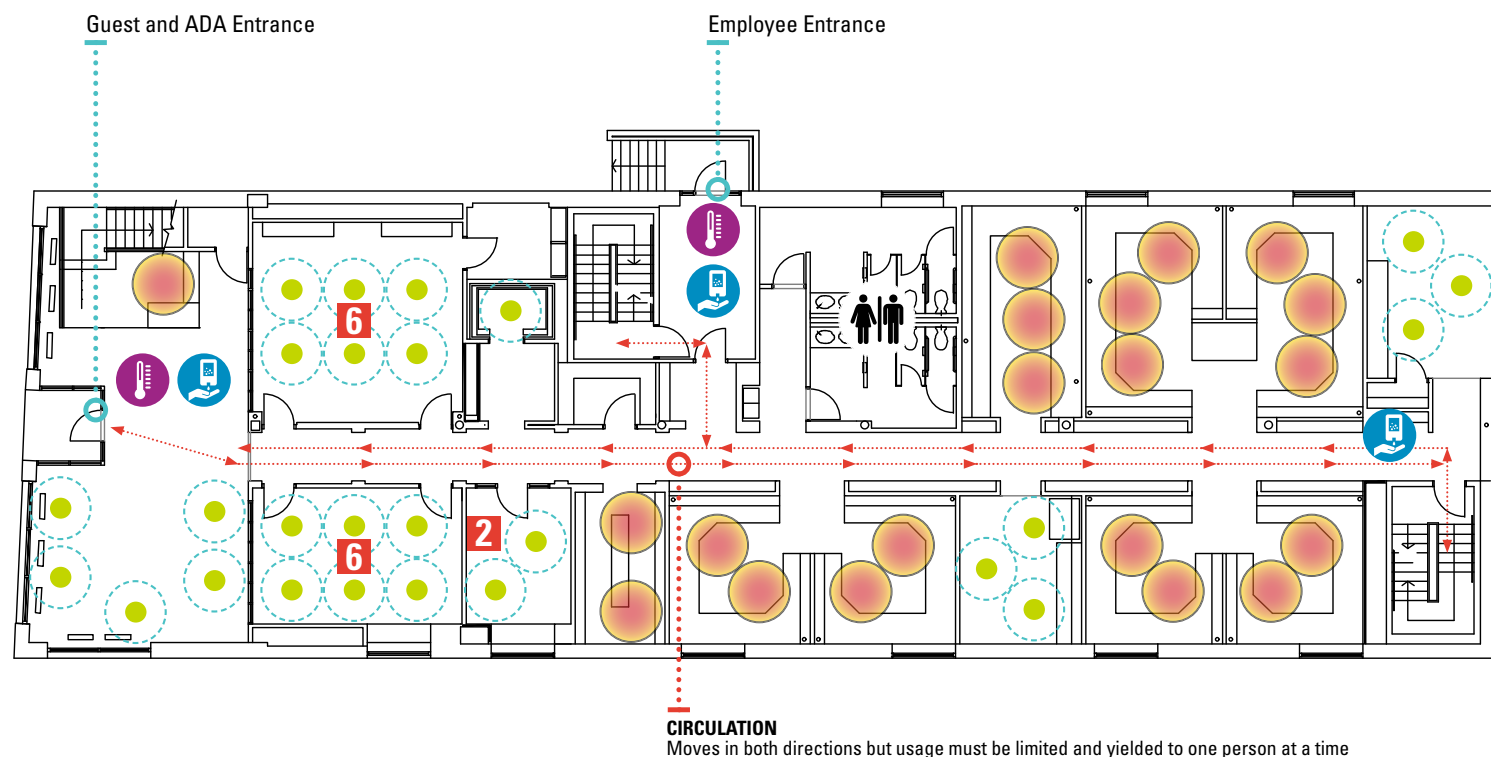


LEGEND

- 3** Maximum occupant load per meeting area/room
- 6 ft. physical distance parameter
- 6 ft. physical distance parameter at occupied work seat
- Sanitizing station
- Scanning station
- Circulation
- Physical distance protocols

Please Note: This re-population strategy illustrates 6 ft. physical distance parameter guidelines, however, due to the configuration of existing spaces, some locations may be over-populated considering entry/exit flow and movement within the space itself. These areas should be further evaluated for optimal safe distance. Also, sanitizing and scanning stations are suggested, not existing.

First Floor

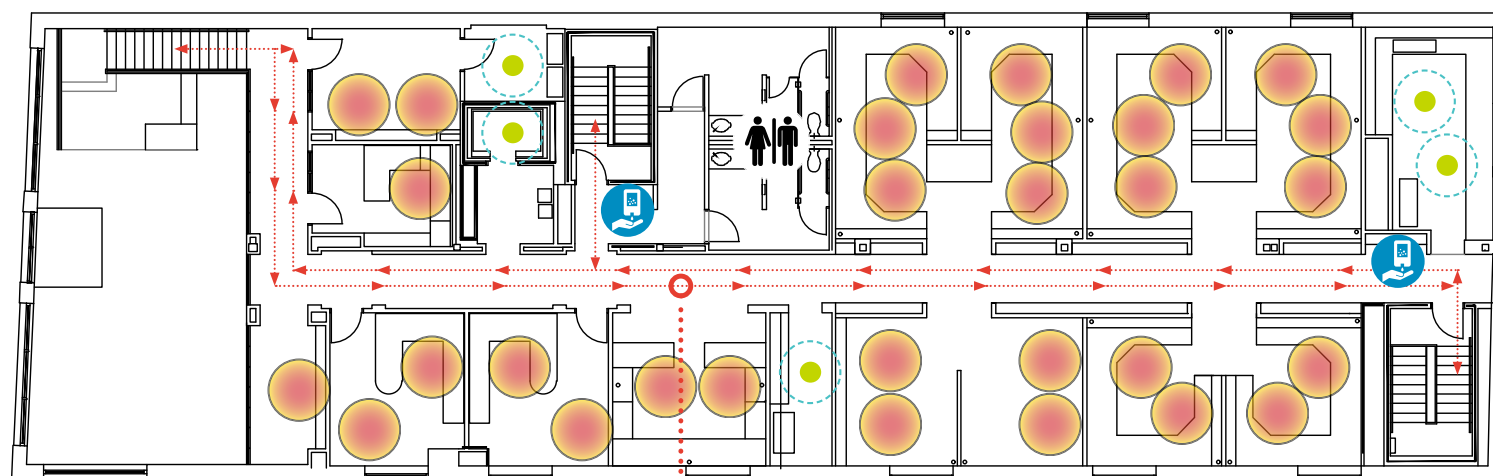


LEGEND

- 3** Maximum occupant load per meeting area/room
- 6 ft. physical distance parameter
- 6 ft. physical distance parameter at occupied work seat
- Sanitizing station
- Scanning station
- Circulation
- Physical distance protocols

Please Note: This re-population strategy illustrates 6 ft. physical distance parameter guidelines, however, due to the configuration of existing spaces, some locations may be over-populated considering entry/exit flow and movement within the space itself. These areas should be further evaluated for optimal safe distance. Also, sanitizing and scanning stations are suggested, not existing.

Second Floor



CIRCULATION

Moves in both directions but usage must be limited and yielded to one person at a time

LEGEND

- 3** Maximum occupant load per meeting area/room
- 6 ft. physical distance parameter
- 6 ft. physical distance parameter at occupied work seat
- Sanitizing station
- Scanning station
- Circulation
- Physical distance protocols

Please Note: This re-population strategy illustrates 6 ft. physical distance parameter guidelines, however, due to the configuration of existing spaces, some locations may be over-populated considering entry/exit flow and movement within the space itself. These areas should be further evaluated for optimal safe distance. Also, sanitizing and scanning stations are suggested, not existing.

Aerial rendering of new main public library in Uptown near 500 N. Tryon.



6th & 7th at North Tryon Redevelopment Projects

 See areas on Site Map (P. 4)

\$93 Million Main Library Rebuild To Be An ImaginOn For Adults — Groundbreaking on the new building is slated to begin in early 2021 and scheduled for completion and opening in early 2024. In addition to replacing the library, the plan calls for renovating McGlohon Theater, renovating the Hall House apartments and adding new housing, offices and retail.

Hall House Redevelopment — Hall House, a Charlotte Housing Authority-owned parcel is slated for a major new development with a refurbished Hall House, a new 16-story residential tower and an 18-story office tower. One-third of the affordable units will be priced for households earning 30% of the area median income, another third

for those at 60%, and another third at 80%. For a family of four, that's \$23,700, \$47,400 and \$63,200, respectively. The six-story building would be located on the site of the Hall House, once the Barringer Hotel. Other highlights include:

- Up to 60,000 square feet of new shops and restaurants, spread over several new buildings.
- More affordable housing, and housing for senior citizens (125 units of “workforce affordable” housing, typically reserved for people making 80 percent of the area’s median income, and 120 age-restrict housing units for senior citizens).
- More market-rate housing (380 units total)

Street view rendering of new main public library in Uptown near 500 N. Tryon.

- Office space could total 575,000 square feet, spread over at least two new buildings.
- Some 750 new parking spaces to serve the developments, in underground garages and one above-ground deck

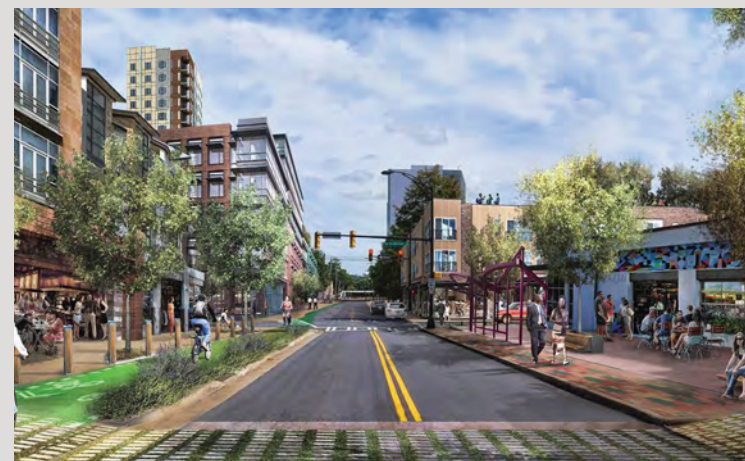
The hope is that these two blocks (6th & Tryon and 7th & Tryon) will serve as a catalyst for redeveloping much of the rest of the surrounding area. There are also plans afoot to remake Discovery Place and the Carolina Theatre.

North Tryon Vision Plan — The largest remaining development opportunity in Uptown Charlotte, the 60-acre, 50-square-block North Tryon area, has existing strengths and character to protect and grow, as new development opportunities foster economic vitality for the overall Charlotte area. The 202 vision goals include: urban design and sustainability; regional economic engine; lifelong learning; premier arts, cultural and entertainment destination; walkable, full-service neighborhoods; interconnected natural and recreational amenities; thriving retail and restaurants; and a multidimensional transportation system.

Seventh & Tryon — The 6.8-acre Seventh & Tryon site sits at the southern end of the North Tryon district; it is bordered by North Tryon Street on the West, 8th Street on the North, College Street on the East and 6th Street on the South. The vision for the project is to transform a catalytic site in Uptown Charlotte to create a walkable, welcoming and inclusive environment with urban plazas surrounded by commerce, knowledge, culture, entertainment and a diversity of housing options. The baseline development concept includes traditional and creative office space, market rate, senior and diverse price point housing options, a boutique historic hotel and restaurant and retail spaces, complemented by an open plaza and paseos. Other important development program elements are underground parking to maximize the use of land and open space that will activate and engage with the other uses in and around the area.



The Seventh & Tryon development is led by a group of stakeholders united in a common goal to do something extraordinary for the people of Charlotte and Mecklenburg County. The stakeholders have been working together since 2015 to craft goals for the development of their respective land holdings into a single collaborative development. These stakeholders include Bank of America, the City of Charlotte, Charlotte-Mecklenburg Library and Mecklenburg County.



(l to r, t to b) Rendering of the proposed 8th Street redevelopment between First Ward Park and Tryon Street; Rendering of Carolina Theatre facade (credit: Westlake Reed Leskosky); Proposed 9th Street redevelopment designed for open space destinations that are pedestrian and cycle-friendly.



1900 Z - H E Y O Z

For more information on lease opportunities and to schedule a tour, please contact:

William Haygood, III
(704) 724-3330
whaygood@boundarystreetadvisors.com

Rodney Faulkner
(704) 777-0507
rfaulkner@boundarystreetadvisors.com

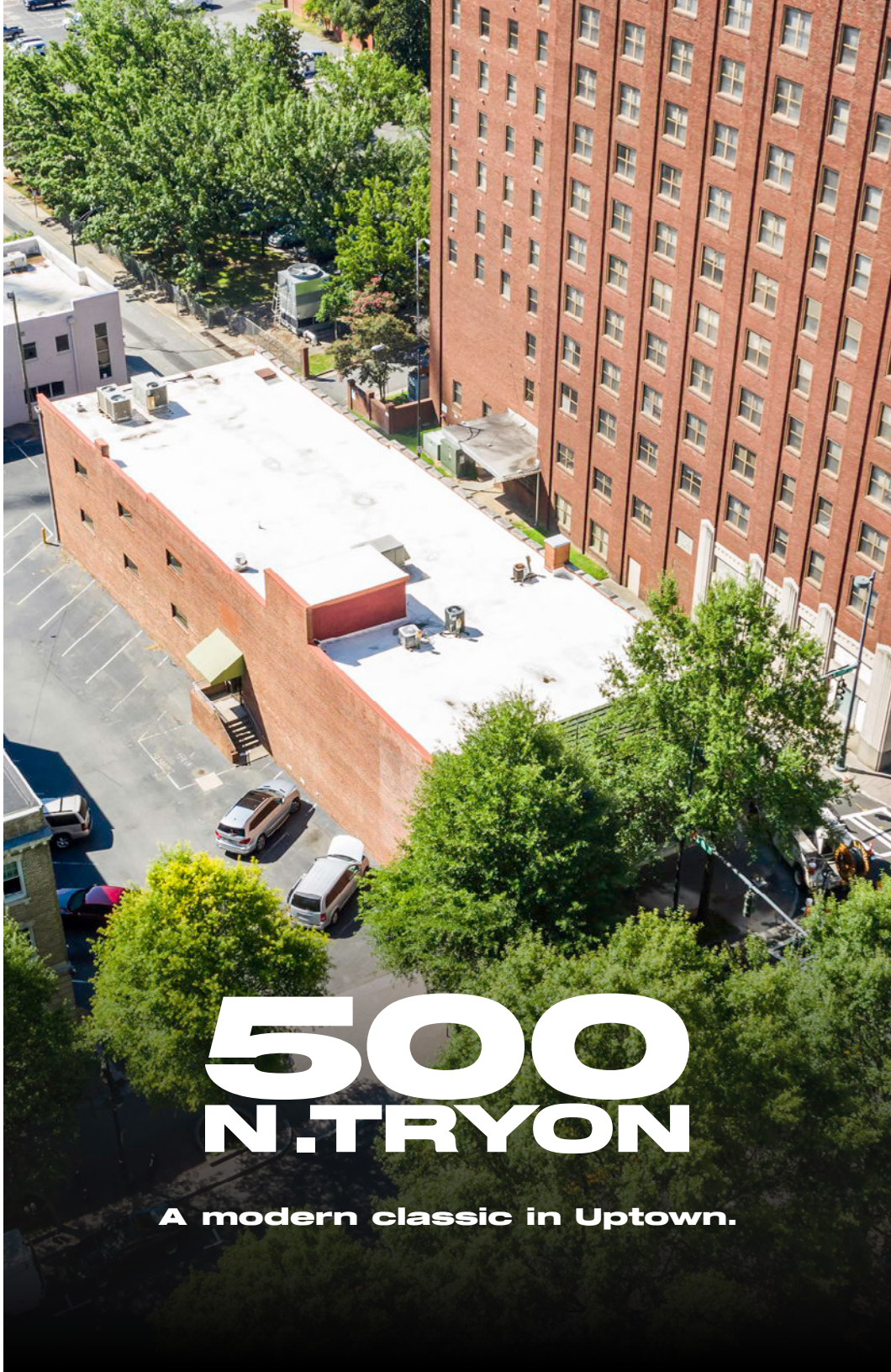


boundarystreetadvisors.com

Design credits:  **TECHNIKONE**

Data sources: North Tryon Vision Plan (released November 2015), Seventh & Tryon Development website and the 2020 State of the Center City report (Charlotte Center City Partners).

© 2020 Boundary Street Advisors. All rights reserved. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**500
N. TRYON**

A modern classic in Uptown.