

1310 S. TRYON STREET

Charlotte, NC 28203



2,181 SF FOR SALE

PROPERTY HIGHLIGHTS:

ASKING: \$699,999

BUILDING TYPE: Office Condominium

BUILT / RENOVATED: 1925 / 2007

UNIT: 109

UNIT SIZE: 2,181 SF

(1,810 lower level, 371 mezzanine)

PARCEL ID: 073-072-20

(Mecklenburg County)

ZONING: TOD-Mixed-Use Oriented
(TOD-MO)

FURNITURE: Negotiable

HISTORICAL LANDMARK

2,181 SF office condo unit For Sale in the Historic Packard Building. Located immediately south of Uptown Charlotte in the Historic South End district, and northwest of Charlotte's first streetcar suburb and affluent Dilworth neighborhood. This is a great opportunity to own loft-style office condo in a unique building. Layout includes a large conference room, two (2) private offices, two (2) mezzanine offices, kitchenette, bathroom with shower, and an open area for cubes. The office condo unit has open-web ceiling (20 Feet in some areas, 9 feet under mezzanine), painted/stained concrete flooring, Gypsum

board walls on wood studs interior partitions, brick exterior walls, three (3) packaged electric HVAC units with gas heat, and a rooftop terrace.

Packard Building, originally known as The Carolina Cadillac Building, is a rare and well-preserved example of an early twentieth century automobile showroom in Charlotte and is one of the last examples of a 1920s commercial style building remaining on South Tryon Street. Originally constructed in 1925 as part of a larger building of 21,455 SF. In 2007,

the property was renovated and split into a condominium ownership with 10 units. There are approximately 43 parking surface-level spaces on site. The property has great access from the interstate (I-277 and I-77), as well as local access to major activity node, such as South Tryon Street, Winnifred Street, South Boulevard, and West Boulevard. Within 5 mins walk from both the Bland Street and the Carson light rail stops. The Historic South End district has been dubbed the Tech Hub of Charlotte and is amenity rich, offering a plethora of bustling restaurants, breweries and apartments.



ANDRÉ COLLINS, CCIM

704.716.8633

Andre.Collins@lincolnharris.com

MARSHALL WILLIAMSON

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NEARBY DEVELOPMENTS

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PLANNED/UNDER CONSTRUCTION

- 1 SPECTRUM GOLD DISTRICT SITE
Spectrum Companies
305 apartments, 11,500 sf retail
- 2 1200 S. MINT ST
Grubb Properties
Future Link Apartment Complex
- 3 223 W. MOREHEAD
Whiteside
Future Mixed Use Redevelopment
- 4 VANTAGE SOUTH END
Spectrum Companies
577,000 sf office, 57,000 sf retail, 200-room hotel, 1-acre public park
New LendingTree Corporate HQ
- 5 1300 S. CHURCH ST
Adaptive Reuse Creative Office
- 6 650 S. TRYON
Lincoln Harris
358,000 sf office
- 7 HONEYWELL CORPORATE HQ
Lincoln Harris
280,000 sf office
- 8 ALLY CHARLOTTE CENTER
Crescent Communities
742,000 sf office, 30,000 sf retail, 381-room JW Marriott Hotel
- 9 CHARLOTTE METRO TOWER - DUKE ENERGY
Childress Klein
1,000,000 sf office fully occupied by Duke Energy
- 10 FNB TOWER
Dominion Realty Partners
160,000 sf office, 215 apartments
- 11 CHARLOTTE PIPE & FOUNDRY SITE
TBD
Major Future Redevelopment Site

RECENTLY COMPLETED

- 12 300 W SUMMITT
Stiles Corporation
64,000 SF CREATIVE OFFICE
- 13 THE RAILYARD
Beacon Partners
296,000 SF OFFICE, 30,000 SF RETAIL
- 14 332 W. BLAND ST
Magnus Capital Partners
40,000 SF ADAPTIVE REUSE CREATIVE OFFICE
- 15 BROADSTONE QUEEN CITY
Alliance Residential
260 apartments
- 16 SUNSTEAD BREWING



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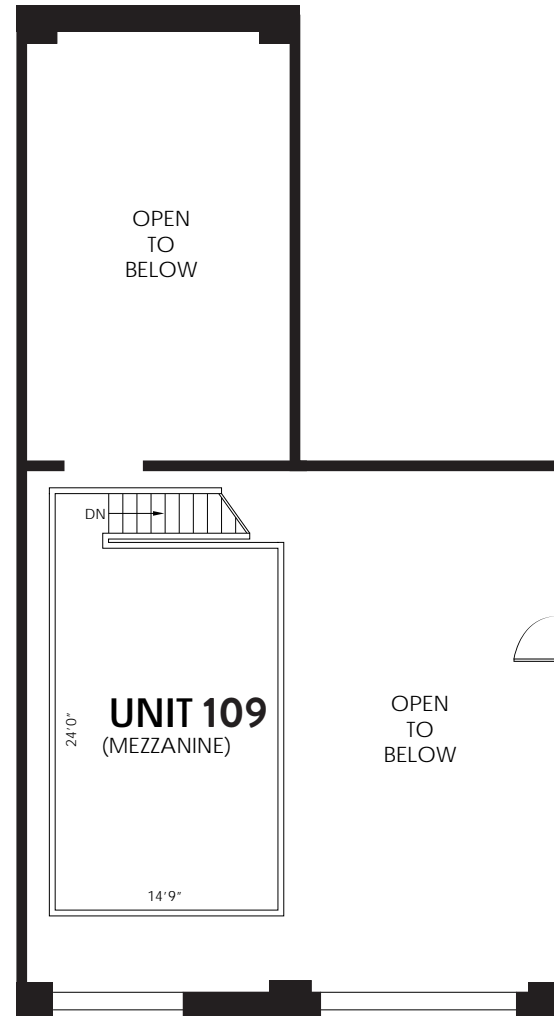
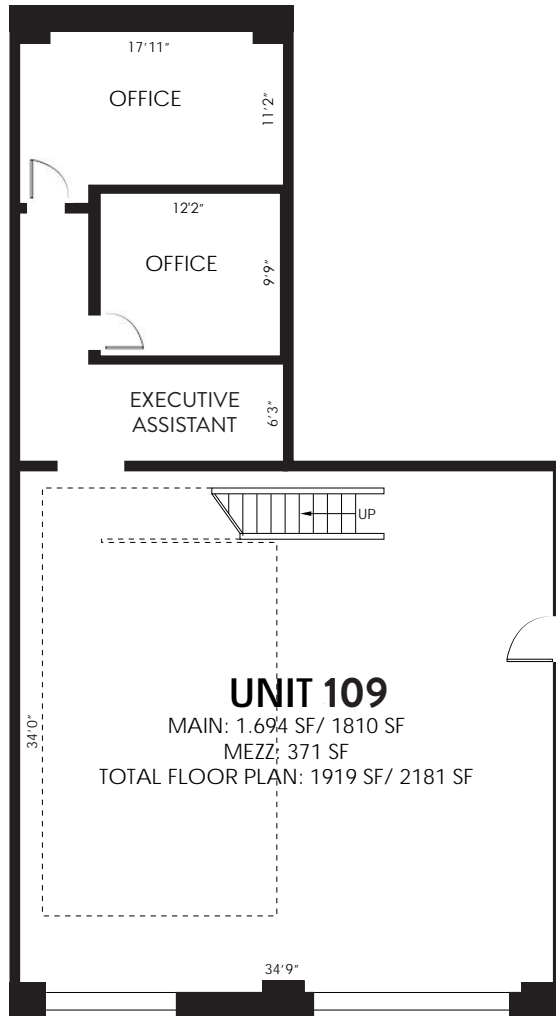
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UNIT FLOOR PLAN

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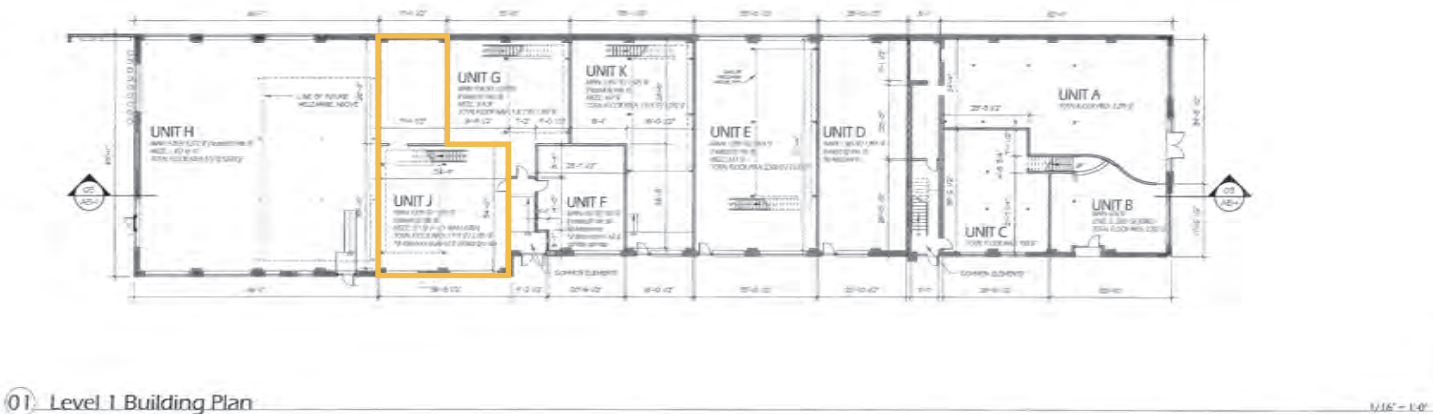
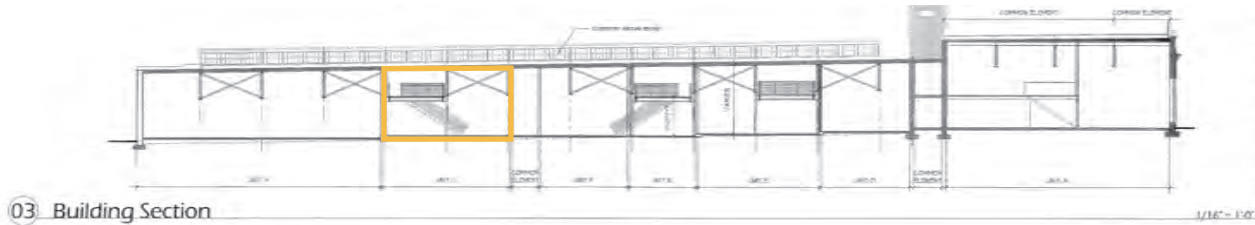
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STACKING PLAN

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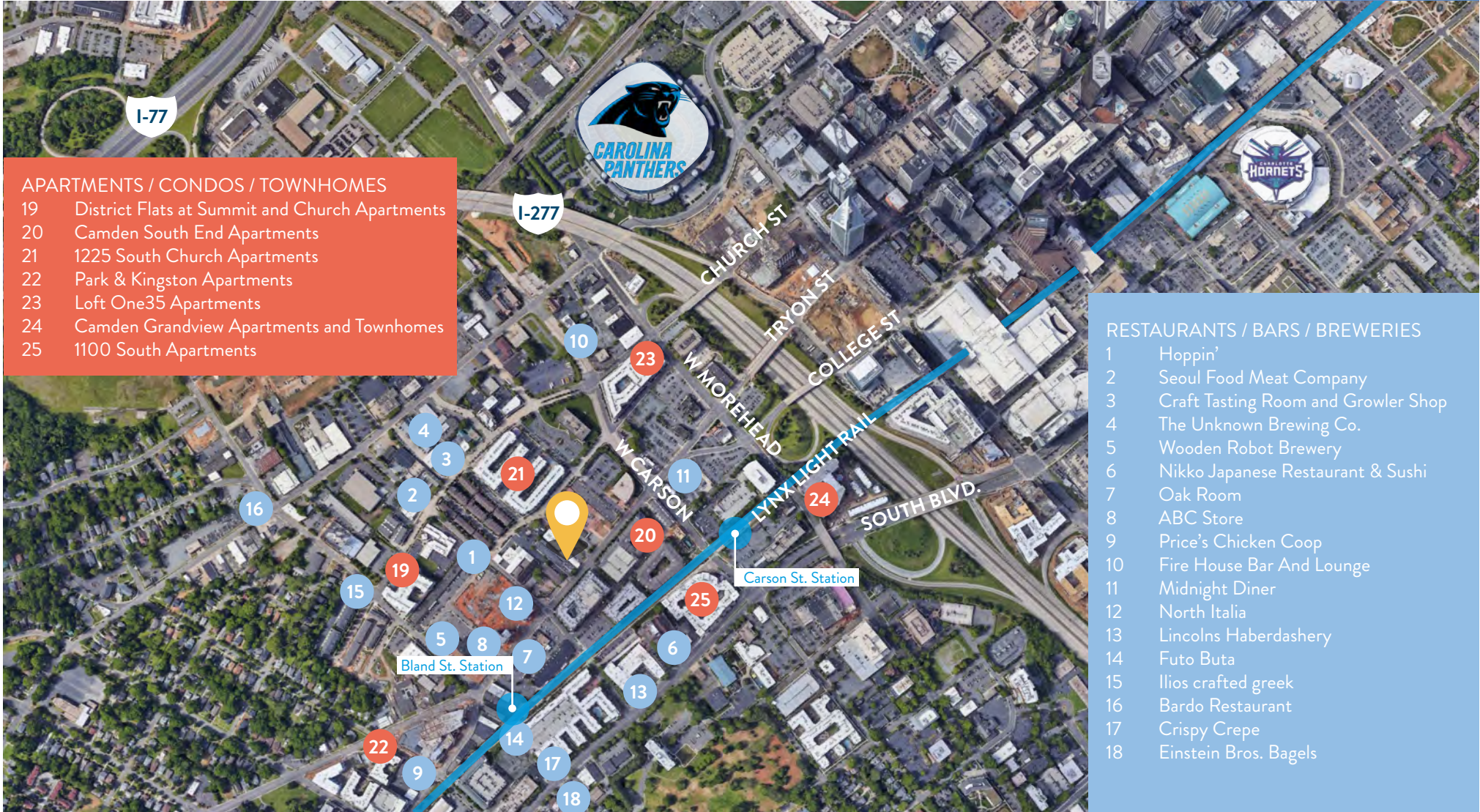
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NEARBY AMENITIES



- APARTMENTS / CONDOS / TOWNHOMES**
- 19 District Flats at Summit and Church Apartments
 - 20 Camden South End Apartments
 - 21 1225 South Church Apartments
 - 22 Park & Kingston Apartments
 - 23 Loft One35 Apartments
 - 24 Camden Grandview Apartments and Townhomes
 - 25 1100 South Apartments

- RESTAURANTS / BARS / BREWERIES**
- 1 Hoppin'
 - 2 Seoul Food Meat Company
 - 3 Craft Tasting Room and Growler Shop
 - 4 The Unknown Brewing Co.
 - 5 Wooden Robot Brewery
 - 6 Nikko Japanese Restaurant & Sushi
 - 7 Oak Room
 - 8 ABC Store
 - 9 Price's Chicken Coop
 - 10 Fire House Bar And Lounge
 - 11 Midnight Diner
 - 12 North Italia
 - 13 Lincolns Haberdashery
 - 14 Futo Buta
 - 15 Ilios crafted greek
 - 16 Bardo Restaurant
 - 17 Crispy Crepe
 - 18 Einstein Bros. Bagels



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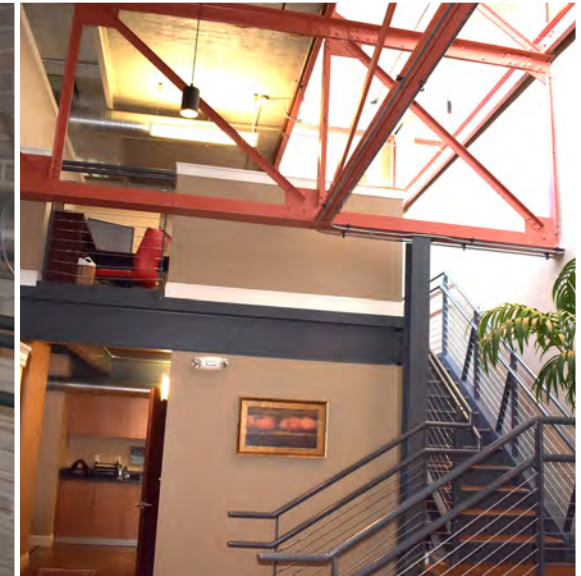
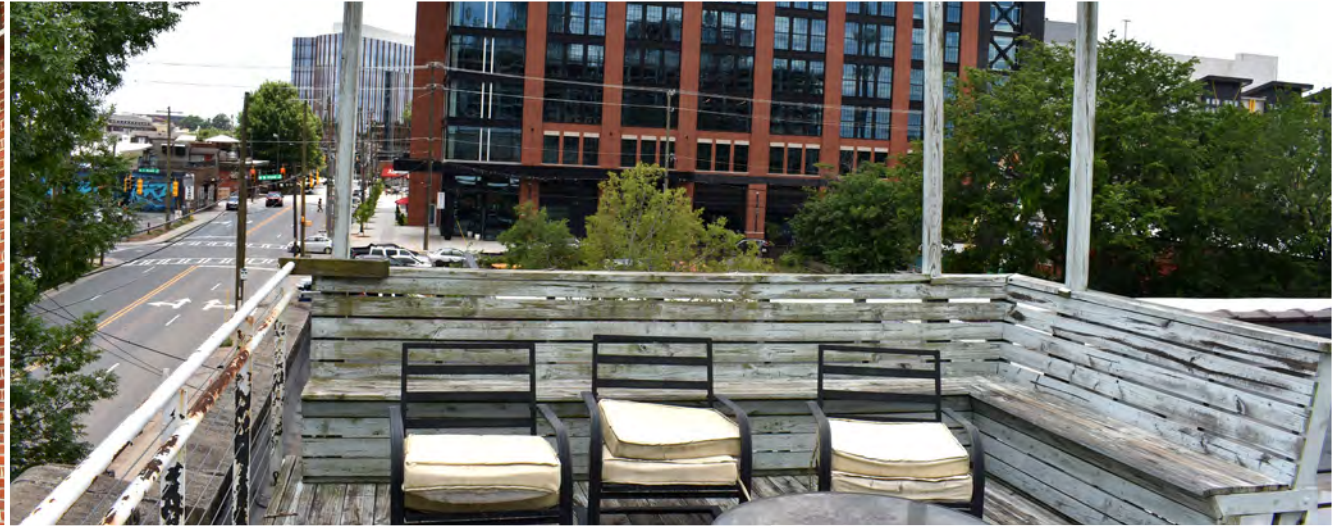
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PHOTOS

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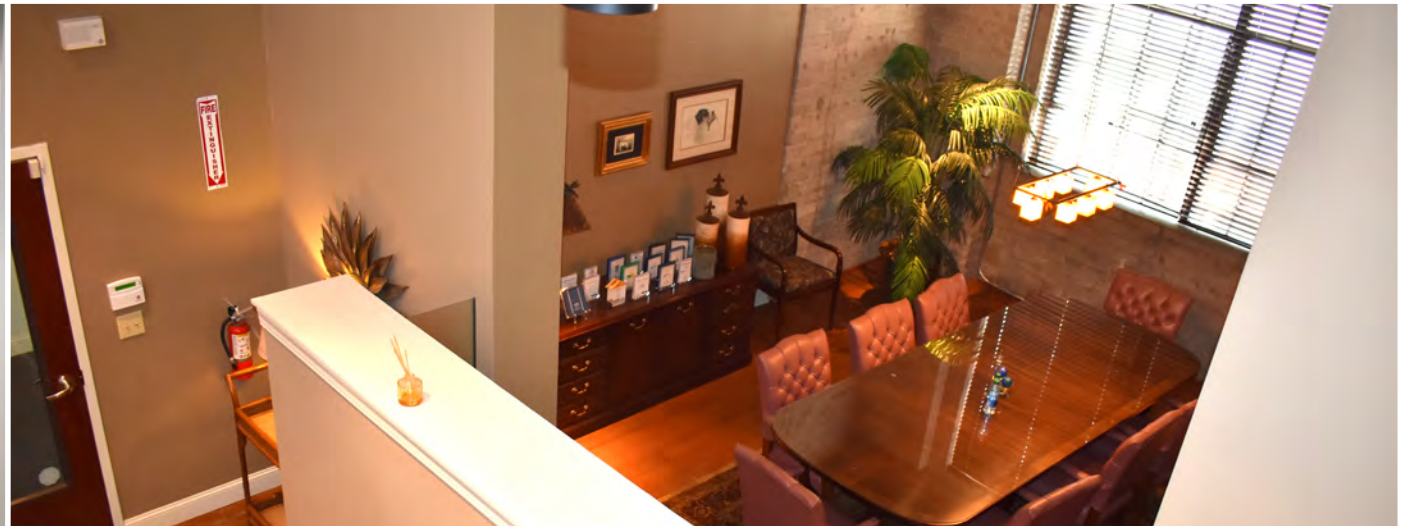
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