



UPTOWN'S PREMIER ADDRESS



300 SOUTH TRYON

ELEVATE YOUR PRESENCE

Experience the height of prestige at 300 South Tryon, a masterfully crafted, Class AA landmark office tower nestled in the heart of Uptown. With breathtaking views of Romare Bearden Park, companies are poised for success among a thriving ecosystem of top-tier firms. Plus, enjoy exceptional access to rich retail amenities, including La Belle Helene & Kimpton Tryon Park, that entice top talent and clients alike!

ICONIC CLASS AA TROPHY ASSET

OFFICE

638K SF

of prime office space located
in the heart of Uptown

20K SF

of onsite retail

AMENITIES

La Belle Helene
onsite French restaurant

Waterbean Coffee
onsite coffee shop

Angeline's
onsite Italian restaurant

Connected to Kimpton
Tryon Park Hotel

Merchant and Trade
onsite rooftop restaurant and bar

Touchless destination
elevators

Tryon Fitness: 15k SF
state-of-the-art
fitness facility

CERTIFICATION



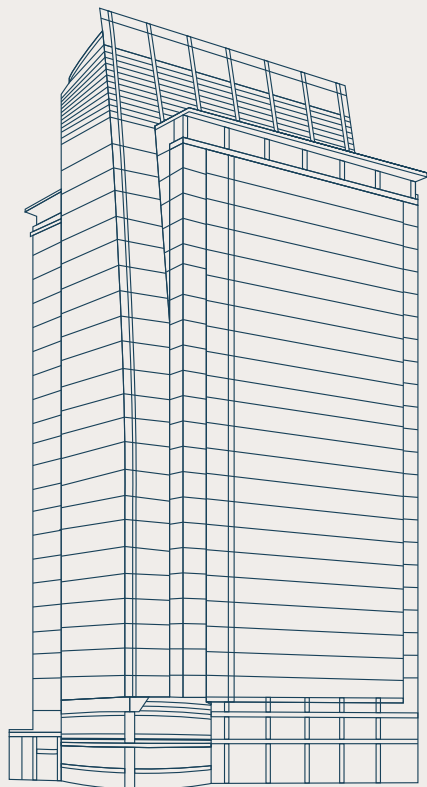
LEED Gold Certified



Fitwell Certified



WHERE DINING IS AT THE FOREFRONT



Chef Driven Restaurant Concepts
with **La Belle Helene & Angeline's**



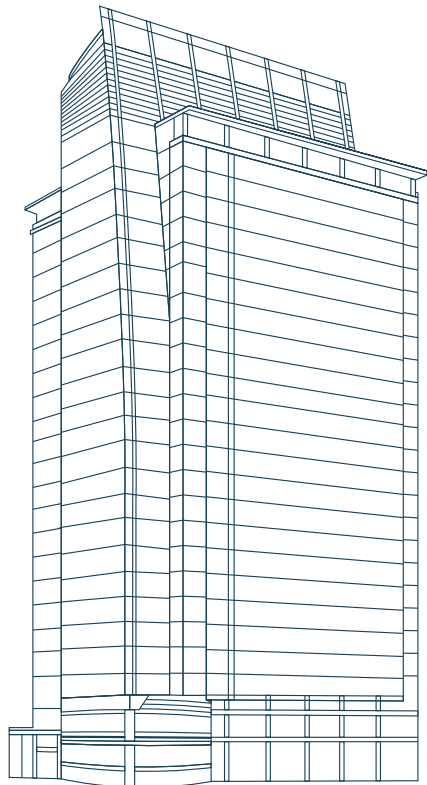
Rooftop Bar with Unmatched
Panoramic Views of Uptown at
Merchant and Trade



Curated Morning Sips to Refuel
and Recharge at **Waterbean Coffee**



A BALANCED ENVIRONMENT



15,000 SF State-of-the-Art Fitness Facilities

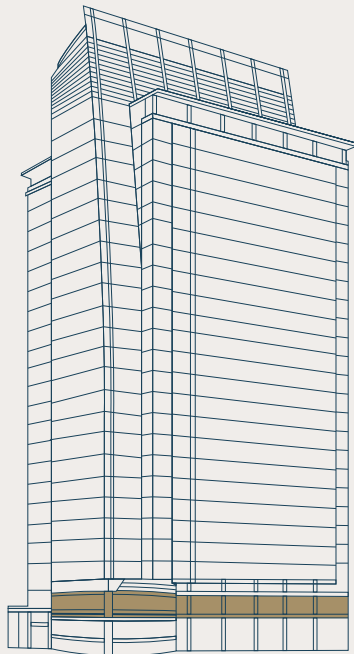
- Personal Training
- Workout Classes
- Pelotons
- Infrared Sauna
- Spa Inspired Locker Rooms



Located Adjacent to Romare Bearden Park



AN OPPORTUNITY TO JOIN A LANDMARK OF EXCELLENCE



2ND FLOOR
8,193 SF AVAILABLE



A VIBRANT ATMOSPHERE IN A DYNAMIC NEIGHBORHOOD



FOOD & BEVERAGE

- | | | | |
|---------------------------------|----------------------------|--|---------------------------|
| 1 Amélie's French Bakery & Café | 9 Starbucks US | 17 Showmars | 25 Reid's Fine Foods |
| 2 Insomnia Cookies | 10 Starbucks US | 18 Fleming's Prime Steakhouse & Wine Bar | 26 Reid's Fine Foods |
| 3 Starbucks US | 11 Jimmy John's | 19 Ruth's Chris Steak House | 27 Salata |
| 4 Starbucks US | 12 Potbelly Sandwich Works | 20 Morton's The Steakhouse | 28 Panera Bread |
| 5 Starbucks US | 13 Chick-fil-A | 21 McCormick & Schmick's | 29 Brown Bag Seafood |
| 6 Caribou Coffee | 14 Mellow Mushroom | 22 The Capital Grille | 30 Chopt Creative Salad |
| 7 Einstein Brothers | 15 Famous Toastery | 23 STK Steakhouse | 31 Chipotle Mexican Grill |
| 8 Starbucks US | 16 Tupelo Honey | 24 Eddie V's Prime Seafood | 32 Qdoba Mexican Grill |
| | | | 33 sweetgreen |

HOTELS

- | | |
|--------------------------------|-----------------------------|
| 1 Residence Inn by Marriott | 8 JW Marriott |
| 2 The Ritz-Carlton | 9 Marriott Hotels & Resorts |
| 3 Autograph Collection Hotels | 10 Hilton Hotels & Resorts |
| 4 Omni Hotels & Resorts | 11 Courtyard by Marriott |
| 5 Kimpton Hotels & Restaurants | 12 Aloft Hotels |
| 6 AC Hotels by Marriott | |
| 7 Residence Inn by Marriott | |



300 SOUTH TRYON

For More Information, Please Contact

JOE FRANCO
+1 704 975 5671
joe.franco@cbre.com

STEPHANIE SPIVEY
+1 252 314 5798
stephanie.spivey@cbre.com

BARINGS

CBRE

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