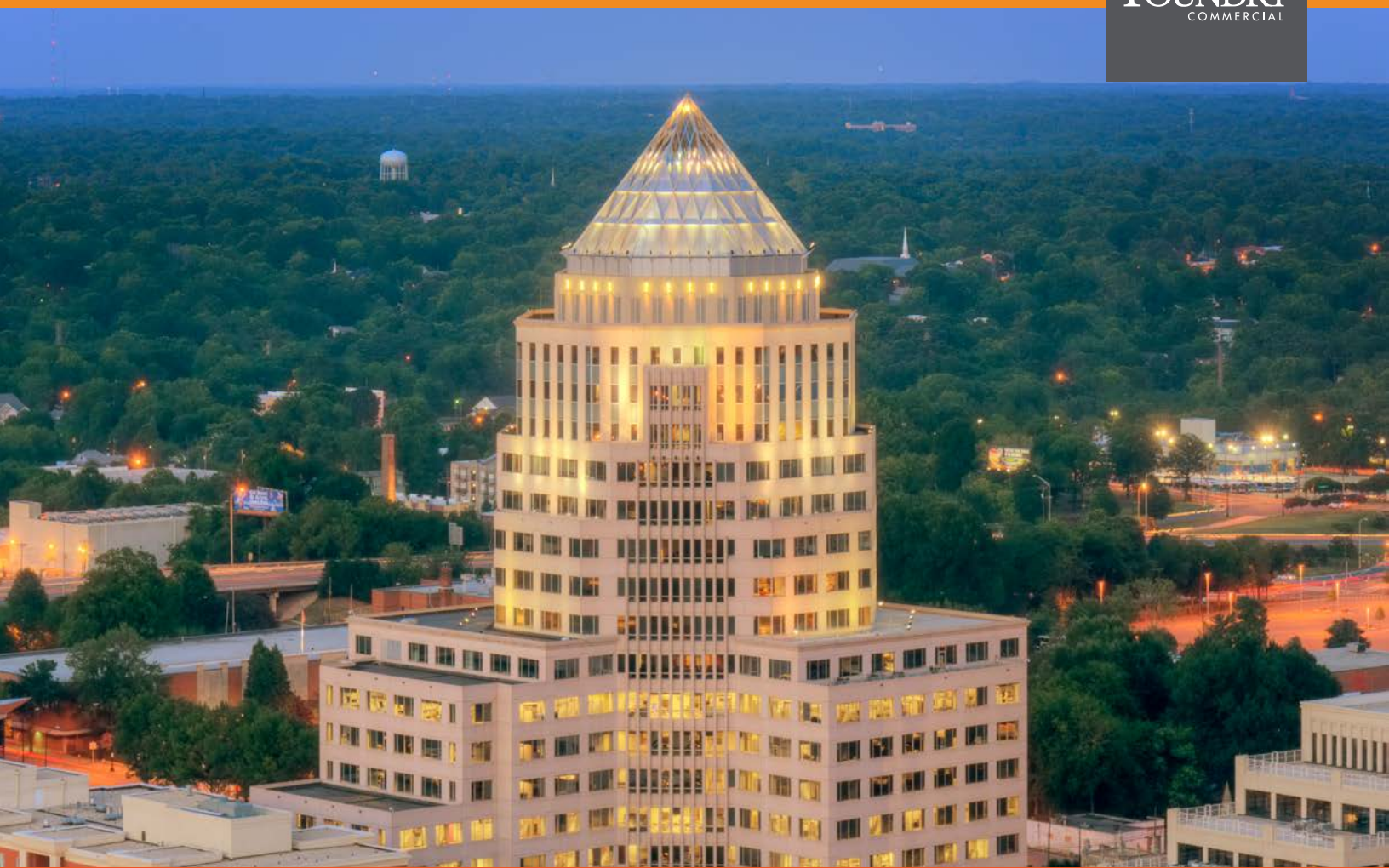


525 NORTH TRYON

525 NORTH TRYON ST, CHARLOTTE NC

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PROPERTY FEATURES

- 525 North Tryon is a 423,929 SF Class A, Energy Star Certified 18-story office tower located in Charlotte's CBD
- The building serves as the entryway into Charlotte's historic Fourth Ward district and is the central component of the emerging North Tryon corridor that includes office, retail, and residential
- Located minutes from the LYNX Blue Line and the Rail Trail
- Unique courtyard park serves as a gathering spot for tenants, featuring seating areas, brick-paved walkways and a grassy central garden

DEMOGRAPHICS	1 MILE	3 MILES
TOTAL POPULATION	10,224	98,482
2023 PROJECTED POPULATION	10,985	107,930
TOTAL HOUSEHOLDS	5,913	47,373
AVG. HOUSEHOLD INCOME	\$148,683	\$104,041
DAYTIME EMPLOYEES	53,374	143,004
TOTAL BUSINESSES	2,281	9,551

For more information, please contact:

KEELY HINES
Vice President/Broker
704.676.1563
keely.hines@foundrycommercial.com

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121 West Trade Street, Suite 2500
Charlotte, NC 28202

foundrycommercial.com

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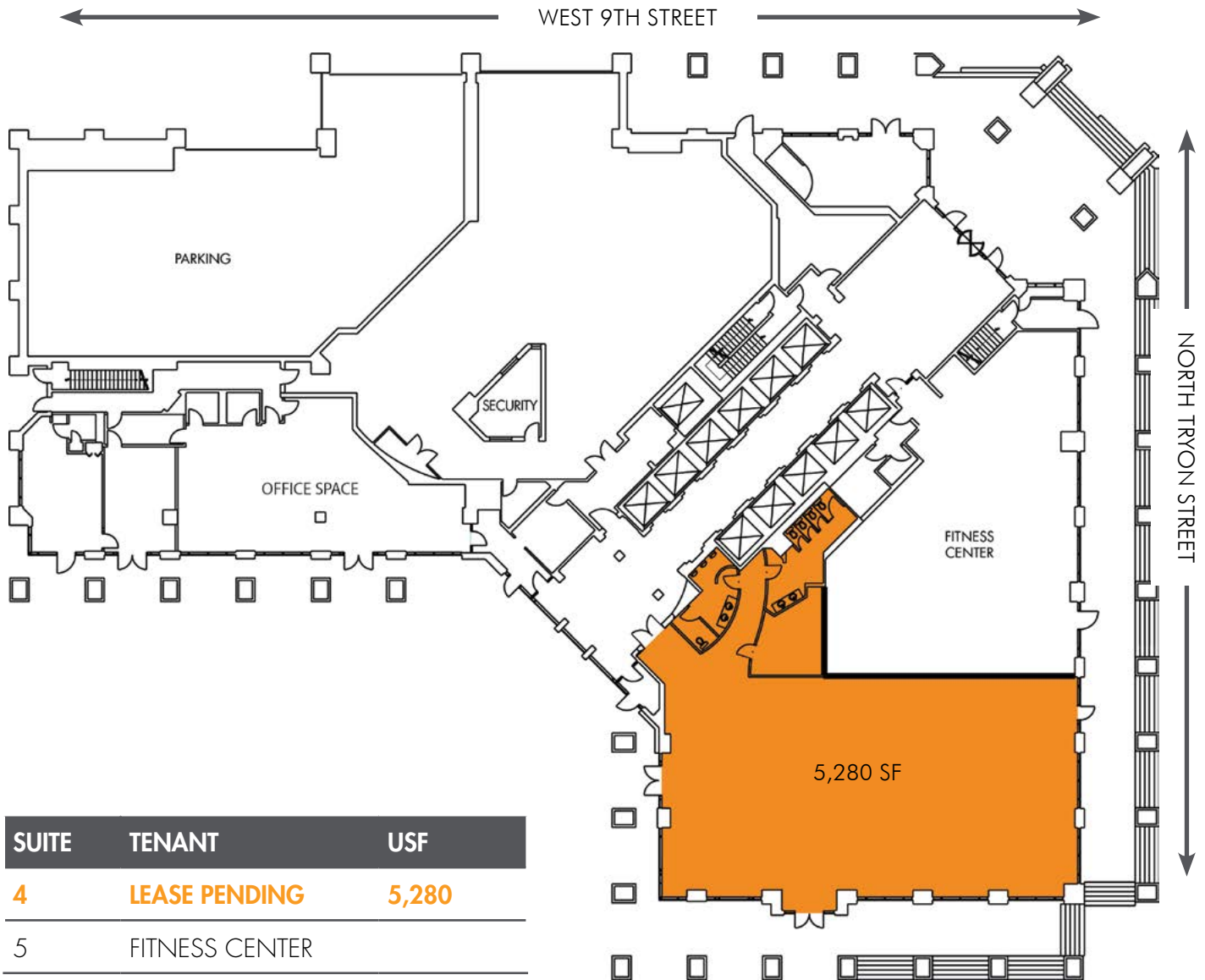
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SITE PLAN



SUITE	TENANT	USF
4	LEASE PENDING	5,280
5	FITNESS CENTER	

525 NORTH TRYON

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UPTOWN CHARLOTTE FACTS

22.9M SF OFFICE SPACE

2.1M SF RETAIL SPACE

100,000 TOTAL EMPLOYEES

1,240 COMPANIES

15,500 EST. POPULATION

3,783 HOUSING UNITS UNDER CONSTRUCTION OR RECENTLY DELIVERED

22,300 PEDESTRIANS PER DAY AT TRADE & TRYON

230+ RESTAURANTS & CLUBS

- Aric
- City Smoke
- Taste
- Caribou Coffee
- Malabar
- Luce
- SIP
- Prohibition Bar
- Connolly's on Fifth
- Blue
- Sea Level
- Ri Ra

- Cowbell
- Dandelion Market
- Basil Thai
- 5 Church
- Capital Grille
- The Asbury
- Wooden Vine
- Wine Bar & Bistro

- Tavolo
- Brix Wood Fired Pizza
- Queen City Q
- Merl's
- Cafe Sienna
- Rooster's
- BLT Steak

- Showmars
- Starbucks
- QORA
- Subway
- Newk's
- Stoke
- King's Kitchen
- Room 112

- WINGSTON
- MADDIO'S
- Salsantali
- ESSEX
- MANISTERS

- Showmars
- McDonald's
- Panera
- DUNKIN' DONUTS

EPICENTRE

- Jason's deli
- FIREHOUSE SUBS
- FIVE GUYS
- STUDIO
- BRIGGERS BURGERS
- Stetka
- CVS pharmacy
- vida
- Fleming's

SEVENTH STREET PUBLIC MARKET

- Not Just Coffee
- Local Loaf
- Bonsai Fusion Sushi
- Hazelnuts Creperie
- Pure Pizza
- Tank's Tap

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