

*Bringing Urban Cool To Uptown*



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OFFICE SPACE

Building Naming Rights Available



CUSHMAN &  
WAKEFIELD

01 *Building*

02 *Neighborhood*

03 *Parking*

04 *Availabilities*

TENANT NAME HERE



# 01

## *Building*

10 Tryon is a 10-story office building bringing Urban cool to Uptown Charlotte! Coming off the heels of 1616 Center, David Furman's design team is creating office space for the Creative Class that is truly walkable and plugged into the core of Charlotte's cultural and business life. Companies will benefit from an on-site Publix, being adjacent to Uptown's SkyHouse apartments, ample parking, and a Sky Terrace – the only activated rooftop in Uptown for private and public use.

Two blocks from I-277, 10 Tryon has the best vehicular access with convenient parking available on-site as well as in the adjacent SkyHouse apartments. Combined with only a 2 block walk to a new north line Lynx station, Companies will have the best parking situation in Uptown for it's employees.



## NORTH TRYON | POISED FOR PROGRESS & GROWTH

10 Tryon is the iconic center of activity along the North Tryon corridor. 10 Tryon is designed to bring energy to our tenants and our neighbors through creative community interaction. The building offers an environment that not only provides premier office space and a convenient CBD location, but also enhances the urban fabric of Center City.

North Tryon is an authentic neighborhood known for its diversity and energy, where curiosity begins and creativity thrives. This intricate mosaic of world-class institutions, mixed-income housing, ground floor retail and restaurants, entertainment, recreation, parks and plazas are stitched together with great streets, light rail, and pedestrian connections. North Tryon is a dynamic urban environment - a reflection of the great minds, hearts and spirits of people who work, make, live, learn, play and engage in the area each and every day. It is where innovation lives. Find out more about the North Tryon Vision Plan at [www.northtryon.org](http://www.northtryon.org)



N. Tryon Street



# 02 *Neighborhood*



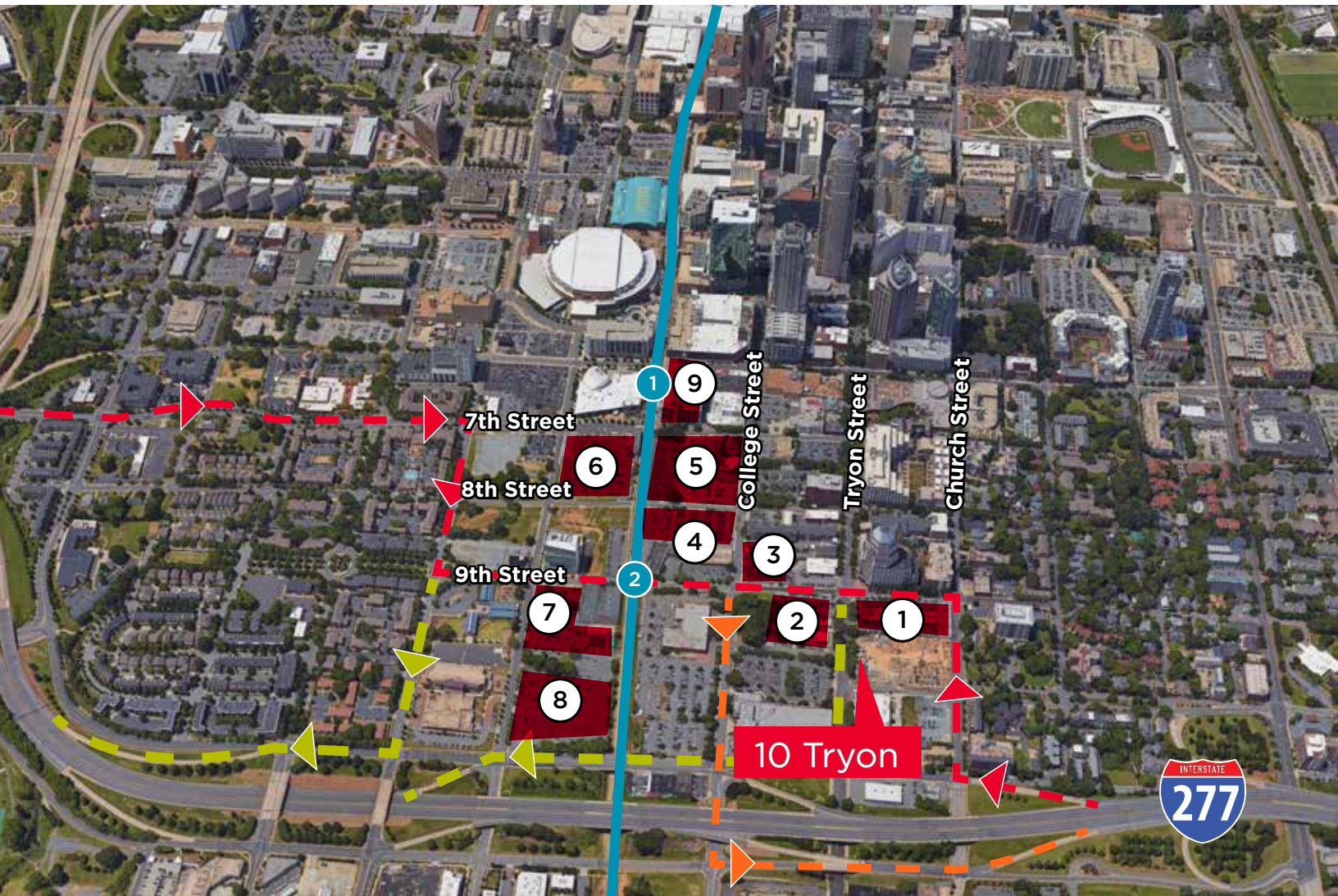


# 03 *Parking*

Additional garage & surface options provide more than **3,000 parking spaces within a 3 minute walk**

Central, **streamlined access via I-277** avoids traffic and gridlock

1,500 spaces nearby at the **LYNX light rail & 7th Street Station**



#	Location	# Spaces	Price/Mo.
1	Future Deck Parking	58	\$135
2	9th, Phifer & N. Tryon	200	\$105
3	9th & N. College	50	\$105
4	9th & N. Brevard	300	\$90
5	7th, 8th, & College	330	\$115
6	7th, 8th, & Brevard	311	\$90
7	9th, 10th & Brevard	210	\$65
8	11th & Brevard	350	\$70
9	LYNX & 7th St. Station	1,500	\$115

## ACCESS

— LYNX Light Rail

① 7th Street Station

② 9th Street Station

— Ingress from I-77, I-85 & I-74

— Egress to I-85 & I-77

— Egress to 277 & Independence (74)



# 04

## Availabilities

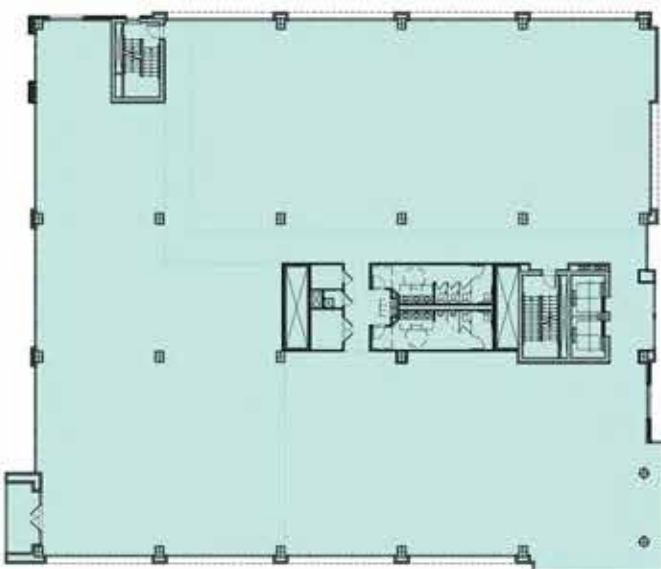
Building Naming  
Rights Available

Building Information		Parking	
Year Built	2018	Total Spaces On-Site	86
# of Stories	10	Ratio	1.0/1,000 RSF
Total RSF	84,226		
Available RSF	84,226		



Typical Floor Plate (Floors 7, 8, 9, 10)

17,508 SF



6th Floor Sky Terrace (14,750 SF)

