

Office Space For Lease

2010 S. Tryon Street, Unit 1B • Charlotte, NC

FOR LEASE



1450 USF/RSF Office Condo for Lease in the Heart of Southend

Great Opportunity to put your Business in a Charming, High-Ceiling + Fun Environment



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Providence Commercial
REAL ESTATE ADVISORS

FEATURES

- For Lease = 2010 S. Tryon St., Suite 1B
- 1,450 USF/RSF (No Core Factor)
- Available Immediately
- Modified Gross (Rate + Utilities and Janitorial).
- High Walkability Factor
- 20' Ceiling Heights Throughout
- Nice Welcome Area/Lobby
- Conference Room off Lobby. + (3) Offices
- Additional Open Work Areas
- Kitchen & Bathroom
- Combination of Stained Concrete and Carpet
- Free Surface Parking
- Great Southend Location:
 - (0.5) Miles to LYNX Blue Line East/West Station
 - (0.8) Miles to Interstate 77
 - (1.8) Miles to Uptown Charlotte
 - Surrounded by 60+ Restaurants & Retailers

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" page on: ProvidenceCommercial.com

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Southend Stats...

4 Light Rail Stops

4.5 Miles of Light Rail

1.66M SF Of Office Development

621K Light Rail Passengers/Year

197 Shops & Restaurants

16.5K Workers in the Area

LOCATION HIGHLIGHTS

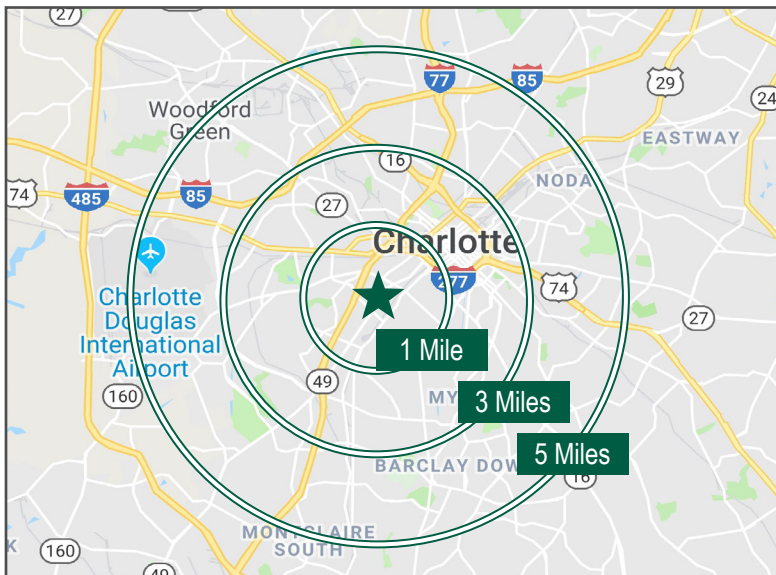
- Location gives companies direct access to the heart of SouthEnd and all its multi-family and retail amenities and the Lynx Light Rail Line.
- The SouthEnd Neighborhood is a place where history meets creative innovation, resulting in a vibrant neighborhood where you can walk to Uptown, ride your bike on Charlotte's Rail Trail and have easy access to I-77, I-85 + the airport.
- The property is a short commute to major highways, Bank of America Stadium, BB&T Ballpark, Charlotte Douglas Airport and is less than two miles from uptown.
- Easy Walking Distance to the Light Rail (Centrally Located between the East/West and Tremont Avenue stations), area retail shops, restaurants and amenities, the rail trail and tons of nearby multi-family residential.
- The Blue Line Extension is projected to serve more than 25,000 people a day by 2030, and the light rail has spurred development all along the corridor and is projected to further accelerate more mixed-use, multifamily, office and retail projects along the line. With the extension, the LYNX Blue Line travels more than 18 miles, connecting Pineville and South Charlotte to NoDa and UNC Charlotte in approximately 47 minutes. Riders can board from 26 stations (11 of which are park and rides) and easily access Uptown, NoDa, and the University area, all the way down to Pineville. During peak hours, trains run on the Blue Line Extension every 7.5 minutes.

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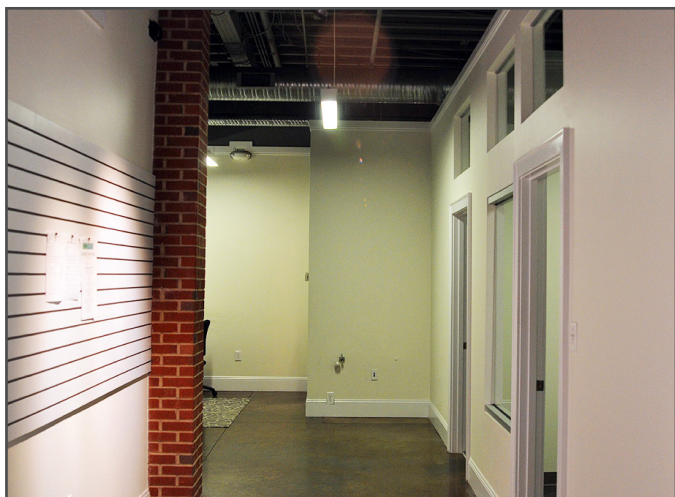
| DEMOGRAPHICS | | | |
|------------------------|-----------|-----------|-----------|
| | 1 Mile | 5 Miles | 10 Miles |
| Population | 20,566 | 262,594 | 787,368 |
| Population 5 Yr Growth | 15.16% | 11.34% | 10.04% |
| Median Age | 35.10 | 35.20 | 35.00 |
| Households | 10,999 | 114,320 | 317,218 |
| HH 5 Yr Growth | 15.27% | 11.59% | 10.00% |
| Ave HH Income | \$107,600 | \$97,286 | \$88,799 |
| Median HH Income | \$77,185 | \$63,805 | \$61,220 |
| Median Home Value | \$456,202 | \$343,387 | \$252,837 |

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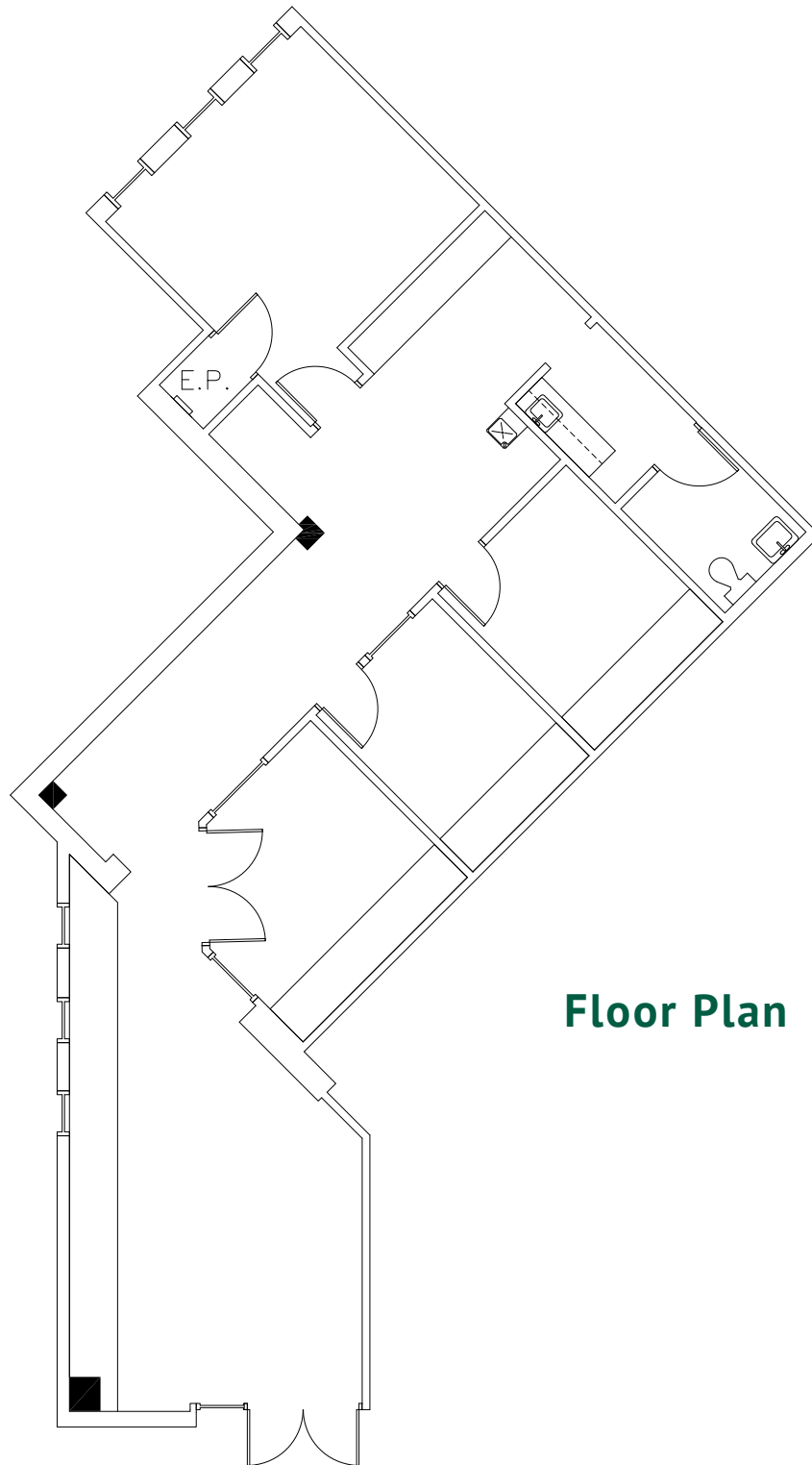


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Floor Plan