



725

PROVIDENCE  
ROAD



An architectural rendering of a modern, multi-story office building. The building features a white facade and large, rectangular glass windows with gold-colored frames. The address number '725' is prominently displayed in gold on the second floor. The ground floor has large glass entrances and storefronts for retail spaces, including 'JEWELERS', 'APPAREL', and 'GIFTS & STATIONERY'. People are shown walking on the sidewalk, and a dog is being walked. There are trees and landscaping in the foreground and background. The sky is blue with some wispy clouds.

## OVERVIEW

Discover the perfect blend of modern office space and ground-floor retail amenities at 725 Providence Road. Ideally situated between Myers Park and Eastover, this premier location offers seamless access to Uptown Charlotte and I-277. Currently undergoing a thoughtful restoration and enhancement, the building will feature upgraded interiors, new exterior facade and lobby, and an exterior restaurant patio.

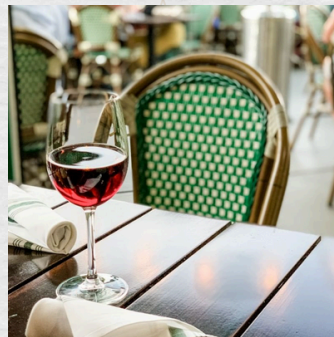
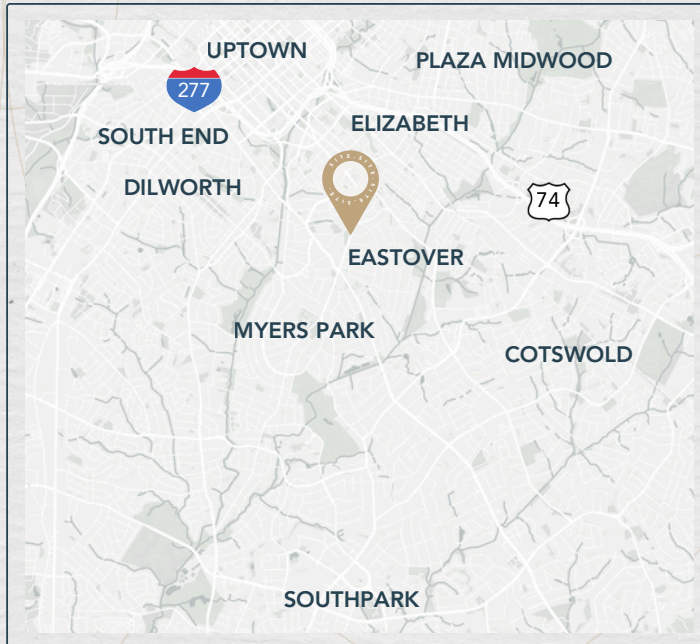
RENDERING



# Eastover | Myers Park

Myers Park and neighboring Eastover are two of Charlotte's most affluent and sought after residential neighborhoods. With 100-year-old oak trees lining the streets and rows of stunning homes, they are easily two of the most beautiful neighborhoods in the Queen City.

Conveniently located near center city Charlotte, it is remarkably walkable and features a cluster of specialty shops, galleries, and neighborhood eateries. Anchored by the stately Queen's University, this area also boasts the elegant Duke Mansion, The Mint Museum and Freedom Park among its attractions.







## PROVIDENCE ROAD CORRIDOR

Located along the Providence Road corridor, the area is well-connected to surrounding residential neighborhoods and is adjacent to the Manor Theatre redevelopment site, as well as several existing local favorite restaurants.



# SITE PLAN



## KEYED NOTES

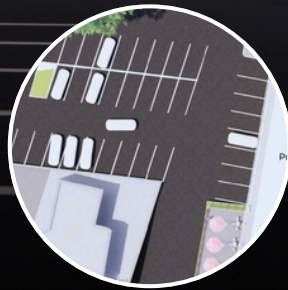
- 1 New front entry plaza
- 2 Resurface parking lot
- 3 Proposed restaurant patio
- 4 64 Parking Spaces



# INTENTIONAL REDESIGN RENDERING



New exterior facade,  
interior renovation,  
including lobby refresh



3.0/1,000  
Parking ratio



Floor to ceiling  
windows &  
full floor opportunity



Brand-new patio  
addition



# FLOOR PLANS

## GROUND FLOOR



Demising walls can be relocated to adjust for square footage.

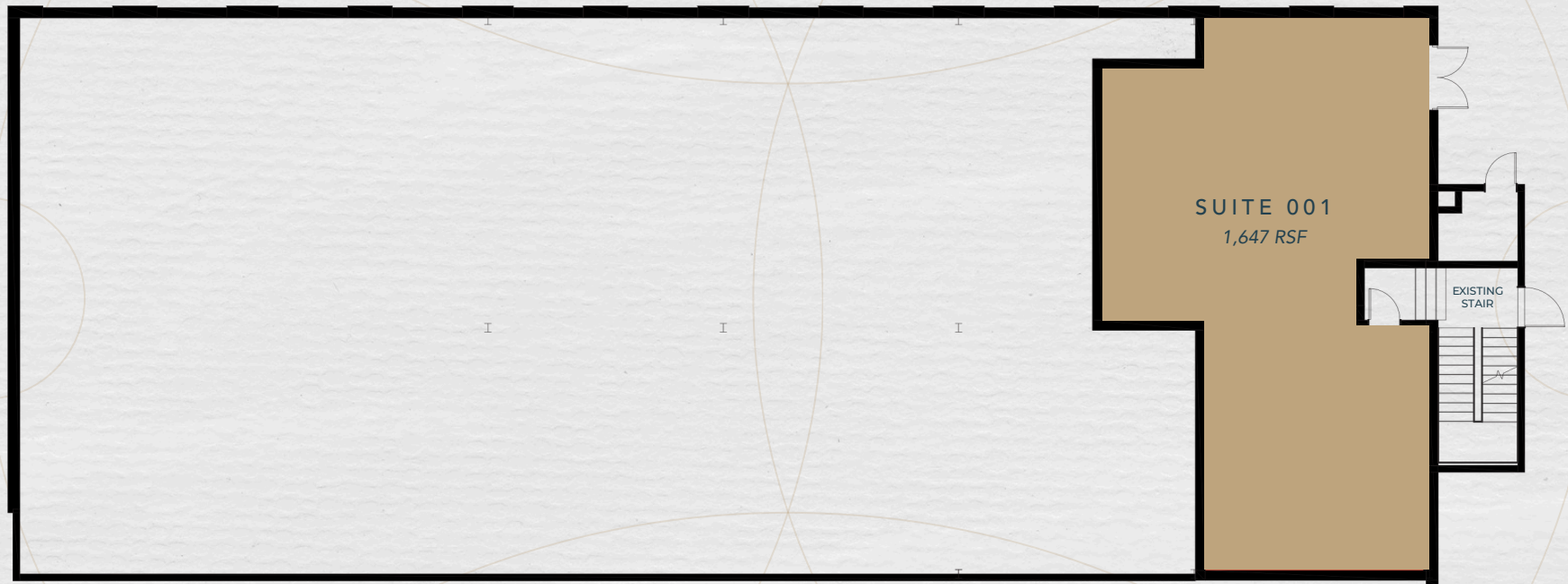


EXTERIOR PATIO  
*RENDERING*





FLOOR PLANS  
BASEMENT





# 725

PROVIDENCE  
ROAD

 GET IN TOUCH 

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Rendered photos and square footage are subject to change.