



725

PROVIDENCE  
ROAD

An architectural rendering of a modern, multi-story office building. The building features a white facade with large, rectangular windows framed in a light color. The ground floor is designed for retail, with storefronts for 'JEWELERS', 'APPAREL', and 'GIFTS & STATIONERY'. The address '725' is prominently displayed in large, gold-colored numerals above the entrance. The scene includes a paved plaza with people walking, a dog, and some landscaping. The sky is clear and blue, suggesting a bright day.

## 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.

EASTOVER

725  
PROVIDENCE  
ROAD

MYERS PARK

PROVIDENCE RD

DUKE MANSION

UPTOWN

# SITE PLAN

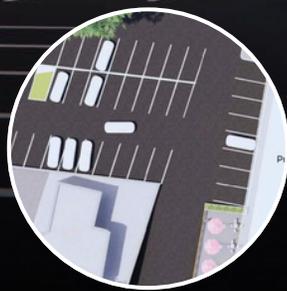


- ### KEYED NOTES
- 1 New front entry plaza
  - 2 Resurface parking lot
  - 3 Proposed restaurant patio
  - 4 64 Parking Spaces

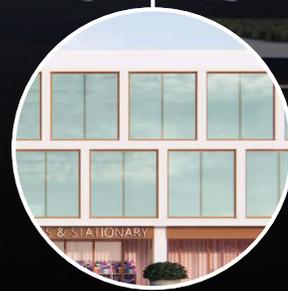
# INTENTIONAL REDESIGN RENDERING



New exterior facade,  
interior renovation,  
including lobby refresh



3.0/1,000  
Parking ratio

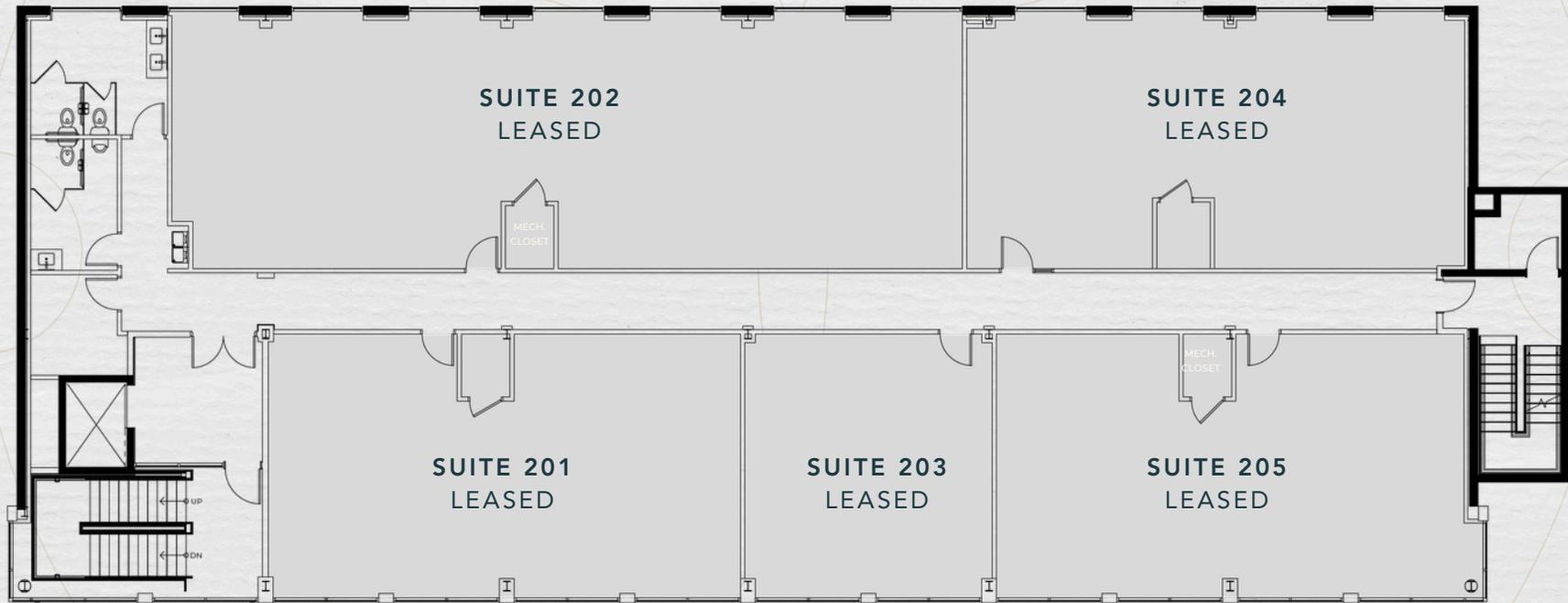


Floor to ceiling  
windows &  
full floor opportunity



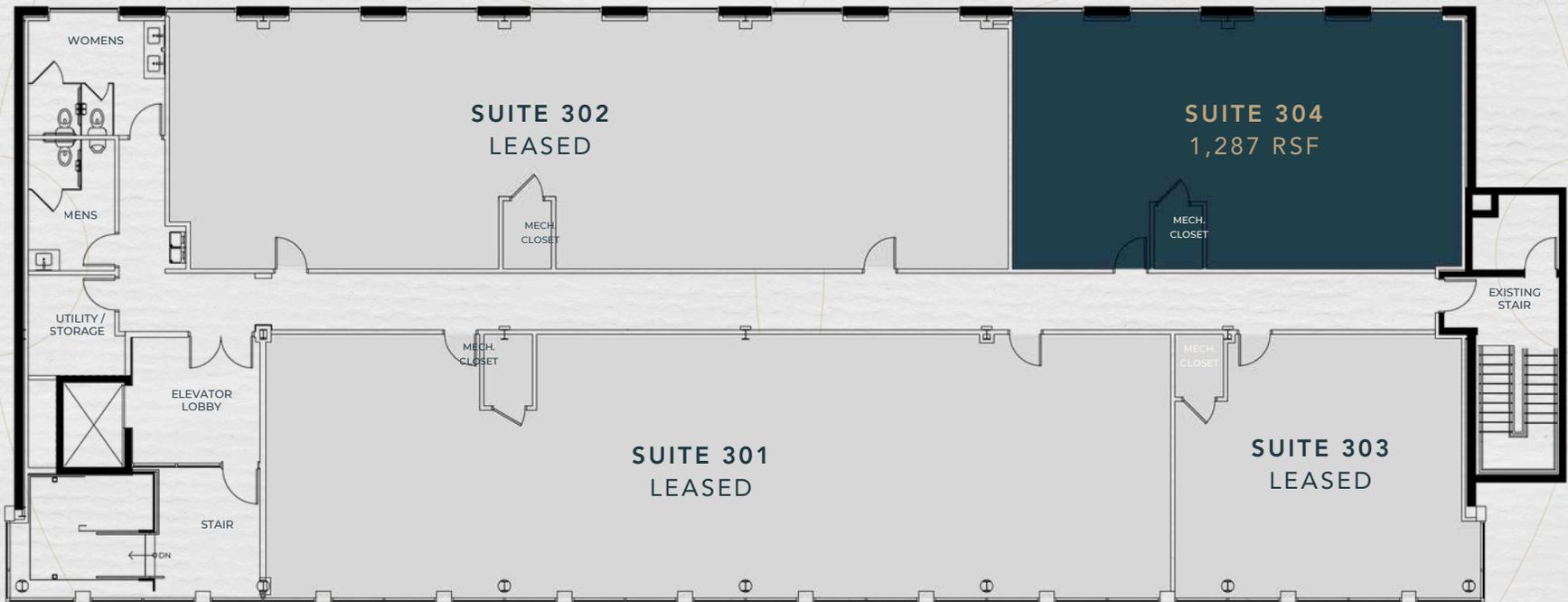
Brand-new patio  
addition

FLOOR PLANS  
SECOND FLOOR



# FLOOR PLANS

## THIRD FLOOR



# PROPOSED INTERIOR RENDERINGS



# 725

PROVIDENCE  
ROAD

 GET IN TOUCH 

## OFFICE

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Rendered photos and square footage are subject to change.