



725  
PROVIDENCE  
ROAD

## 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.

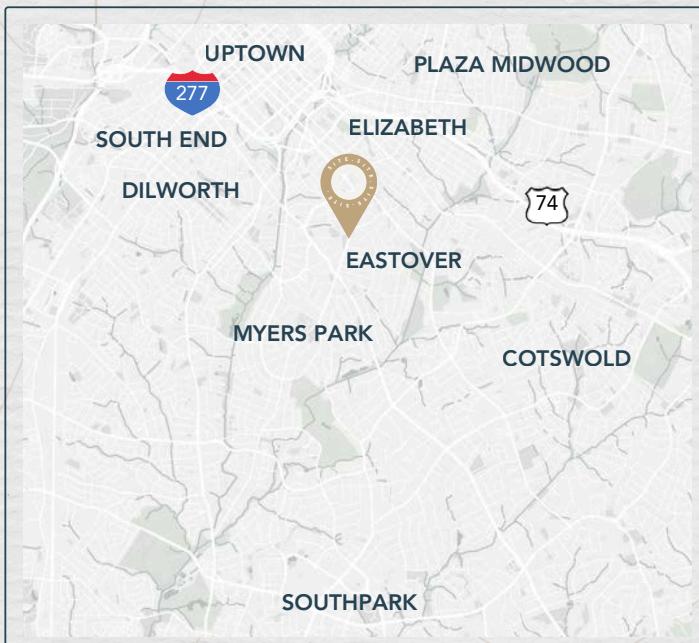


RENDERING

## 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 Resurfaced parking lot
- 3 Proposed restaurant patio
- 4 64 Parking Spaces

## INTENTIONAL REDESIGN



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

RENDERING

# FLOOR PLANS

## GROUND FLOOR



*Demising walls can be relocated to adjust for square footage.*

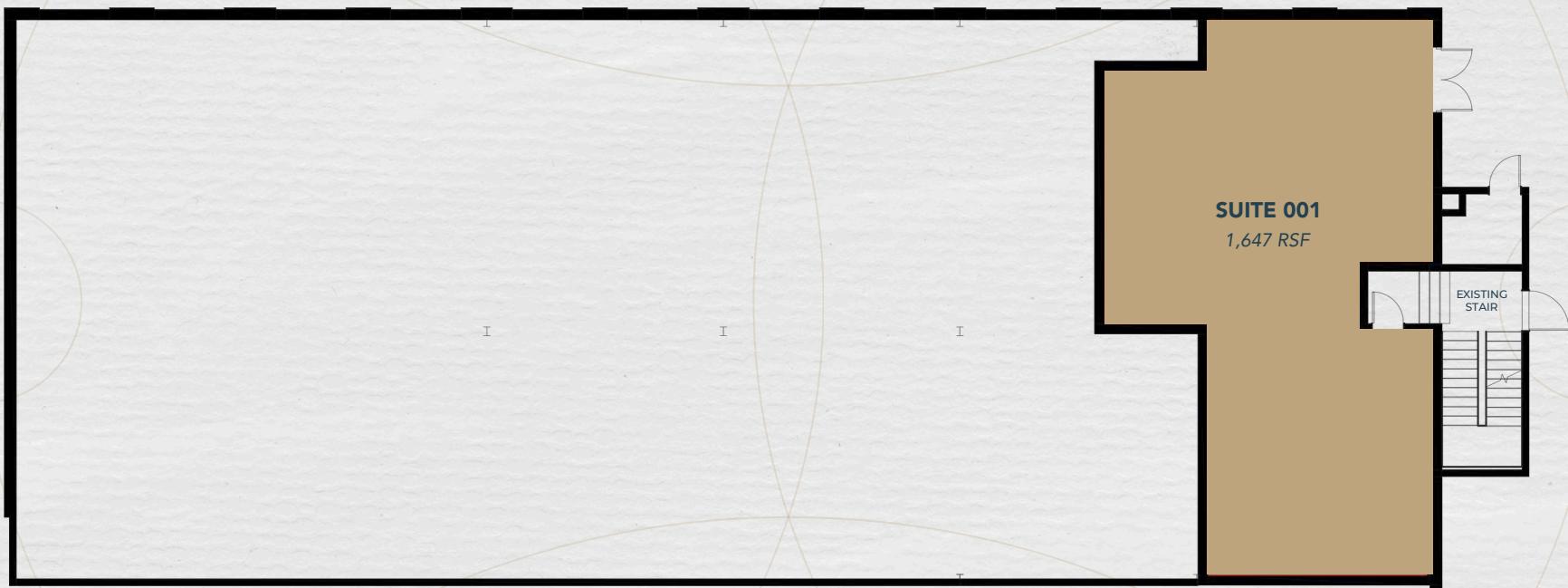
EXTERIOR PATIO

RESTAURANT

RENDERING

## FLOOR PLANS

### LOWER LEVEL



# 725

## PROVIDENCE ROAD

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Rendered photos and square footage are subject to change.