



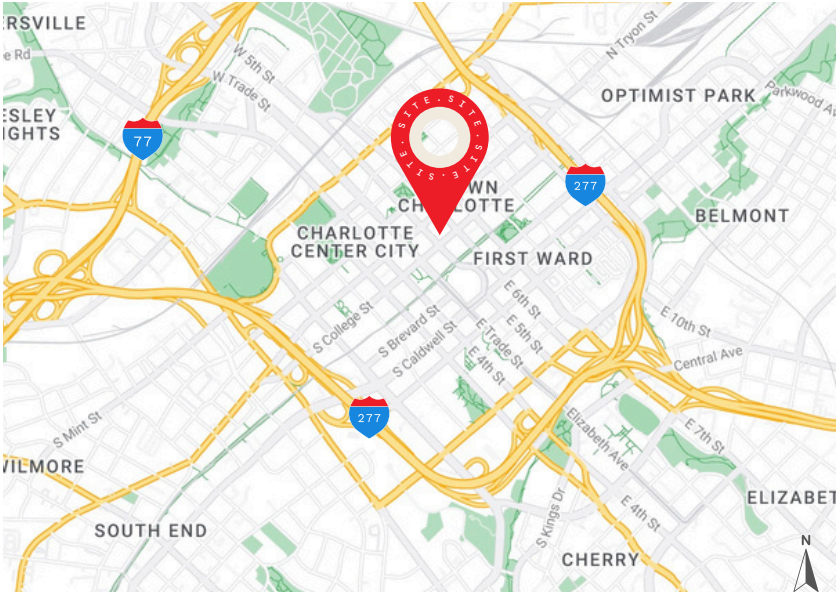
 RETAIL FOR LEASE

## **Truist Center**

Charlotte, NC



214 N. TRYON ST | CHARLOTTE, NC



INTRODUCTION

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PROPERTY DETAILS ▾

Charlotte's Uptown district is at your doorstep. This prime retail space places you in the heart of a thriving urban landscape, surrounded by office towers, luxury residences, and cultural attractions that draw diverse crowds every day.

 214 N. Tryon Street Charlotte, NC 28202

Space Available	807 - 8,605 SF
Delivery Condition	2nd Generation
Use	Retail/Restaurant
Delivery Date	Immediate
Neighborhood	Uptown



## Prime Uptown Location

Bordered by N Tryon Street, N. College Street, and 5th and 6th Streets, Truist Center sits in a hub of activity with direct access to Overstreet Mall, a skywalk system that connects 8 office buildings, restaurants, shops, hotels and parking garages with entrances along Tryon and College streets.

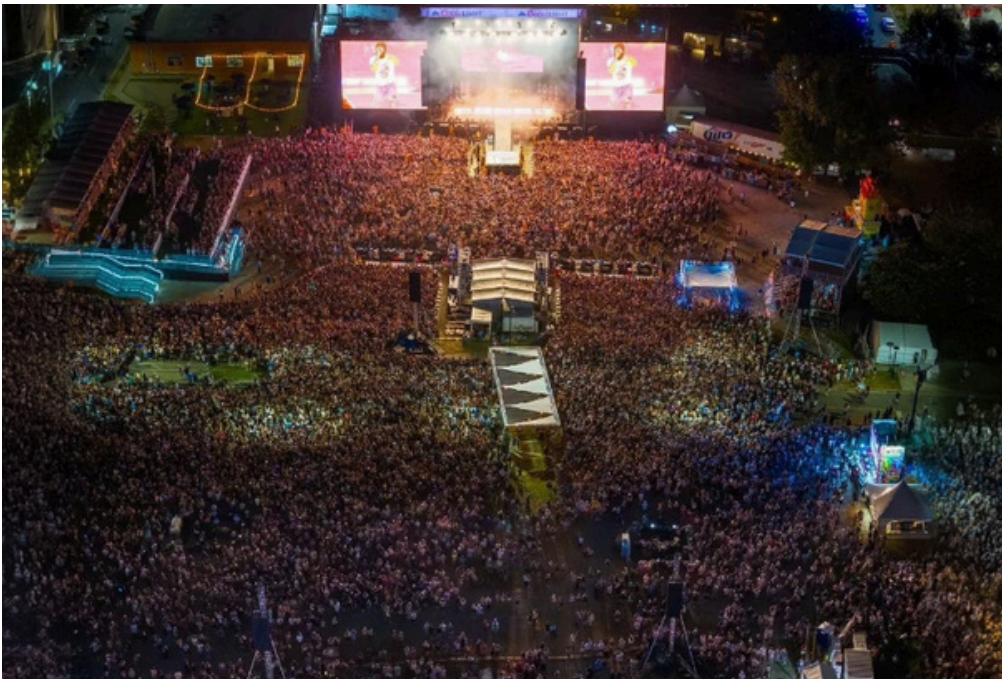
## Skyline Defining Art Deco Architecture

Currently the third tallest building in Uptown Charlotte, the iconic architecture of Truist Center draws attention to and enhances the visibility of this prime ground-level retail space.

## A Cultural and Business Epicenter

Uptown Charlotte is known for its vibrant cultural scene, anchored by theaters, museums, concert halls and sporting venues. This area experiences constant activity thanks to its proximity to popular attractions like Discovery Place, Blumenthal Performing Arts Center, and the Mint Museum. It's also steps away from office towers and high-end hotels, ensuring a steady flow of potential customers.





## 96% Leased

The building is approximately 96% leased which includes roughly 2,400 office users and 700 tenant users

## 5th Street Live

5th Street Live activates the plaza every Thursday from Memorial Day to Labor Day (live music and F&B)

## Event Activation

8 months out of the year there are approximately 2-4 events per month

## Spectrum Center

\$375+ million upgrade to the home of NBA Charlotte Hornets and new performance center

## Lovin Life Music Fest

Popular CLT music festival is less than 2 blocks away on College Street. 2024 lineup saw roughly 81,000 fans over three days in Uptown. It was ranked one of the top 10 new festivals in the U.S

## Uptown Stats

23,400 residents living in Center City  
9,150+ apartments existing  
1,900+ apartments under construction  
Median Age: 33

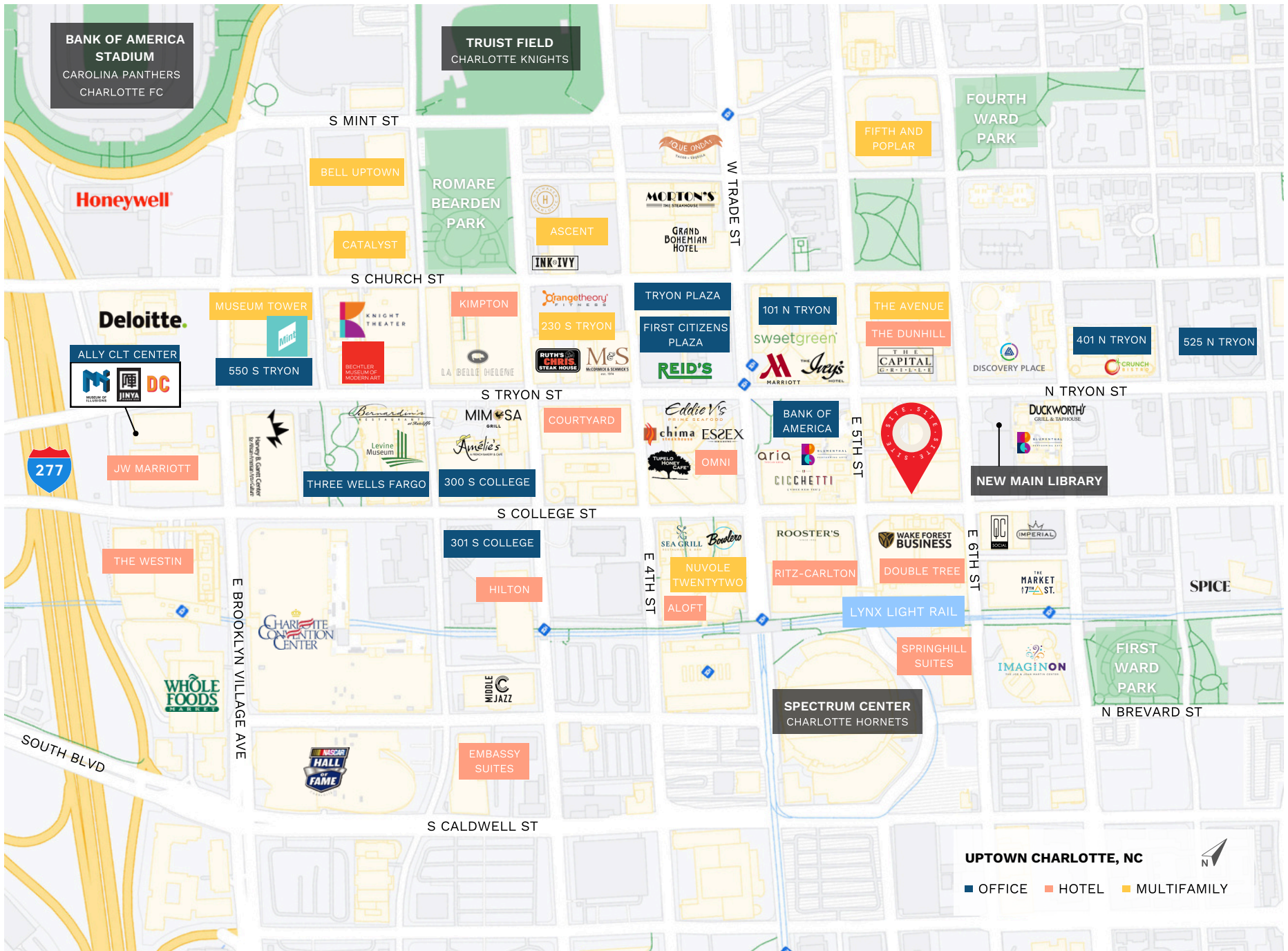


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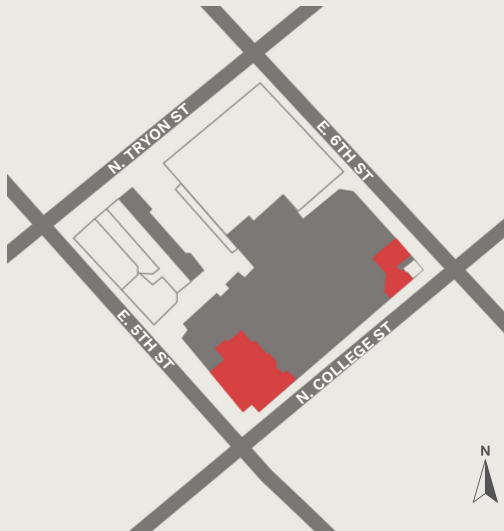
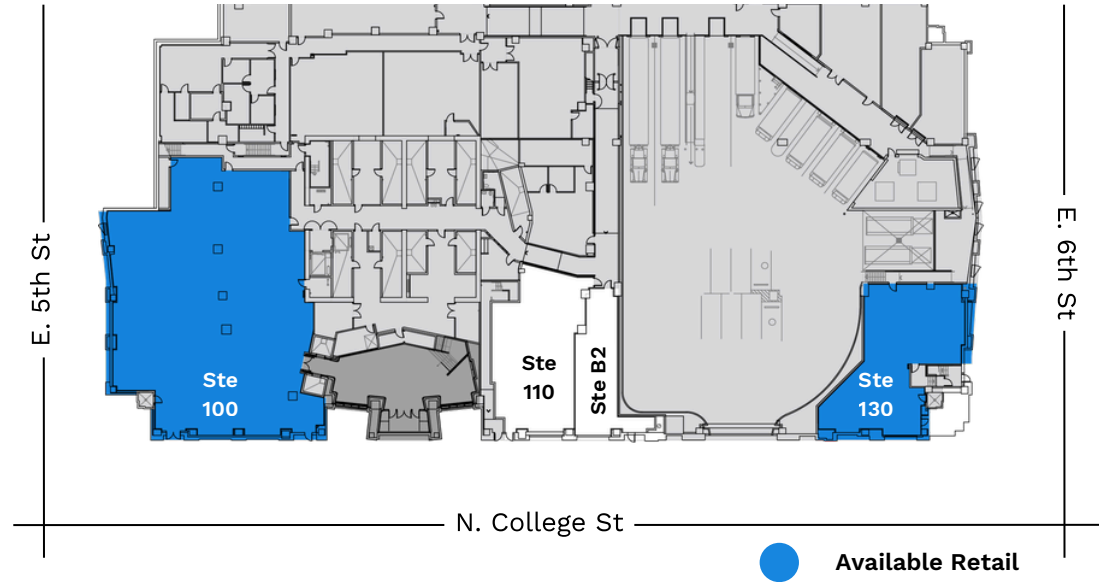
## N. College Street Level

**Suite 100:** 8,605 SF Available  
(2<sup>nd</sup> Gen Restaurant)

Suite 110: Soho Bistro

**Suite 130:** 2,871 SF Available  
(2<sup>nd</sup> Gen Restaurant)

Suite B2: NY Bagels Deli

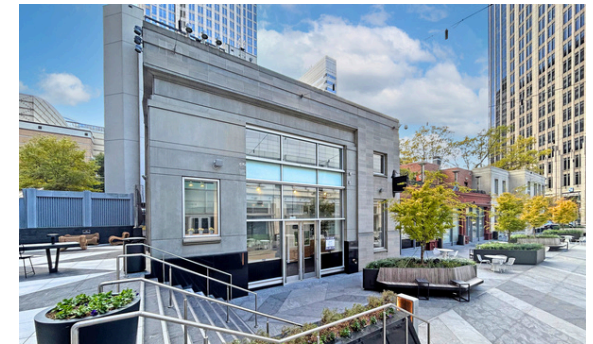
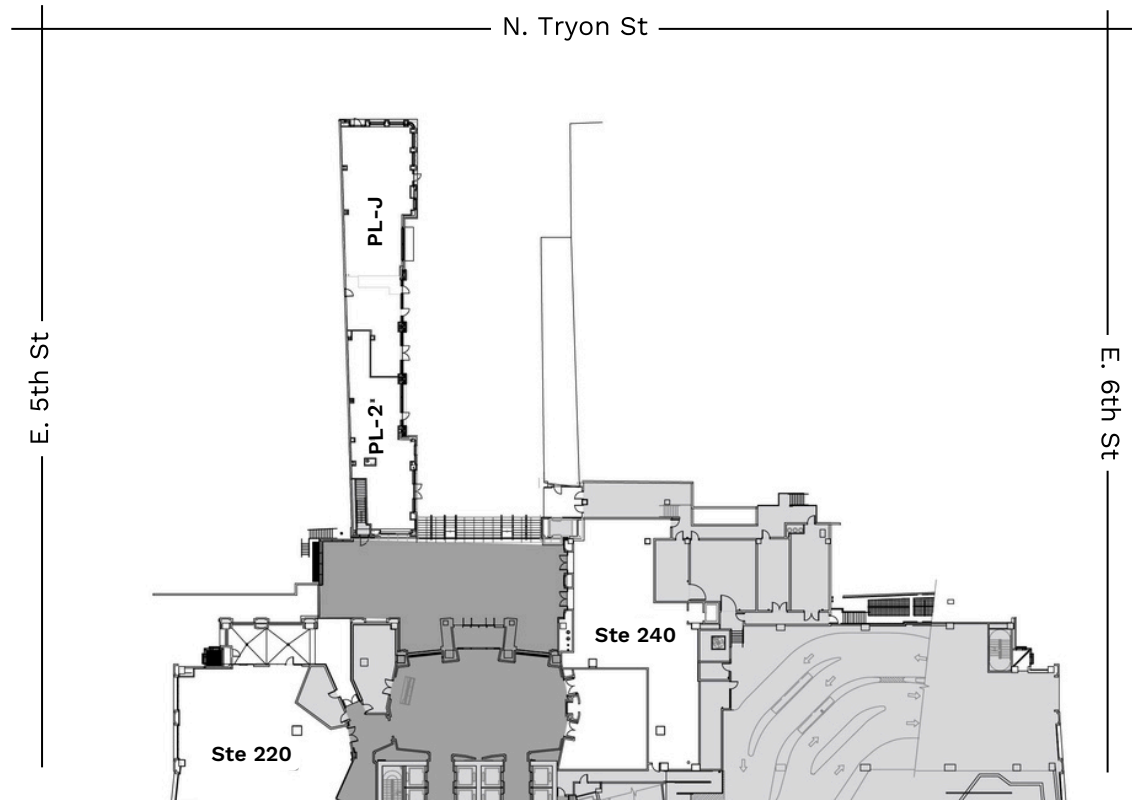




TRUIST CENTER

# N. Tryon Street Level

- Suite 220: Sea Level
- Suite 240: Luce
- PL-2: Mad Dash
- PL-J Truist Branch





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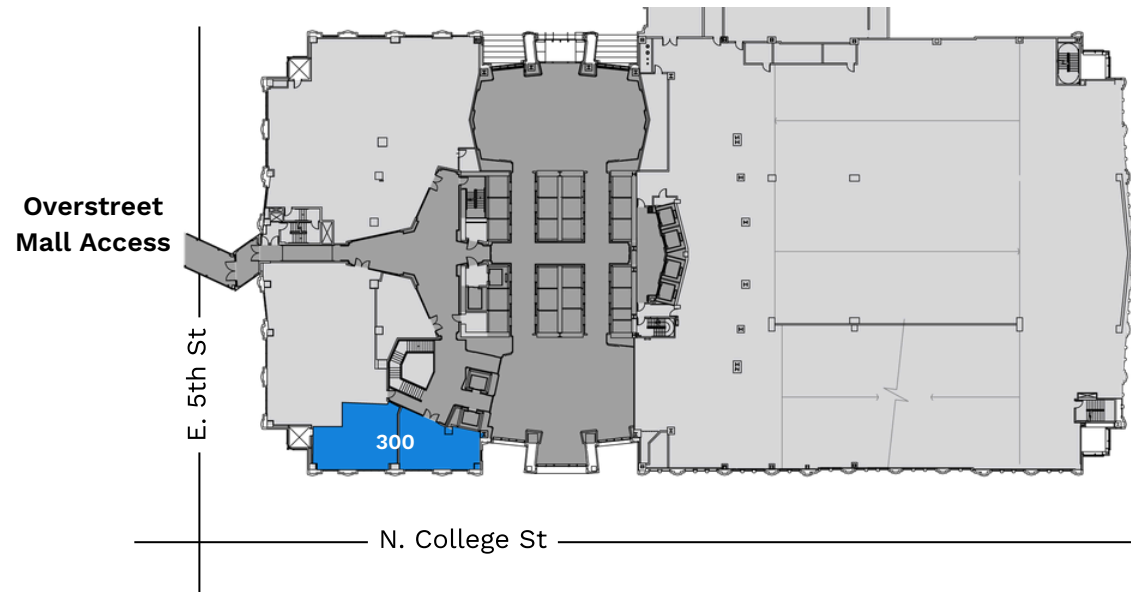
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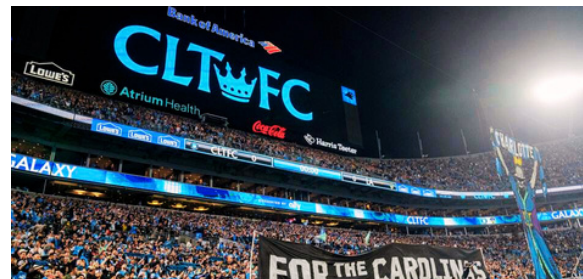
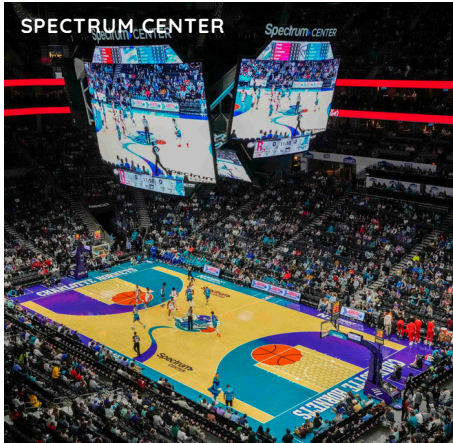
## Overstreet Mall Level

Suite 300: 807 - 1,072 SF Available



● Available Retail





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GET IN TOUCH ▾



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