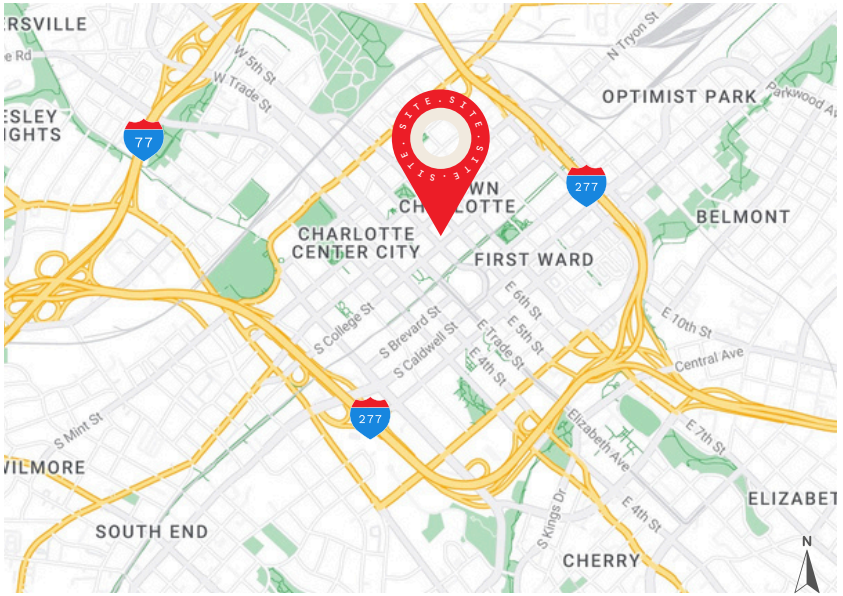


RETAIL FOR LEASE

Truist Center

Charlotte, NC





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 - 1,072 SF
Delivery Condition	2nd Generation
Use	Retail/Market
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.

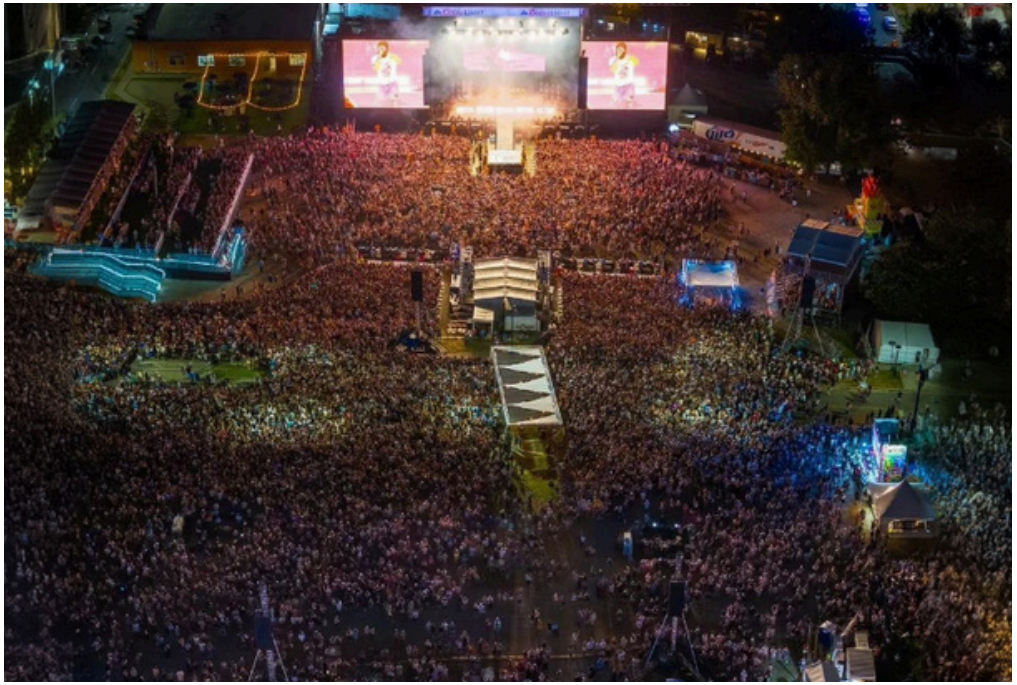
A Cultural and Business Epicenter

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 Stree 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

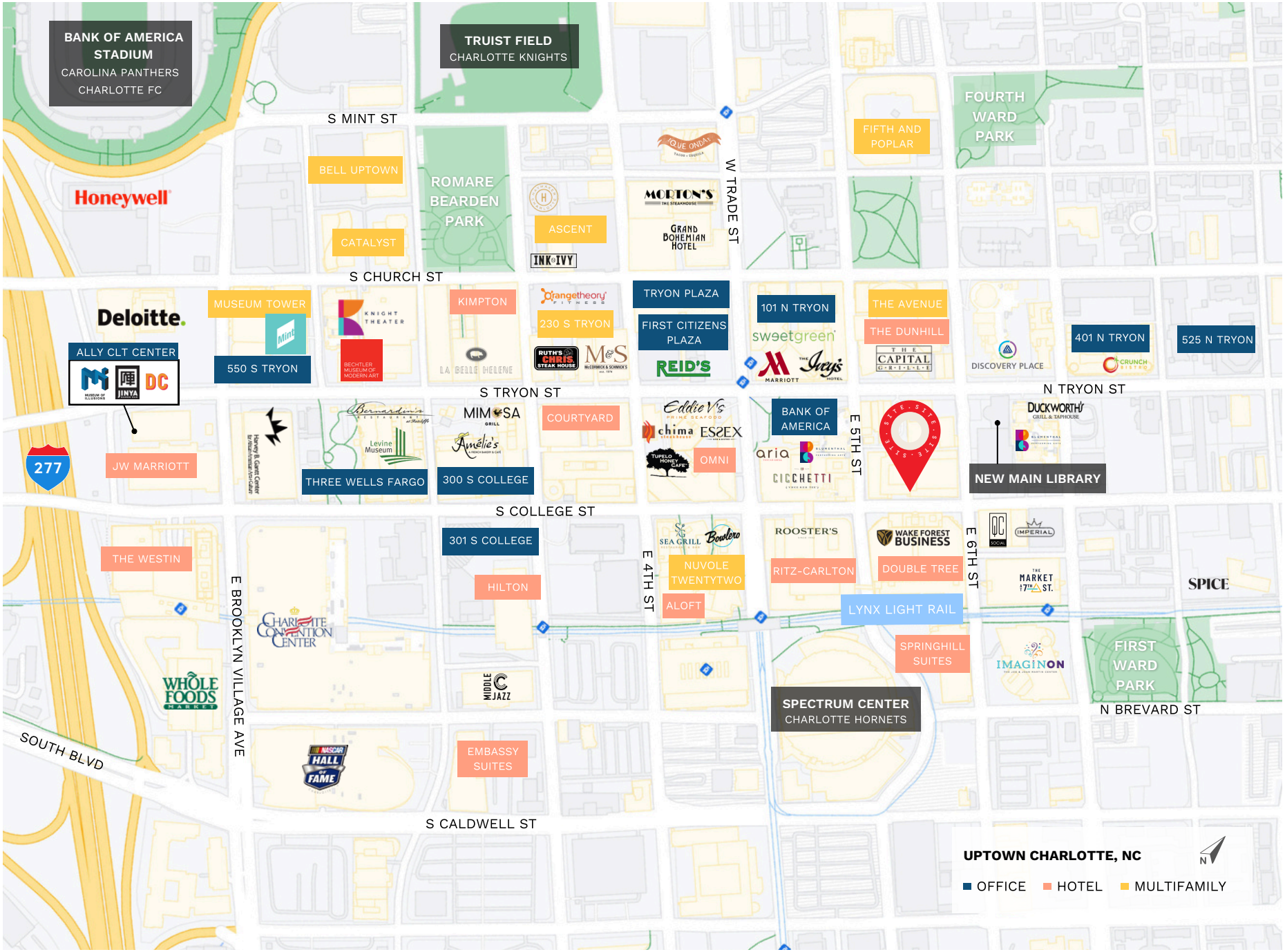
$375+ million upgrade to the home of NBA Charlotte Hornets and new performance center

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 exisitng
1,900+ apartments under construction
Median Age: 33

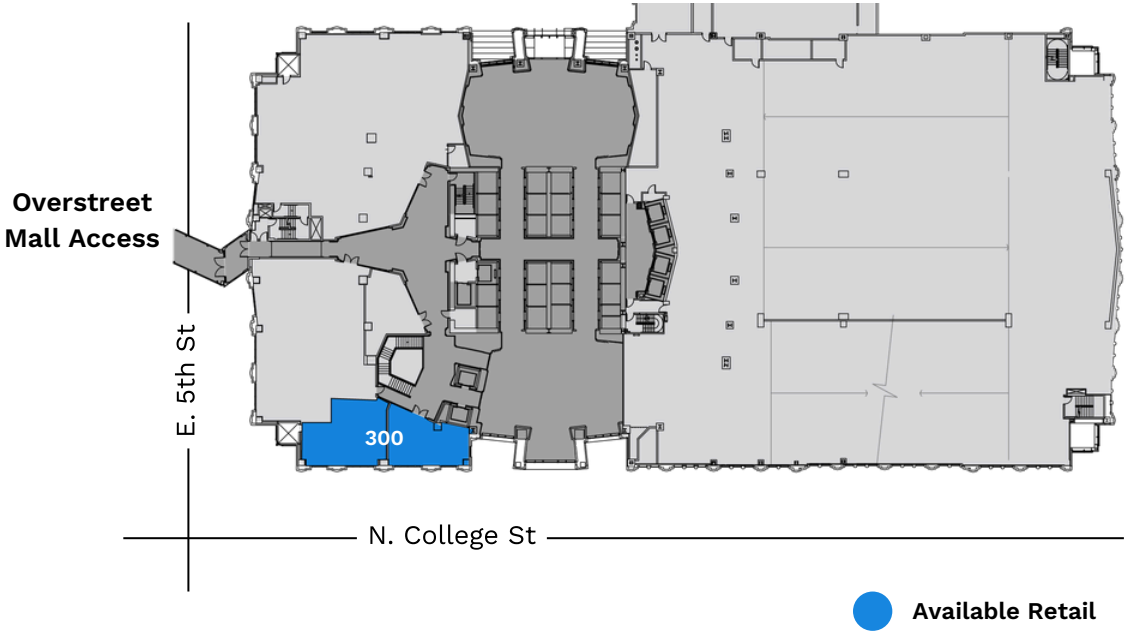

BANK OF AMERICA STADIUM
CAROLINA PANTHERS
CHARLOTTE FC
TRUIST FIELD
CHARLOTTE KNIGHTS
S MINT ST
BELL UPTOWN
ROMARE BEARDEN PARK
FIFTH AND POPLAR
FOURTH WARD PARK
W TRADE ST
Honeywell
CATALYST
ASCENT
INK+IVY
GRAND BOHEMIAN HOTEL
S CHURCH ST
Deloitte.
MUSEUM TOWER
KIMPTON
TRYON PLAZA
101 N TRYON
THE AVENUE
401 N TRYON
525 N TRYON
230 S TRYON
FIRST CITIZENS PLAZA
THE DUNHILL
DISCOVERY PLACE
ALLY CLT CENTER
550 S TRYON
REID'S
N TRYON ST
S TRYON ST
277
JW MARRIOTT
THREE WELLS FORGO
COURTYARD
300 S COLLEGE
OMNI
BANK OF AMERICA
E 5TH ST
NEW MAIN LIBRARY
S COLLEGE ST
301 S COLLEGE
THE WESTIN
HILTON
E 4TH ST
NUVOLE TWENTYTWO
ALOFT
RITZ-CARLTON
DOUBLE TREE
E 6TH ST
LYNX LIGHT RAIL
SPRINGHILL SUITES
SPICE
E BROOKLYN VILLAGE AVE
SPECTRUM CENTER
CHARLOTTE HORNETS
FIRST WARD PARK
N BREVARD ST
EMBASSY SUITES
SOUTH BLVD
S CALDWELL ST
UPTOWN CHARLOTTE, NC
OFFICE
HOTEL
MULTIFAMILY

TRUIST CENTER

Overstreet Mall Level

Suite 300: **807 - 1,072 SF Available**



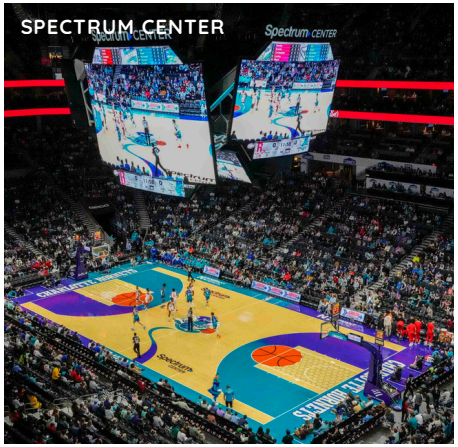


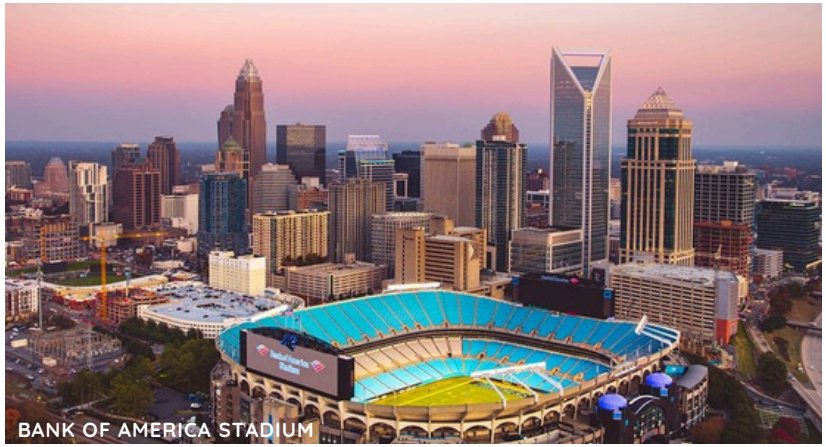




























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