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THE NICHOLS COMPANY
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1204 Central Avenue, Suite 201
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Available Office/Retail for Lease
500 North Tryon St
Charlotte, NC 28202

PROPERTY OVERVIEW

ABOUT

Highly desirable office/retail for lease in Uptown Charlotte's Fourth Ward. The property boasts three levels of available space perfect for uses that benefit from a highly walkable location. Dozens of restaurants, bars and entertainment are within walking distance to the building as well as high density multi-family units.

PROPERTY DETAILS

- 19,260 SF Office/Retail for Lease
- First Floor: 6,491 Rentable SF
- Second Floor: 5,609 Rentable SF
- Basement: 6,149 Rentable SF
- 0.316 Acres
- Parcel ID: 8003301
- Zoning: UMUD

PROPERTY FEATURES

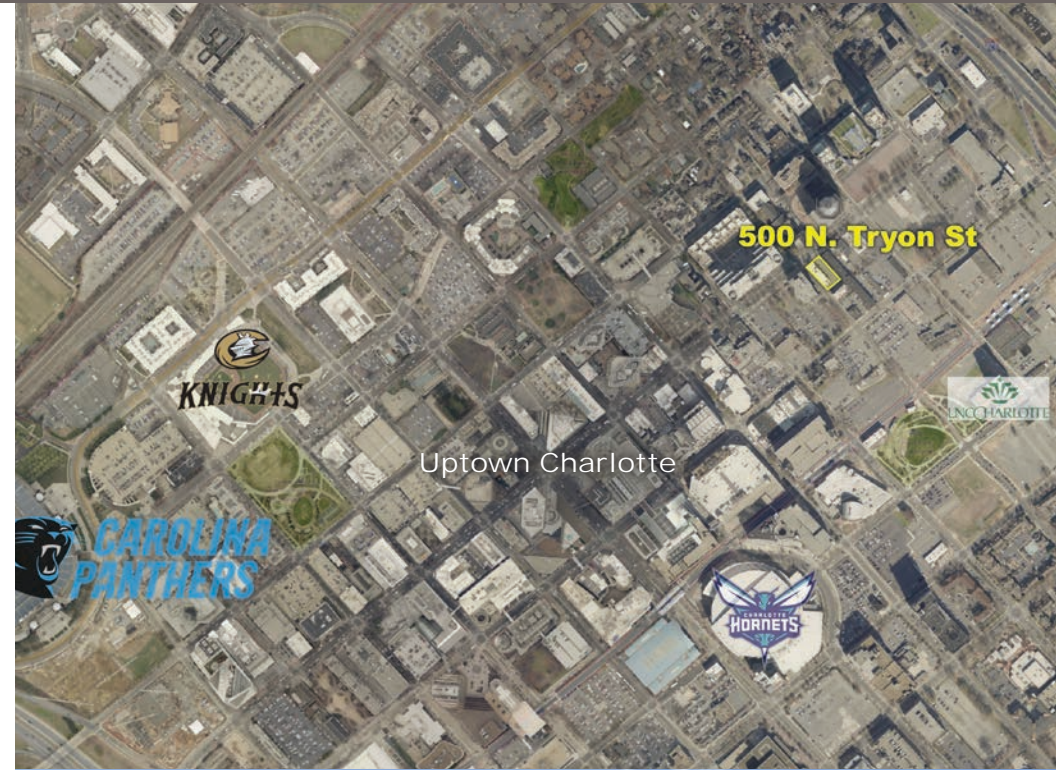
- 35 designated parking spaces
- Prominent signage on Tryon Street
- Elevator
- Close to College Street light rail station
- Front door buzzer system for easy access

CEILING HEIGHTS

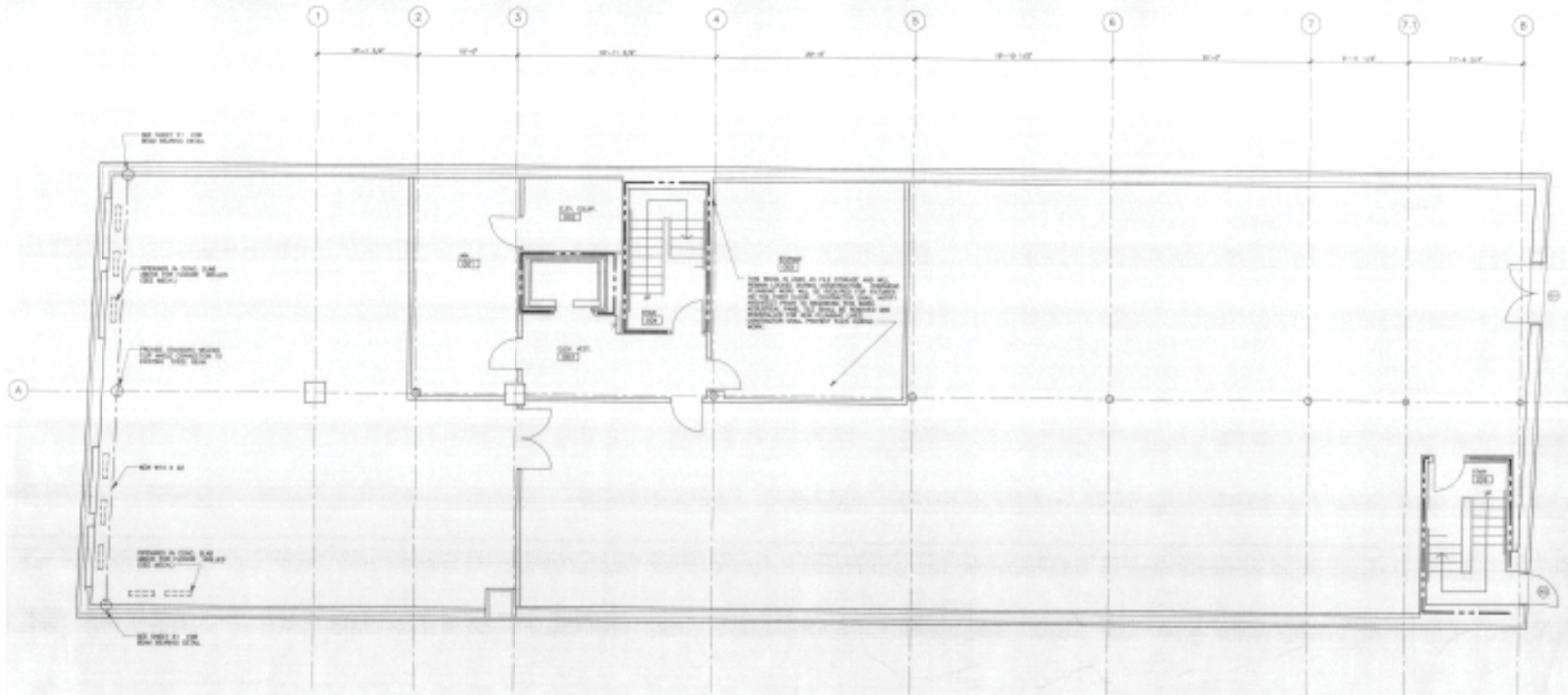
- Basement: 10'2"
- 1st Floor: 10'8"
- Top Floor: 11'8"

Demographics	1 Mile	3 Miles	5 Miles
Total Population	20,232	115,467	260,338
Average HH Income	\$94,230	\$886,156	\$78,171
Total Households	9,656	51,745	107,965

Traffic Counts: N. Tryon St. 7,300 VPD | N. College St. 6,100 VPD
I-277 121,000 VPD



FLOOR PLAN - BASEMENT



 **BASEMENT FLOOR PLAN**
1/2" = 1'-0"

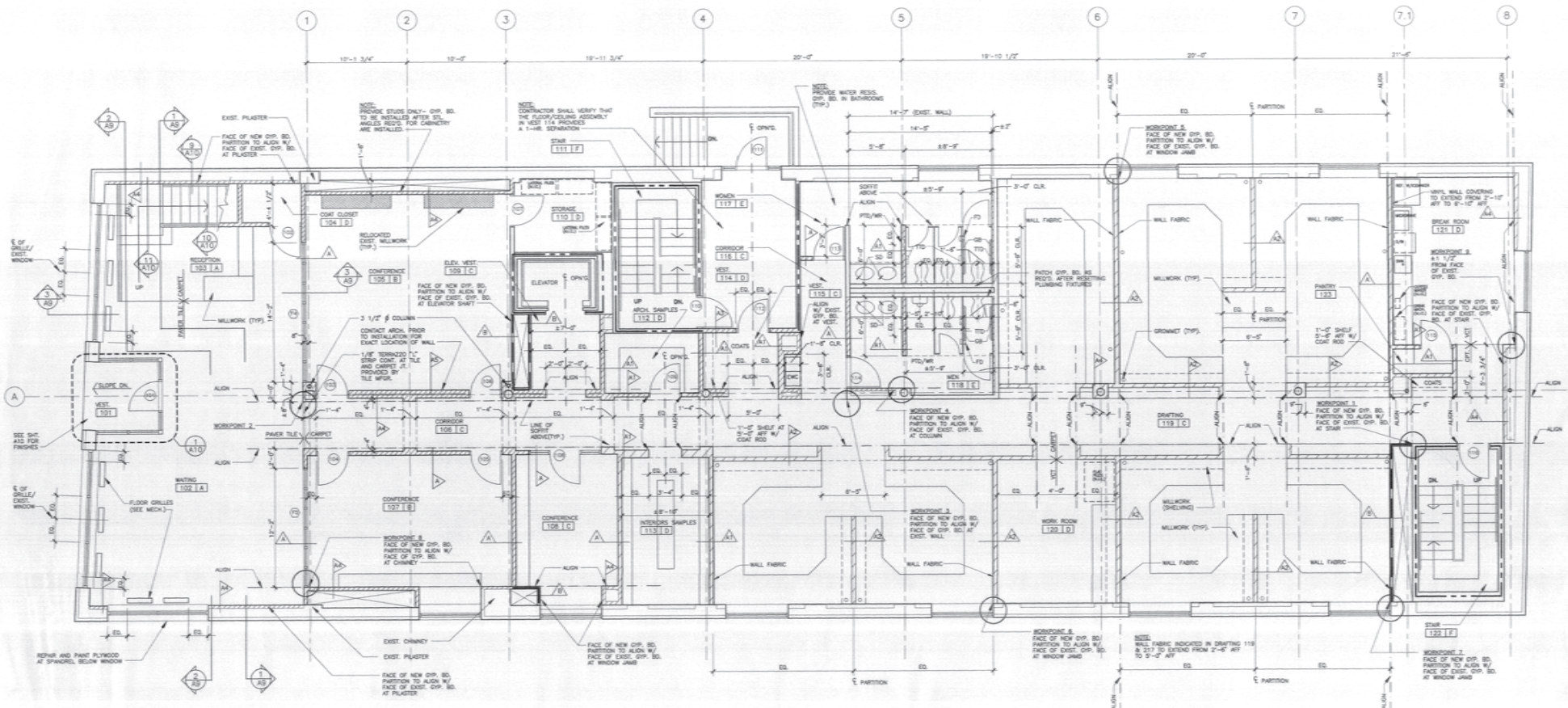
GENERAL NOTES

1. ALL WORK IS TO BE ACCORDING TO THE SPECIFICATIONS.

FINISH LEGEND

1. ALL FINISHES TO BE ACCORDING TO THE SPECIFICATIONS.

FLOOR PLAN - FIRST FLOOR



FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND

- NEW PARTITION
- EXISTING FIRE RATED PARTITION
- EXISTING PARTITION TO REMAIN
- NEW 1 HR SHIRT WALL
- PARTITION TYPE
- FINISH - SEE FINISH LEGEND

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
2. ARCHITECTURAL MILLWORK NOT IN CONTRACT. IT IS INDICATED ON DRAWINGS FOR COORDINATION PURPOSES ONLY.
3. AS PART OF THE HVAC WORK, THE EXISTING ROOFTOP UNITS ARE BEING RELOCATED. SEE MECHANICAL DRAWINGS. POSITIONING OF BOOF IS IN BASE BID. AT NEW ROOFTOP LINE LOCATIONS, CUT EXISTING 2" THICK WOOD SHEKING AS REQUIRED FOR NEW DUCTS. PROVIDE NEW DOUBLE 2" X 10" HEADERS ON ALL SIDES OF NEW OPENINGS SUCH THAT THEY ARE FRAMED INTO NEAREST ADJACENT BEAMS. NEW OPENINGS SHALL NOT CUT EXISTING WOOD SEALS.
4. PROVIDE CONTINUOUS CONCEALED 2" X 4" WOOD BLOCKING AT WOOD SHEKING (INDICATED WITH SHDED LINES) AT DRAWING 119 & 217. COORDINATE EXACT LOCATIONS OF BLOCKING WITH MILLWORK CONTRACTOR.
5. PATCH EXISTING INTERIOR FACE OF EXTERIOR WALLS AS REQ'D. AT NEW WALL INTERSECTIONS.

TOILET ACCESSORY LEGEND

SYMBOL	DESCRIPTION	QUANTITY	WOMEN 117	MEN 118
T10	TOILET TISSUE DISPENSER ; BORBROK 8-886	3	2	
SD	LABATORY MOUNTED SOAP DISPENSER; BORBROK 8-82218	2	2	
PTD/WR	PAPER TOWEL DISPENSER/ WHITE RECEPTACLE; BORBROK 8-3944	1	1	
GB	STAINLESS STEEL GRAB BARS; BORBROK 8-820842	2	2	

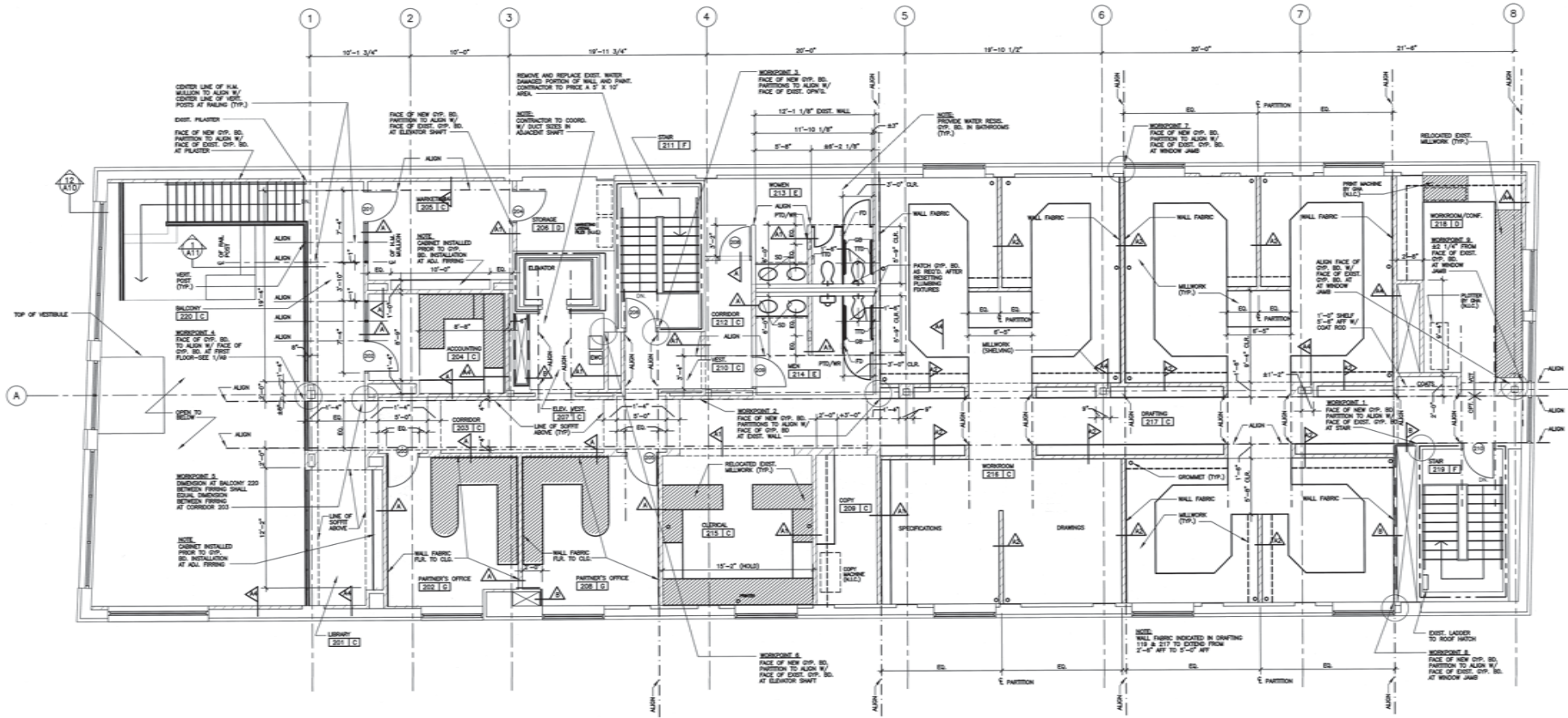
KITCHEN EQUIPMENT

- A. REFRIGERATOR/FREEZER: GE MODEL NO. TCK220K, WITH AUTOMATIC ICE MAKER, WHITE COLOR.
- B. DISHWASHER: GE MODEL NO. GSD18039W, WHITE COLOR.
- C. MICROWAVE OVEN: GE MODEL NO. JET344L, WHITE COLOR.

FINISH LEGEND

- TYPE A WAITING 102, RECEPTION 103
FLOOR: PAPER TILE, CARPET A AT RECEPTION 103
AND STAIRS BEHIND RECEPTION AREA
AS SHOWN ON DWG.
- BASE: RES. RES (CODE) AT PAPER TILE
- WALL: CIP. BD./PAINT
- CEILING: ACUSTICAL PANEL/2' X 2'
- TYPE B CONFERENCE 102, 107
- FLOOR: CARPET B
- BASE: RES.
- WALL: CIP. BD./PAINT
- CEILING: ACUSTICAL PANEL/2' X 2'; CIP. BD./PAINT
- TYPE C CORRIDOR 106, CONFERENCE 108,
ELEV. VEST. 109, VEST. 115,
CORRIDOR 116, DRAWING 119
- FLOOR: CARPET A
- BASE: RES.
- WALL: CIP. BD./PAINT, WALL FABRIC AS INDICATED ON DWG.
- CEILING: ACUSTICAL PANEL/2' X 2'; CIP. BD./PAINT
- TYPE D COAT CLOSET 104, STORAGE 110,
ARCH. SAMPLES 113, INTERIOR SAMPLES 113,
VEST. 114, WORK ROOM 102, BREAK ROOM 121.
- FLOOR: VCT
- BASE: RES. (CODE)
- WALL: CIP. BD./PAINT; WHITE MILLCOVERING AS INDICATED ON DWG.
- CEILING: ACUSTICAL PANEL/2' X 2'
- TYPE E WOMEN 117, MEN 118
- FLOOR: CER. TILE
- BASE: CER. TILE
- WALL: CIP. BD./CER. TILE
- CEILING: ACUSTICAL PANEL/2' X 2'; CIP. BD./PAINT
- TYPE F STAR 111, STAR 122
- FLOOR: EXISTING
- BASE: EXISTING
- WALL: EXISTING/PAINT
- CEILING: EXISTING/PAINT
- STEEL STAIRS & HANDRAILS: EXISTING/PAINT

FLOOR PLAN - SECOND FLOOR



1 SECOND FLOOR PLAN
1/4"=1'-0"

LEGEND

- NEW PARTITION
- EXISTING FIRE RATED PARTITION
- EXISTING PARTITION TO REMAIN
- NEW 1 HR. SHWT WALL
- PARTITION TYPE
- FINISH - SEE FINISH LEGEND

GENERAL NOTES

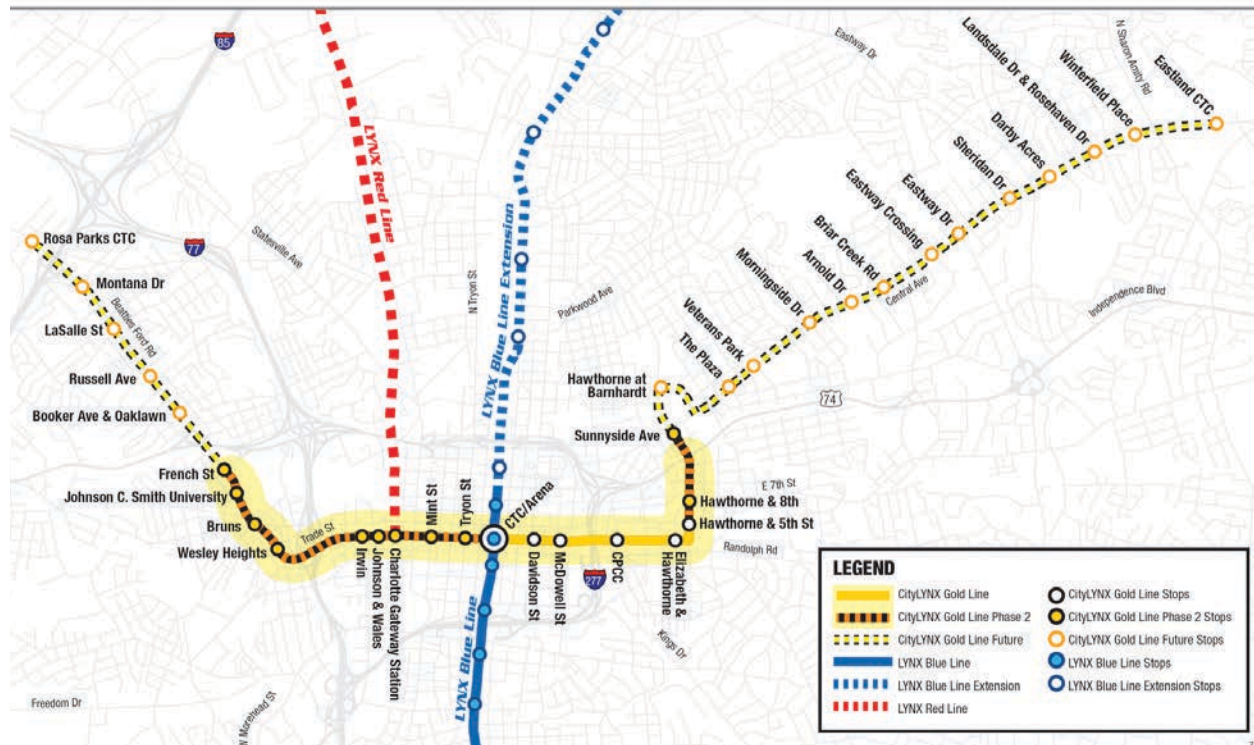
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4. PROVIDE CONTINUOUS CONCEALED 2" X 4" WOOD BLOCKING AT WOOD SHELDING (INDICATED WITH DASHED LINES) AT DRAFTING 119 & 217. COORDINATE EXACT LOCATIONS OF BLOCKING WITH MILLWORK CONTRACTOR.
5. MATCH EXISTING INTERIOR FACE OF EXTERIOR WALLS AS NOTED AT NEW WALL INTERSECTIONS.

TOILET ACCESSORY LEGEND

SYMBOL	DESCRIPTION	QUANTITY	
		WOMEN 213	MEN 214
TTO	TOILET TISSUE DISPENSER; BOBROCK B-688	2	1
SD	LAUNTRY MOUNTED SOAP DISPENSER; BOBROCK B-82219	2	2
PTD/WR	PAPER TOWEL DISPENSER/ WASTE RECEPTACLE; BOBROCK B-3844	1	1
GB	STAINLESS STEEL GRAB BARS; BOBROCK B-820542	2	2

FINISH LEGEND

- TYPE D: WORKROOM 201, CORRIDOR 203, ACCOUNTING 204, CONFERENCE/LIBRARY 205 ELEV. VEST. 207, COPY 206, VEST. 210, CORRIDOR 212, CLERICAL 215, WORK ROOM 216, DRAFTING 217, BALCONY 220
- FLOOR: CARPET A
- BASE: RED.
- WALL: OYP. SD./PANT; WALL FABRIC AS INDICATED ON DRAWINGS.
- CEILING: ACOUSTICAL PANEL/2' X 2' OYP. SD./PANT
- TYPE D: STORAGE 204, WORK ROOM/CONF. 216.
- FLOOR: VCT
- BASE: RED. (204K)
- WALL: OYP. SD./PANT
- CEILING: ACOUSTICAL PANEL/2' X 2'
- TYPE E: WOMEN 213, MEN 214
- FLOOR: CER. TILE
- BASE: CER. TILE
- WALL: OYP. SD./PANT
- CEILING: ACOUSTICAL PANEL/2' X 2'; OYP. SD./PANT
- TYPE E: STAIR 211, STAIR 218
- FLOOR: EXISTING
- BASE: EXISTING
- WALL: EXISTING/PANT
- CEILING: EXISTING/PANT
- STEEL STAIRS & HANDRAILS: EXISTING/PANT
- TYPE G: PARTNER'S OFFICE 200, PARTNER'S OFFICE 208
- FLOOR: CARPET A
- BASE: RED.
- WALL: OYP. SD./PANT; WALL FABRIC AS INDICATED ON DWG.
- CEILING: ACOUSTICAL PANEL/2' X 2'





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