



402 West Trade Street

Charlotte, North Carolina 28202



Available for Lease

+/- 25,184 SF Office/Retail Historic Property in Uptown

Property Overview

402 West Trade Street Available for Lease

Opportunity to lease office space in a landmark, historic office property in the heart of Uptown Charlotte along the new Gold Street Car Line. The property boasts 25,184 SF on two floors, 12' drop ceilings, glass storefront and lobby elevator. The building has 23 onsite parking spaces in the rear portion of the property, a rare and highly sought after feature by tenants seeking space in Uptown Charlotte.

Property Details

Address 402 West Trade Street | Charlotte, NC 28202

Availability First Floor: Fully Leased
Second Floor: +/- 1,915 RSF

GLA +/- 25,184 SF

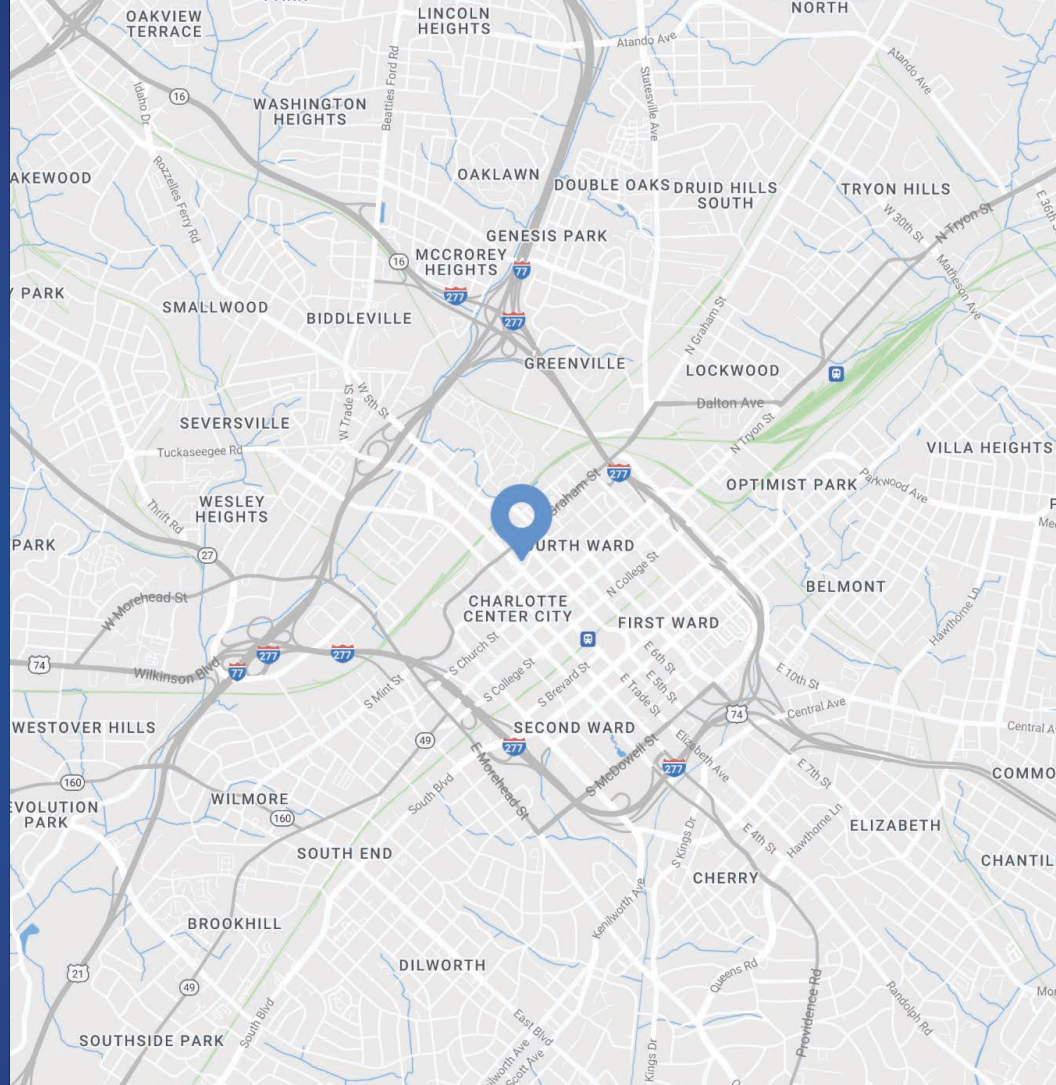
Year Built Historic building built in 1916

Use Office & Retail

Parking 23 onsite parking spaces

Traffic Counts West Trade Street | 11,000 VPD

Lease Rate Call for Leasing Details

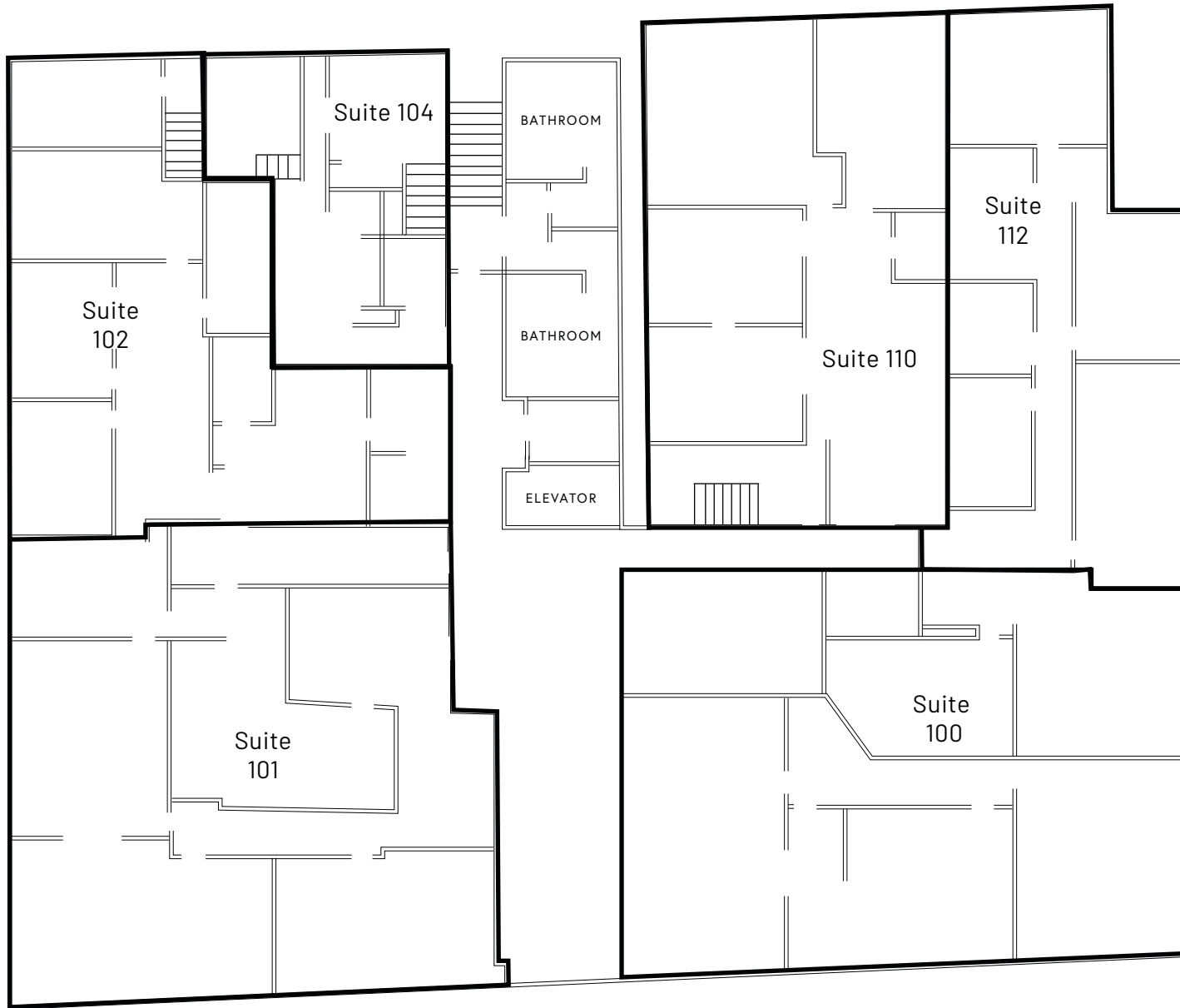


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	24,608	120,479	259,096
Avg. Household Income	\$138,330	\$118,576	\$106,215
Median Household Income	\$97,608	\$75,079	\$62,867
Households	14,703	62,368	119,327
Daytime Employees	58,931	151,897	242,492

Interior Photos

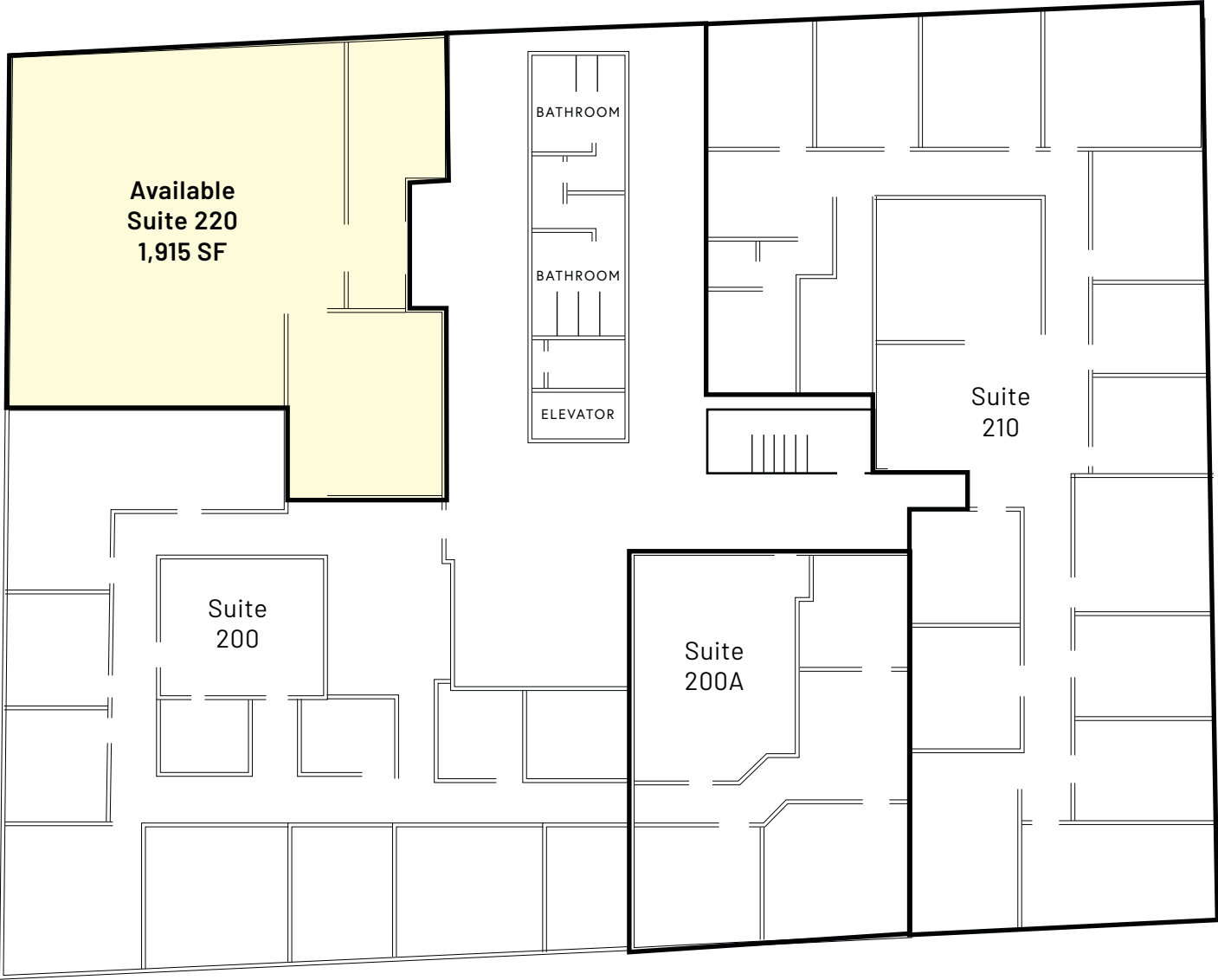




W. Trade Street 11,000 VPD

Tenant Roster

100	Cauley Forsyth Law	2,726 RSF
101	Wyatt & Blake LLP	2,574 RSF
102	Back N Balance Day Spa	1,697 RSF
102	Canopy Roofing and Exteriors	742 RSF
110	Carolina's Spine and Sport Treatment Center	1,607 RSF
112	The Nye Law Group, P.C.	1,473 RSF



Tenant Roster		
200	Brasfield & Gorrie	3,859 SF
200A	LEPR Agency	1,102 RSF
210	Balto Creative	4,589 RSF
220	Available for Lease	1,915 RSF

W. Trade Street 11,000 VPD

Uptown

Charlotte, NC

Uptown Charlotte has come a long way since it grew from two Native American trading paths, now called Trade and Tryon Streets. It's where tradition and innovation come together and it's home to some of the Southeast's most acclaimed businesses, inspired dining and nightlife, vibrant arts & culture scene, three pro sports venues, scenic parks and greenways and nationally celebrated events. Welcome to the center of it all – where there's always a lot going on and always someplace great to be.

The past 10 years has been the most prolific decade of development ever for Center City. Acres of parking lots and underutilized space have been replaced by offices and housing to accommodate highly productive companies and their workforce.

[Click here for more information from Charlotte Center City Partners](#)



Lynx Gold Line

The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

- Over 2,000 small businesses within ¼ mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to \$7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space



Market Overview





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.