

South End Office Space

1927 SOUTH TRYON STREET, CHARLOTTE, NC 28203



Office

FOR

SIZE

PRICE

Lease

±5,298 – 15,343 SF

\$30.00 – \$32.00 /SF NNN



Overview

Space(s) available:

- Suite 200 – 10,045 RSF
- Suite 203 – 5,298 RSF

Located in the heart of Charlotte's vibrant South End neighborhood

Walking distance to numerous restaurants, retail, residential and amenities

Walking distance to the East/West Light Rail Station for Lynx Blue Line

Abundant surface & covered parking at a ratio of 3/1,000

Efficient mix of private and open office with lots of glass and natural light

Multiple points of ingress/egress

Less than 1 mile to I-77 and I-277; less than 2 miles to Charlotte CBD; less than 15 minutes to Charlotte Douglas International Airport



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Property Overview

Demographics

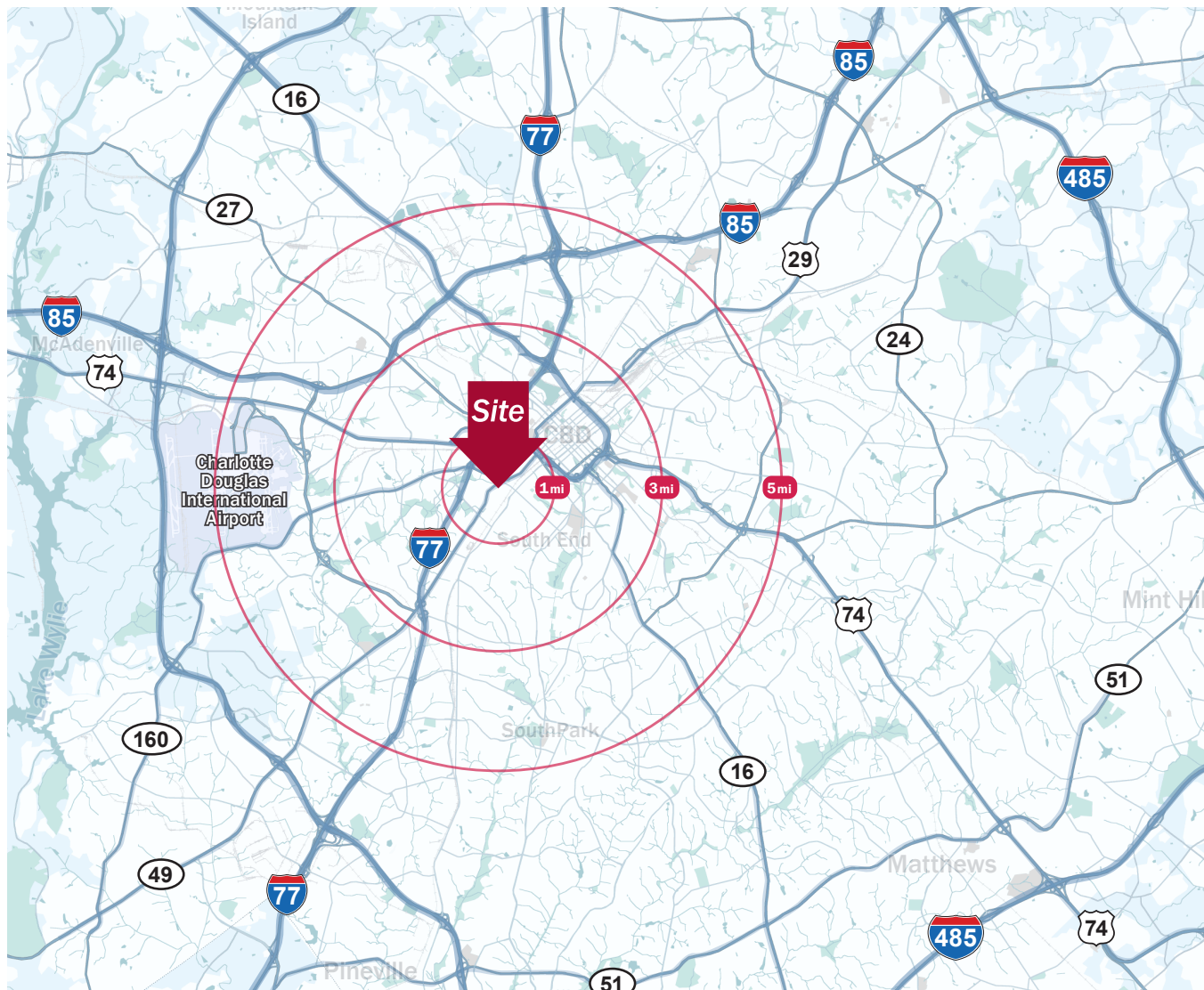
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	20,655	123,770	255,642
Growth Rate	3.24%	2.82%	2.13%
Avg. HH Income	\$145,602	\$147,450	\$140,891

Traffic Count

Source: NCDOT 2026

	AADT
South Tryon Street	21,500
West Boulevard	16,500



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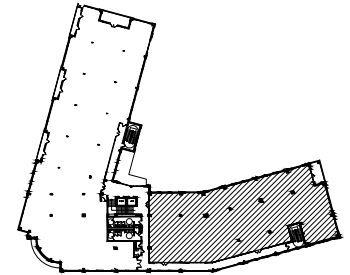
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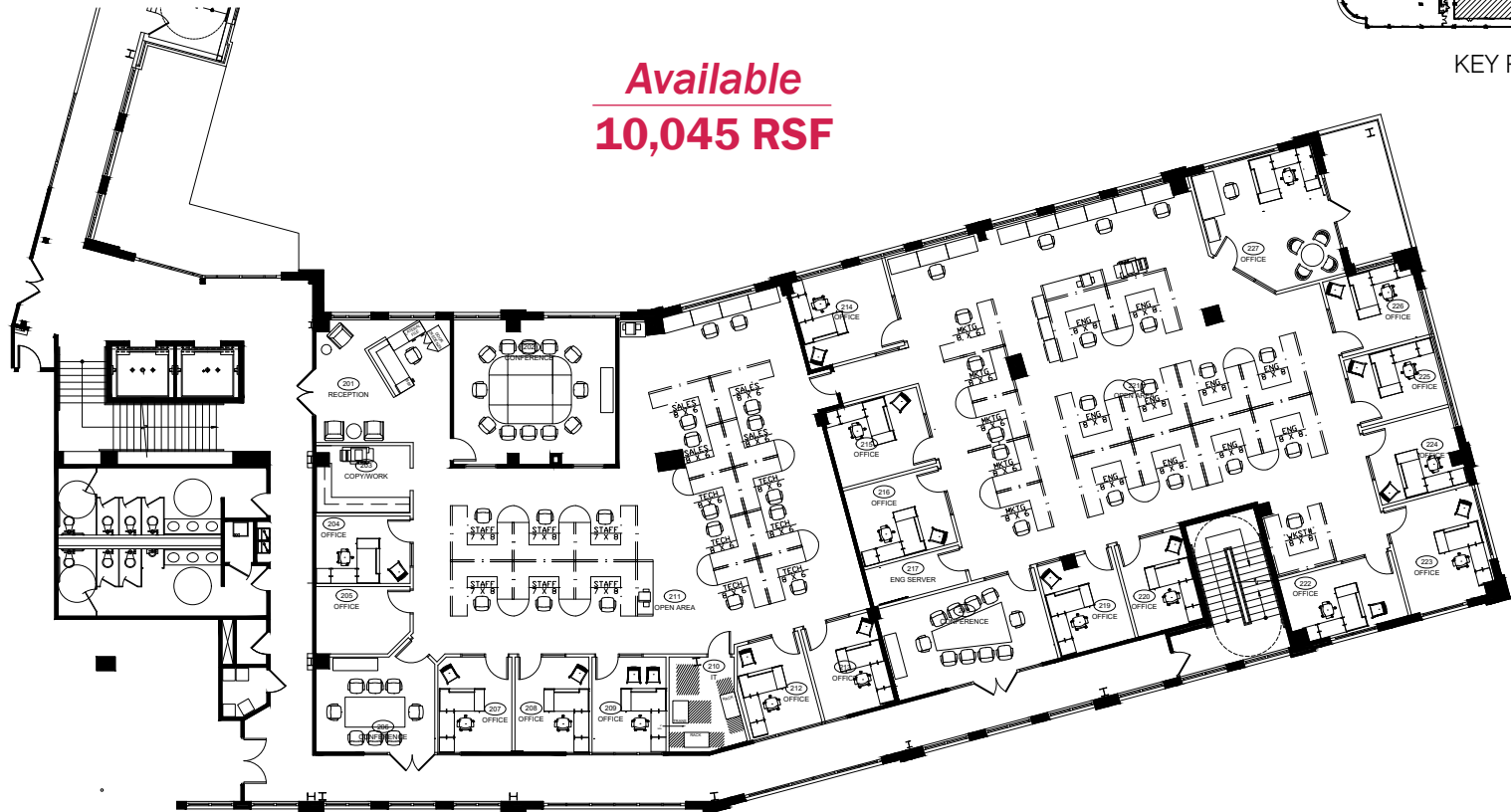
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Floor Plan: Suite 200

Available
10,045 RSF



KEY PLAN



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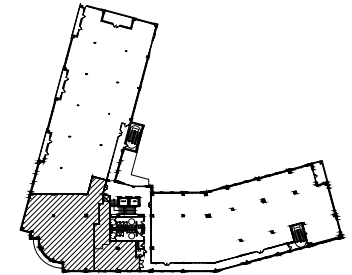
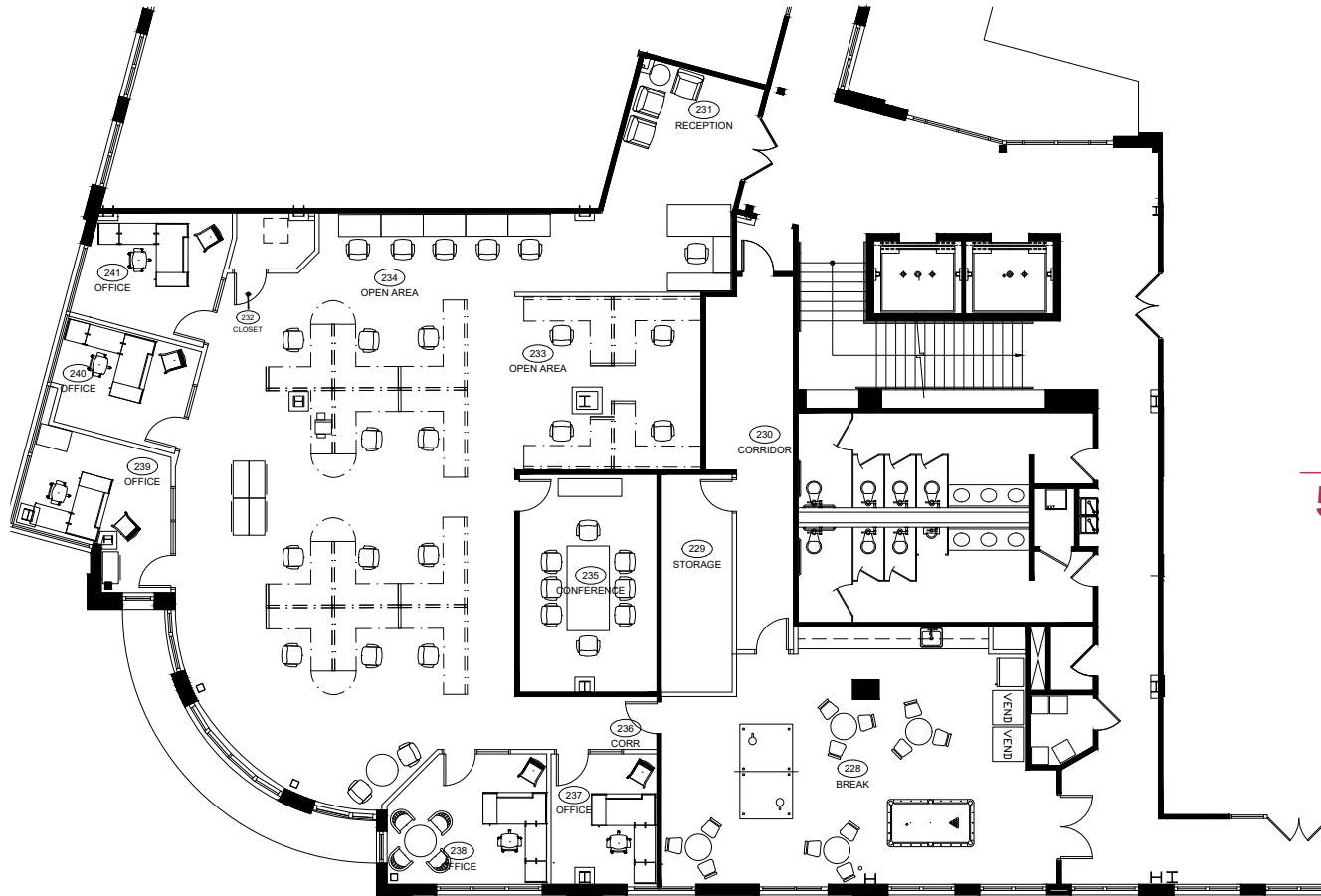
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Floor Plan: Suite 203



KEY PLAN

Available
5,298 RSF



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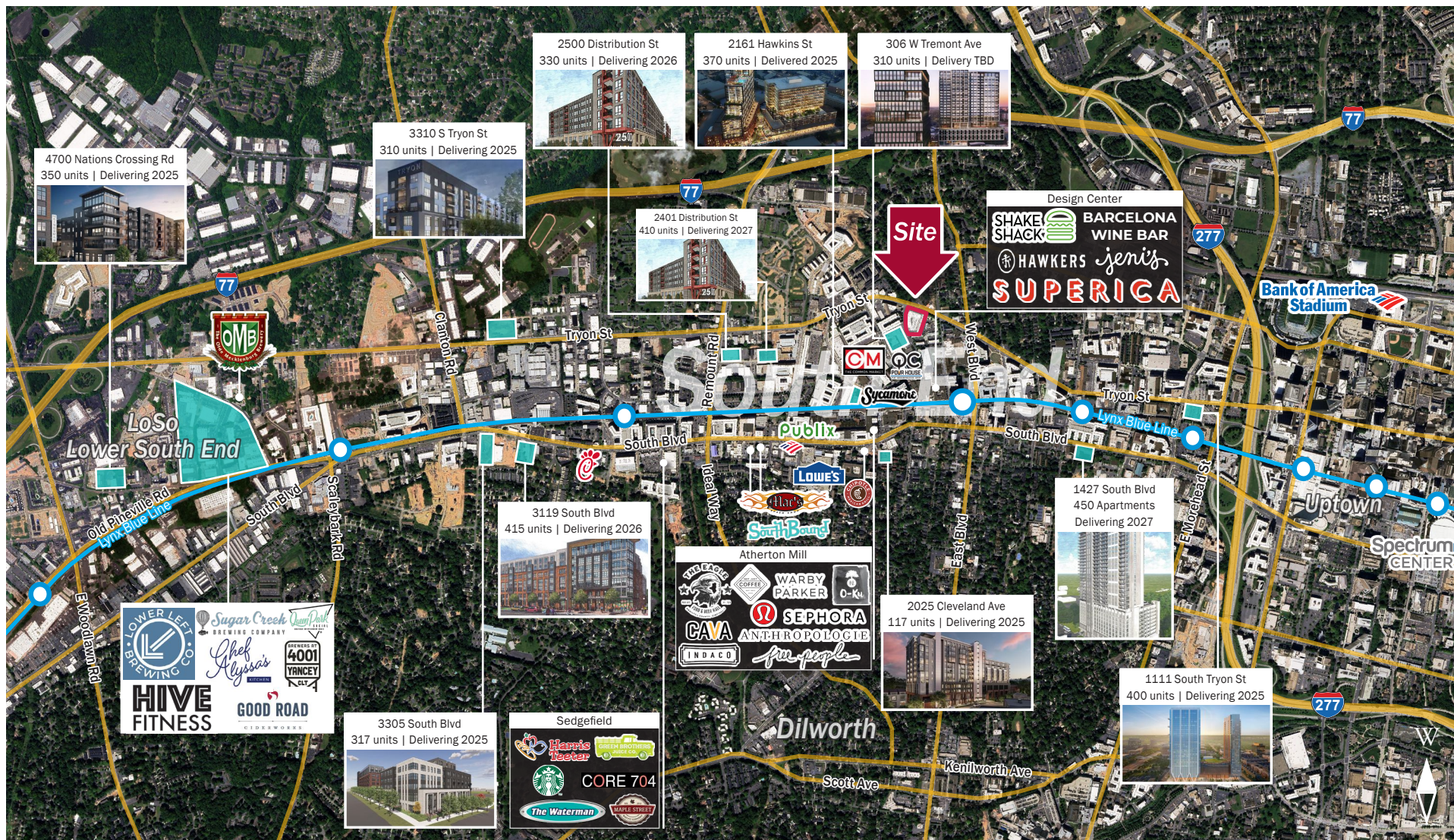
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Market Aerial



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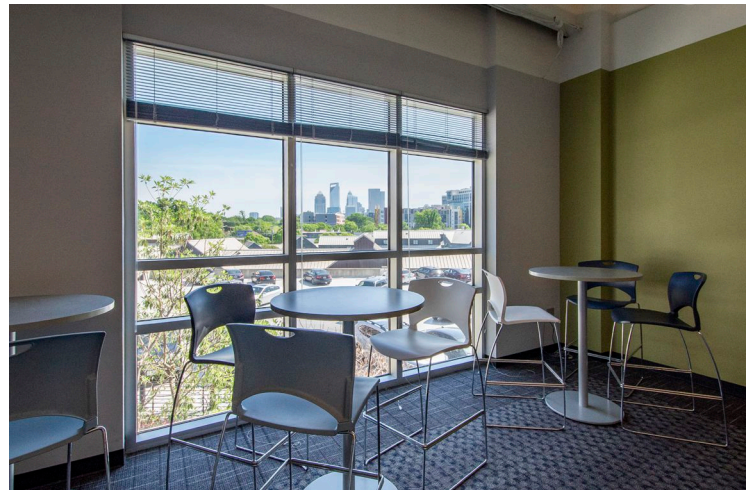
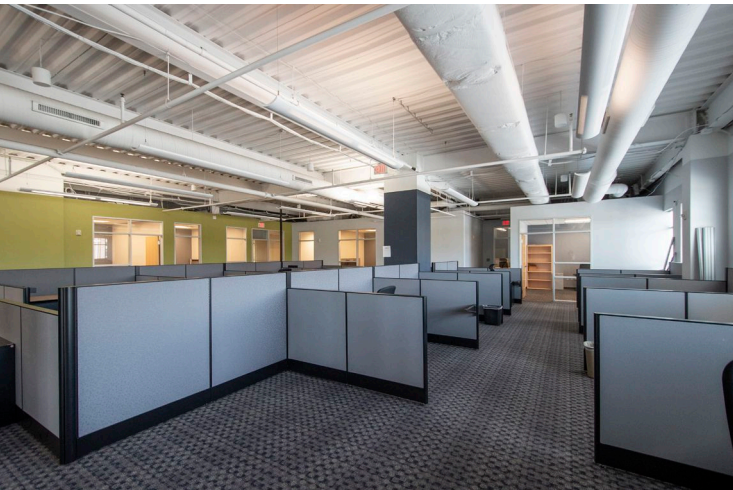
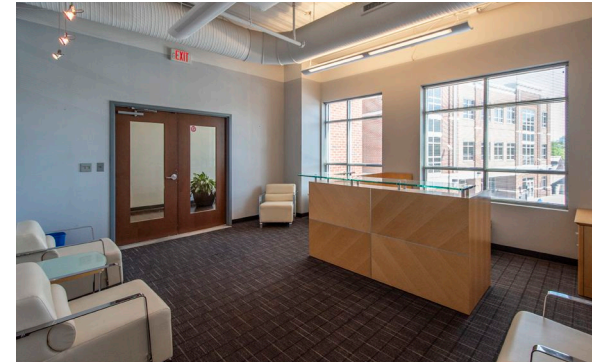
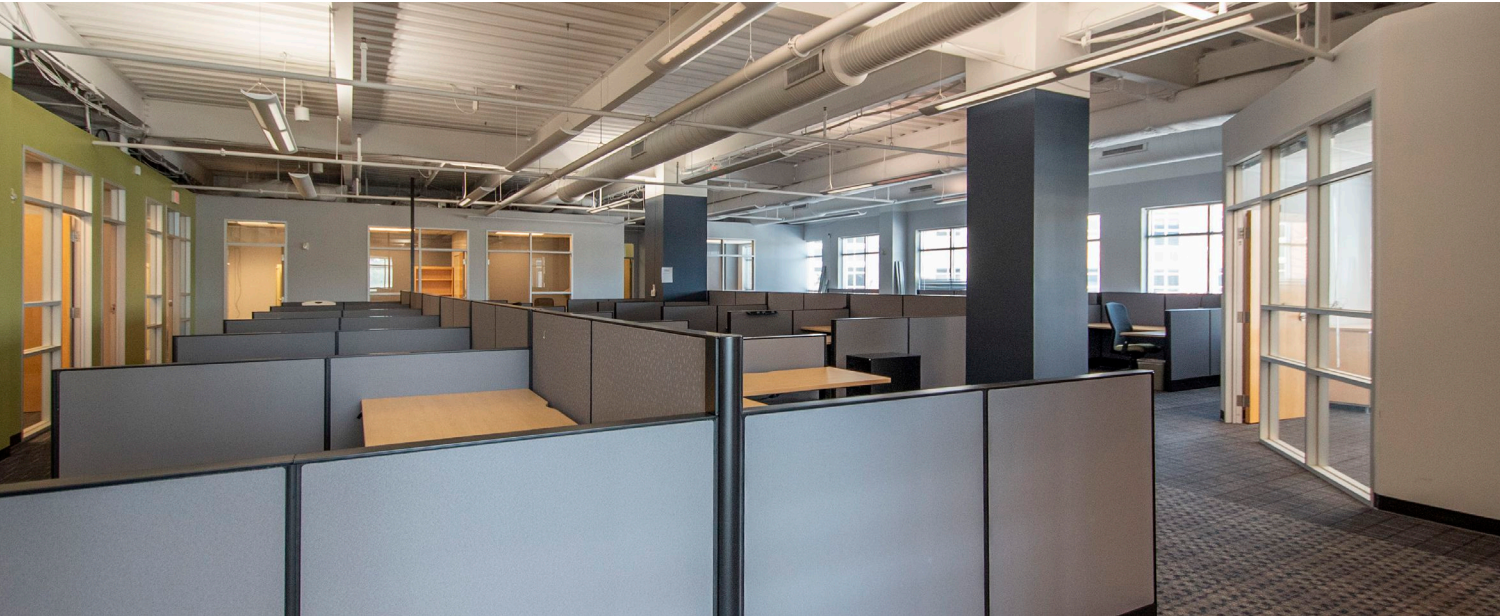
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Property Photos – Suite 200



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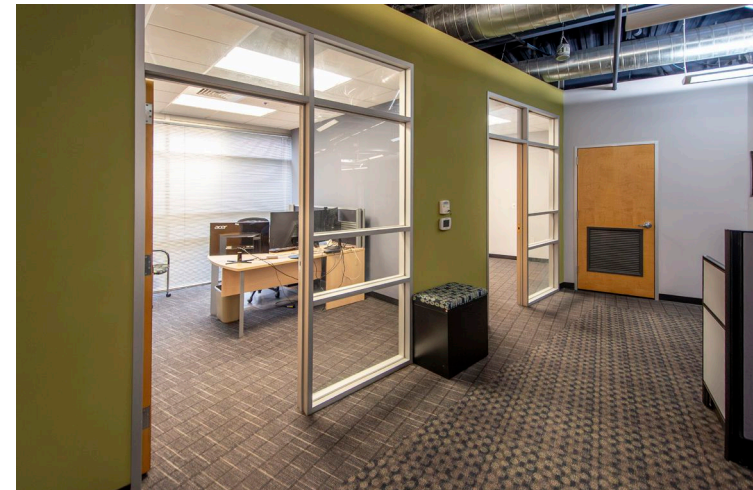
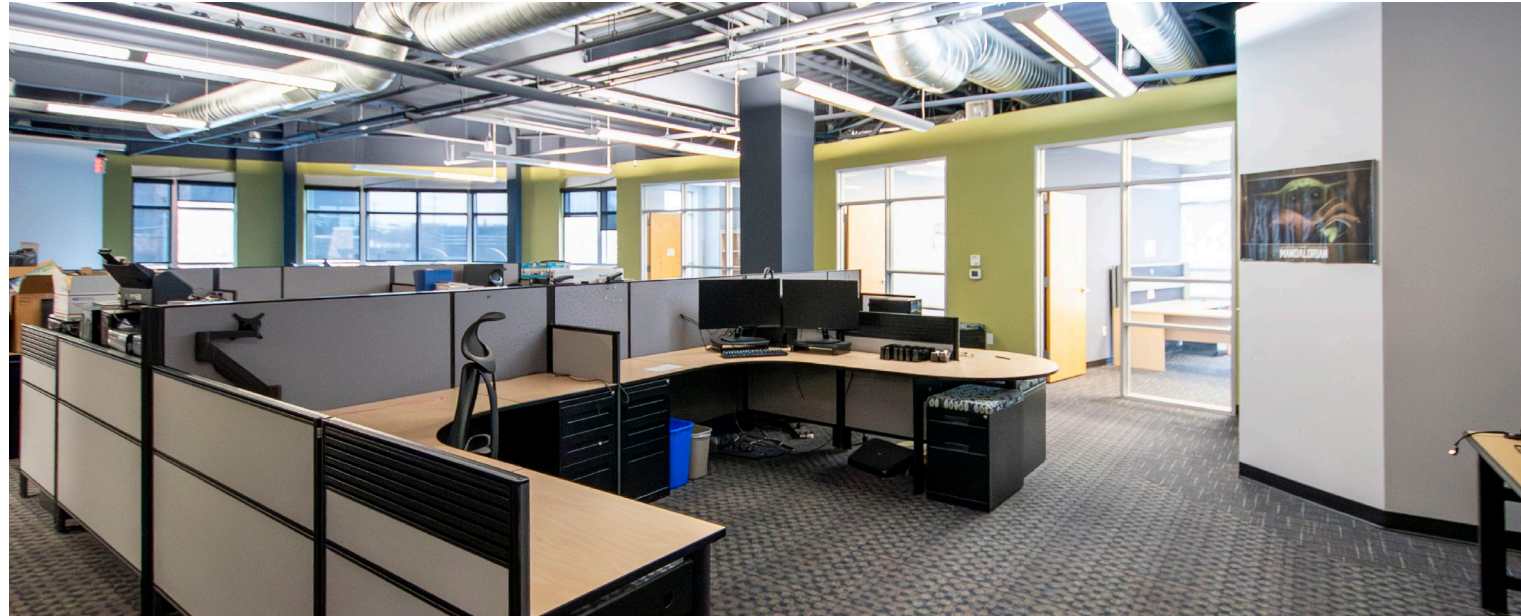
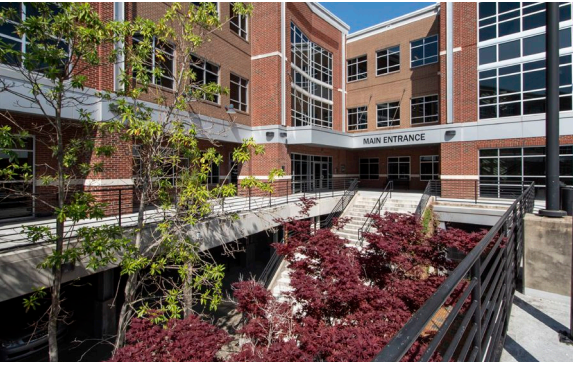
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Medical | Industrial | Retail | Land | Investment | Office

| contact

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