



201 NORTH TRYON

THE HEART OF UPTOWN



An aerial photograph of a city skyline at sunset. The sky is a mix of orange, pink, and blue. Several skyscrapers are visible, including a prominent one with a spire. A white outline of a building is superimposed on the image, highlighting a specific structure. The text 'ELEVATING OFFICE INSIDE & OUT' is written in large, white, sans-serif capital letters across the upper left portion of the image. Below it, two teal-colored boxes contain the text 'PREMIER OFFICE TOWER WITH' and 'A FRESH LOOK.' respectively.

ELEVATING OFFICE INSIDE & OUT

PREMIER OFFICE TOWER WITH
A FRESH LOOK.

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ONE STOP DESTINATION

201 N Tryon is located within walking distance of various entertainment and dining venues: Spectrum Center, Blumenthal Performing Arts Center, Truist Field, Bank of America Stadium and 100+ restaurants. Located two blocks from LYNX Light Rail 7th Street Station, 201 N Tryon offers unprecedented access. The building also offers extraordinary access to I-77 and I-85 and the greater Charlotte metro via the I-277 belt loop.

100+ RESTAURANTS

12 COFFEE SHOPS

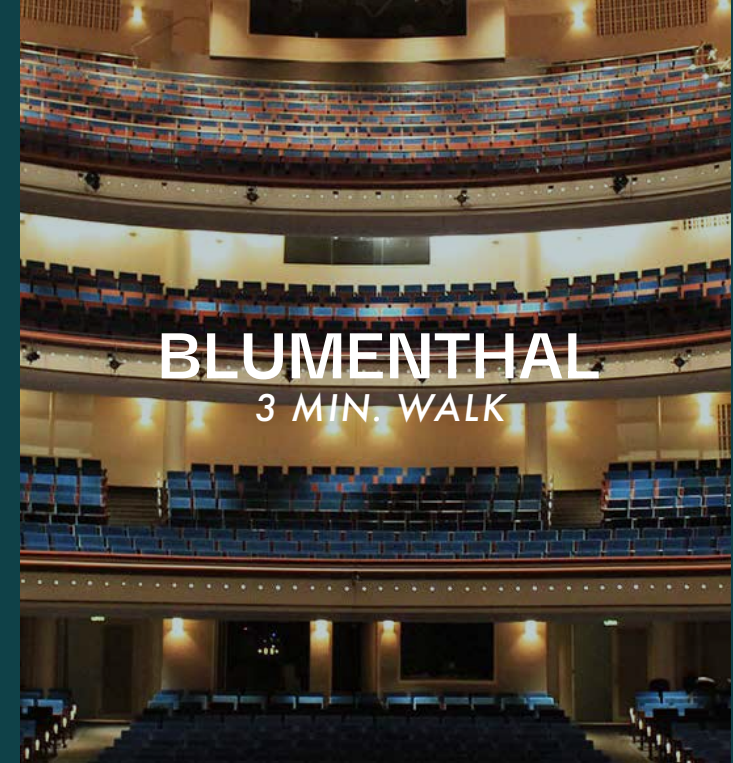
7 HOTELS

4 SPORT + ENTERTAINMENT VENUES

4 OUTDOOR PARKS



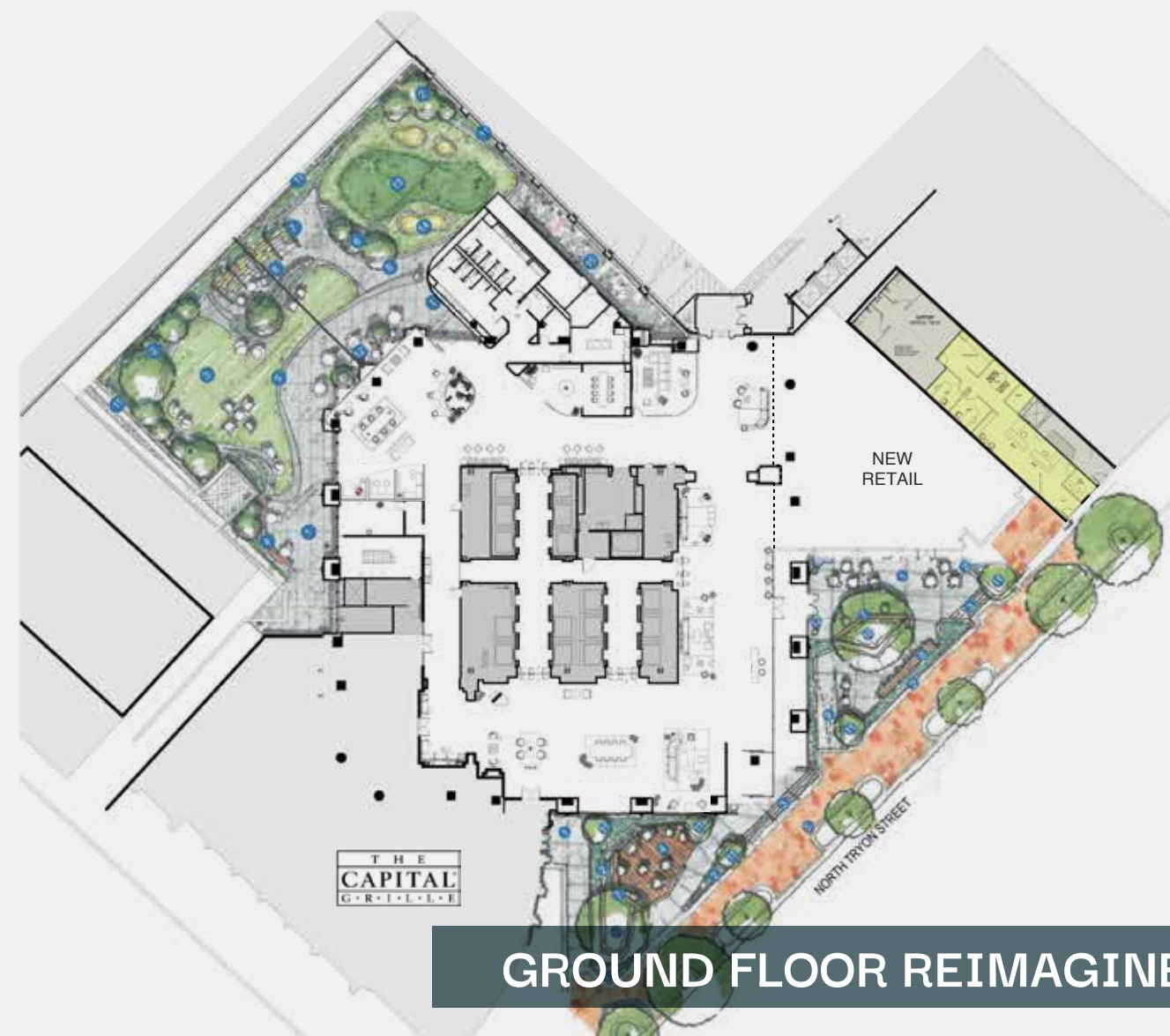
LIGHT RAIL
5 MIN. WALK



BLUMENTHAL
3 MIN. WALK



MONARCH MARKET
2 MIN. WALK

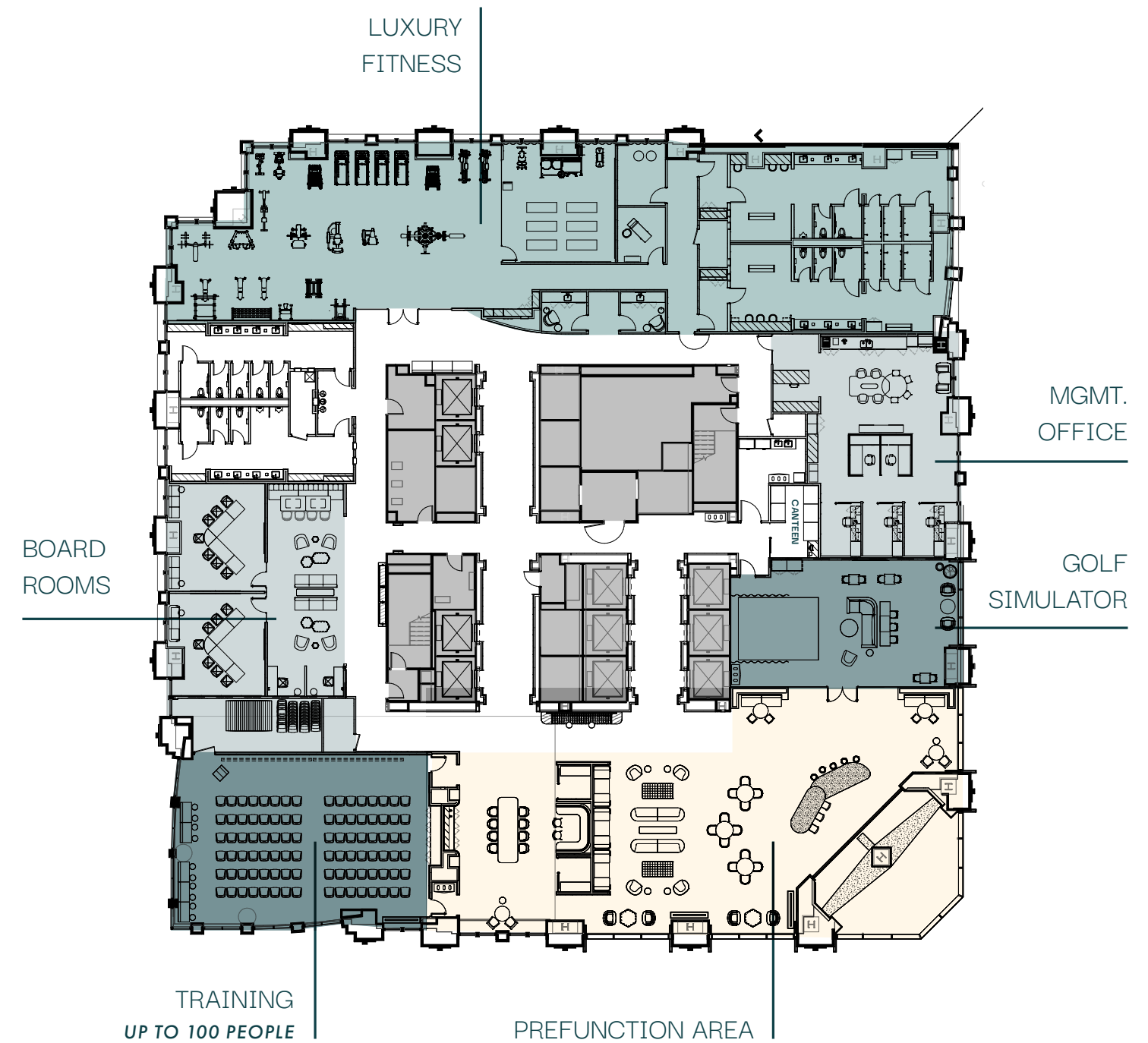






PREFUNCTION AREA

PREMIUM AMENITY FLOOR

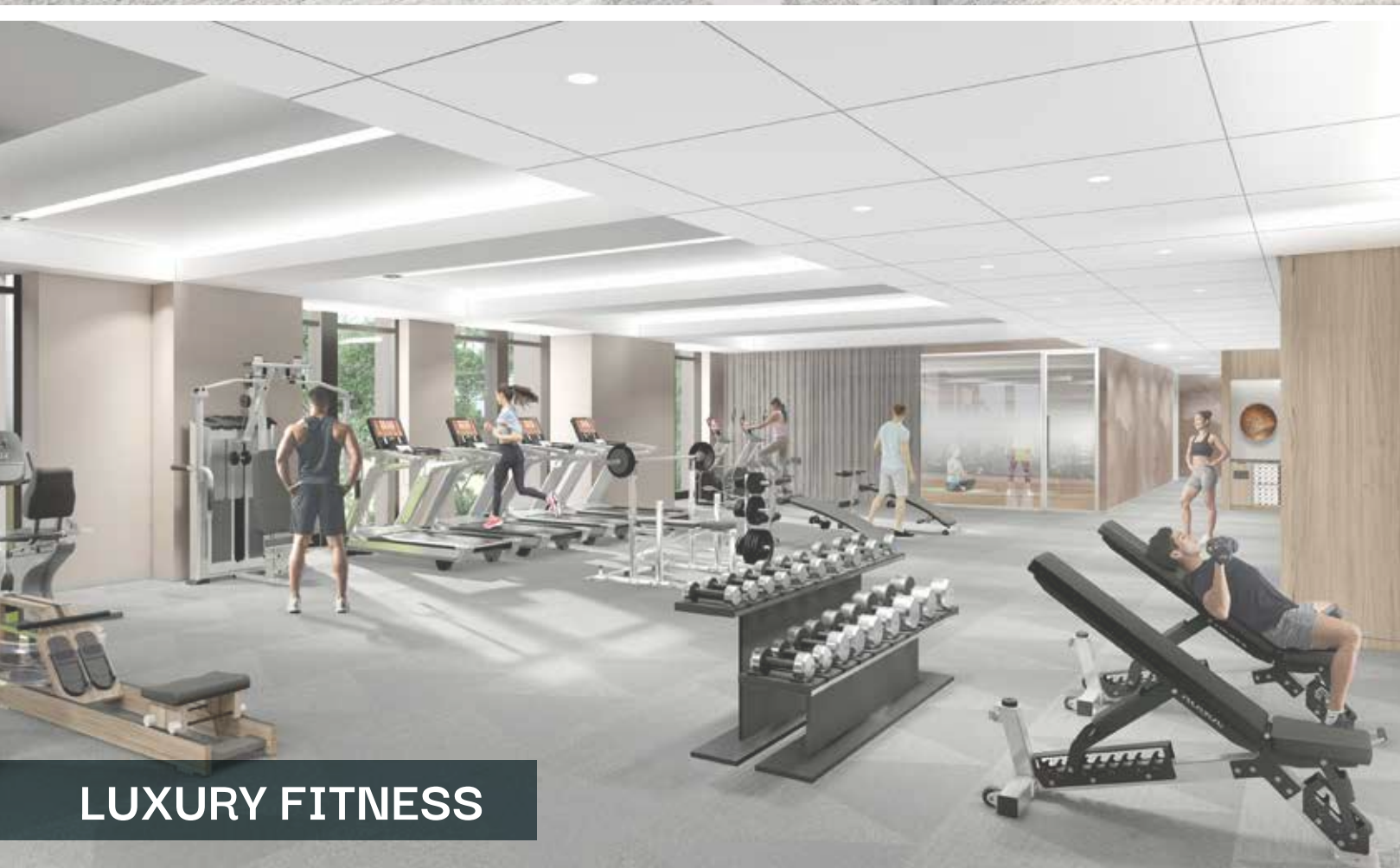




CONFERENCE/ TRAINING CENTER



PREFUNCTION AREA



LUXURY FITNESS



ELEVATOR LOBBIES

COMMITTED TO THE ADAPTABLE WORK ENVIRONMENT

DEDICATED TO THE WELL BEING AND
SUCCESS OF OUR CUSTOMERS

BUILDING SIZE
± 692,000 RSF
30 STORIES

FLOORPLATES
25,000 RSF

PROPOSED FLOORS
± 339,590 RSF TOTAL

SUITE	SF
300	24,328 RSF
400	24,332 RSF
500	24,348 RSF
900	24,313 RSF
1000	24,313 RSF
1100	24,322 RSF
1200	24,333 RSF
1500	24,333 RSF
1600	23,676 RSF
1700	23,676 RSF
1800	23,677 RSF
1900	24,862 RSF
2000*	6,305 RSF
2025*	5,762 RSF
2050*	10,685 RSF
2200	24,872 RSF
2300	23,677 RSF

*SPEC SUITES

ON SITE RETAIL



TROPHY TOWER WITH A
PREMIER LOCATION IN THE
HEART OF CHARLOTTE'S CBD



TURNSTILE SECURED
ACCESS



HIGHLY EFFICIENT
25K SF FLOOR PLATES



EASY INGRESS + EGRESS
WITH MULTIPLE EXITS



1.5/1,000+ PARKING RATIO
WITH EV STATIONS



FLOOR TO CEILING
WINDOW LINES





ELEVATOR BREAK

FLOORS 16-20 + 22-23
144,430 RSF

FLOORS 9-12 + 15
121,614 RSF

FLOORS 3-5
73,008 RSF

RETAIL

3RD FLOOR

SUITE 300
24,328 RSF

FLOORS 16-20 + 22-23
144,430 RSF



4TH FLOOR

SUITE 400
24,332 RSF



5TH FLOOR

SUITE 500
24,348 RSF



10TH FLOOR

SUITE 1000
24,313 RSF



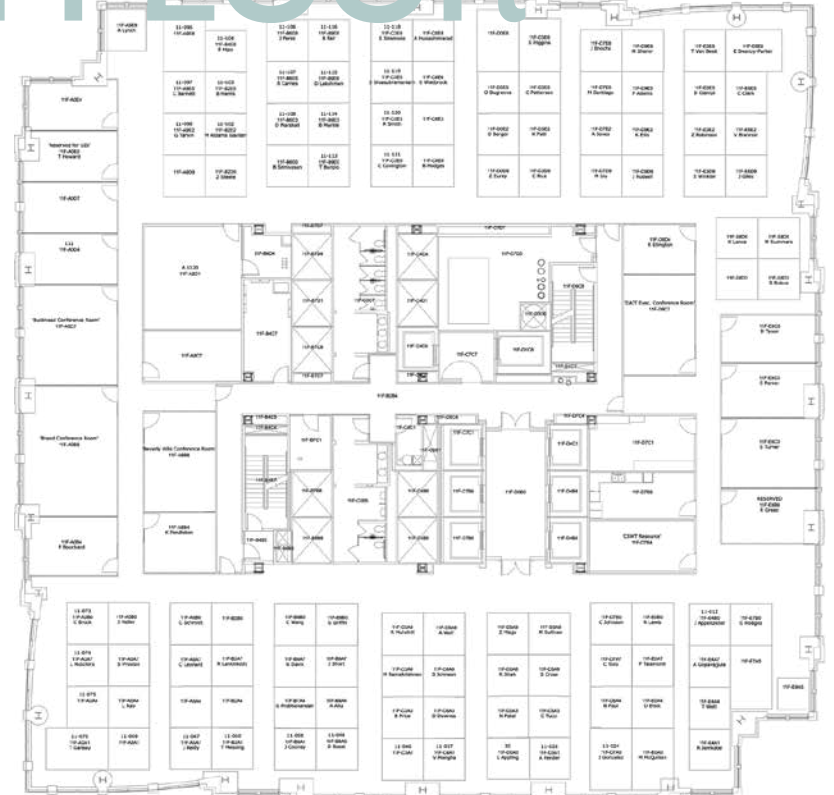
9TH FLOOR

SUITE 900
24,313 RSF



11TH FLOOR

SUITE 1100
24,322 RSF



12TH FLOOR

SUITE 1200
24,333 RSF



16TH FLOOR

SUITE 1600
23,676 RSF



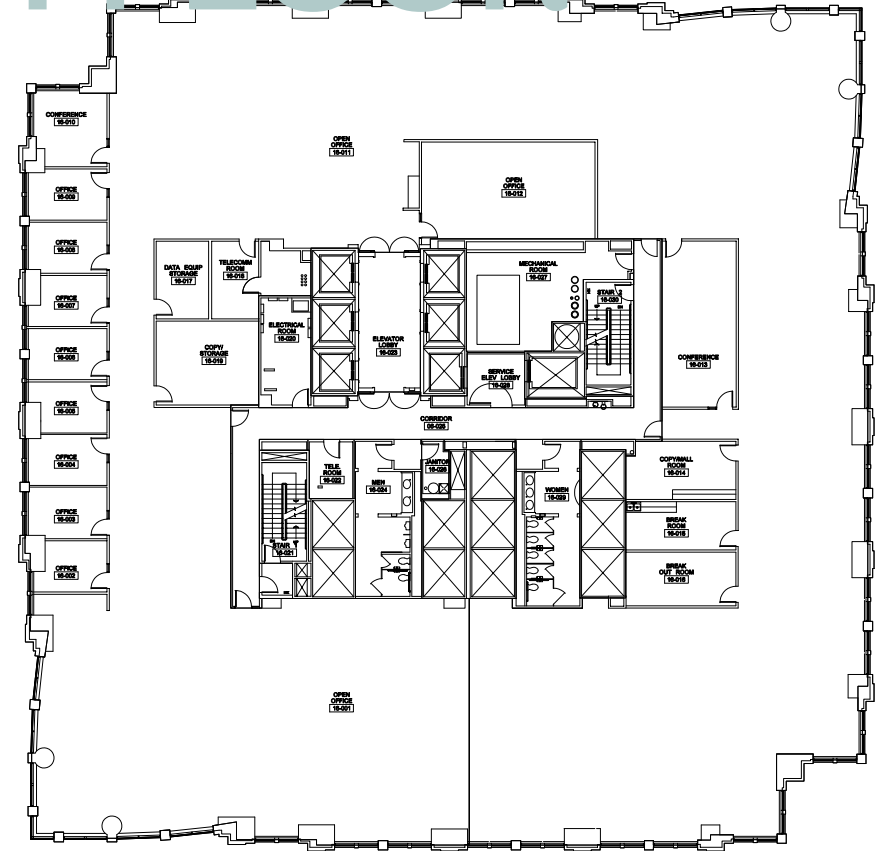
15TH FLOOR

SUITE 1500
24,333 RSF

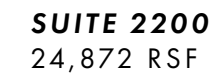


17TH FLOOR

SUITE 1700
23,676 RSF



SUITE 1800
23,677 RSF



SPEC SUITES

20TH FLOOR

SUITE 2000
± 6,305 RSF

SUITE 2025
± 5,762 RSF

SUITE 2050
± 10,685 RSF



SUITE 2000



SUITE 2025



SUITE 2050



201 N TRYON



FIVE FIFTY SOUTH



RAILYARD



VANTAGE

A PROVEN TRACK RECORD

Cousins is the preeminent Sun Belt-focused office REIT, owning a \$7 billion portfolio comprised of over 18MM square feet of Class A lifestyle office assets.

RELATIONSHIP FOCUSED

Cousins has a long operating history in Charlotte and has carefully cultivated office environments with the end user in mind, creating an elevated office experience and amenities while offering best-in-class customer service.

LOCAL LEADERSHIP

Streamlined decision making intended to offer creative solutions to challenges and an efficient lease process.

CUSTOMER CENTRIC APPROACH

We are focused on the customer experience, which is enhanced by high-quality amenities and service, from parking to security, to housekeeping to experienced on-site property management and operations teams.

SIMPLE CAPITAL STRUCTURE

Strong, fortress balance sheet, maintaining the lowest leverage in the office sector and over \$800MM in liquidity.

LONG TERM PERSPECTIVE

Cousins owns, develops and invests in buildings for the long term.

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