



# 201 NORTH TRYON

THE HEART OF UPTOWN



Cousins





# ELEVATING OFFICE INSIDE & OUT

PREMIER OFFICE TOWER WITH  
A FRESH LOOK.

## TABLE OF CONTENTS

LOCATION + ACCESSIBILITY

PLANNED RENOVATIONS + AMENITIES

BUILDING DETAILS

AVAILABILITIES

OWNERSHIP

# 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



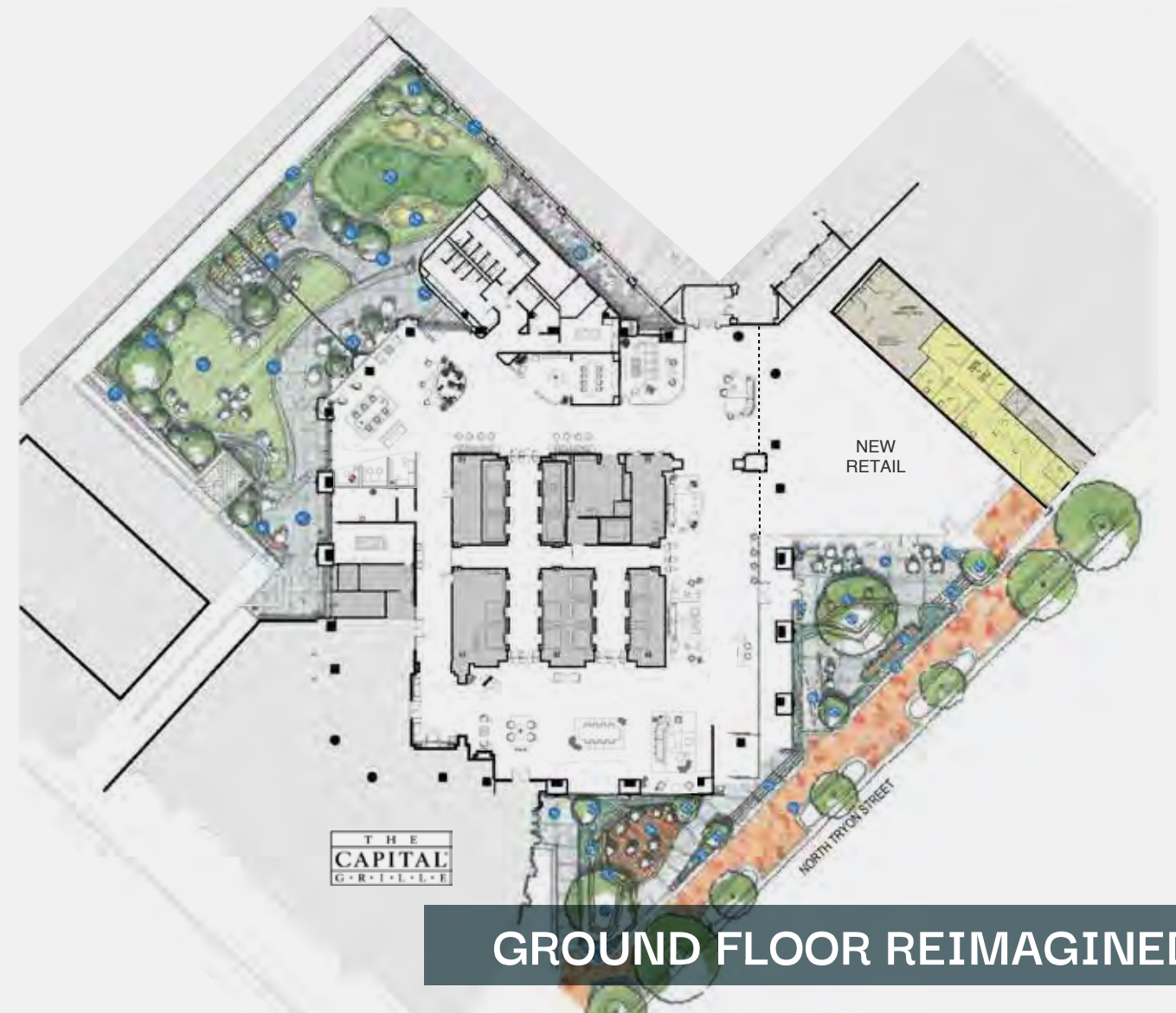
**MONARCH MARKET**  
2 MIN. WALK



**PRIVATE TERRACE**



**ACTIVATED TRYON STREET PATIO + NEW RETAIL**



**GROUND FLOOR REIMAGINED**



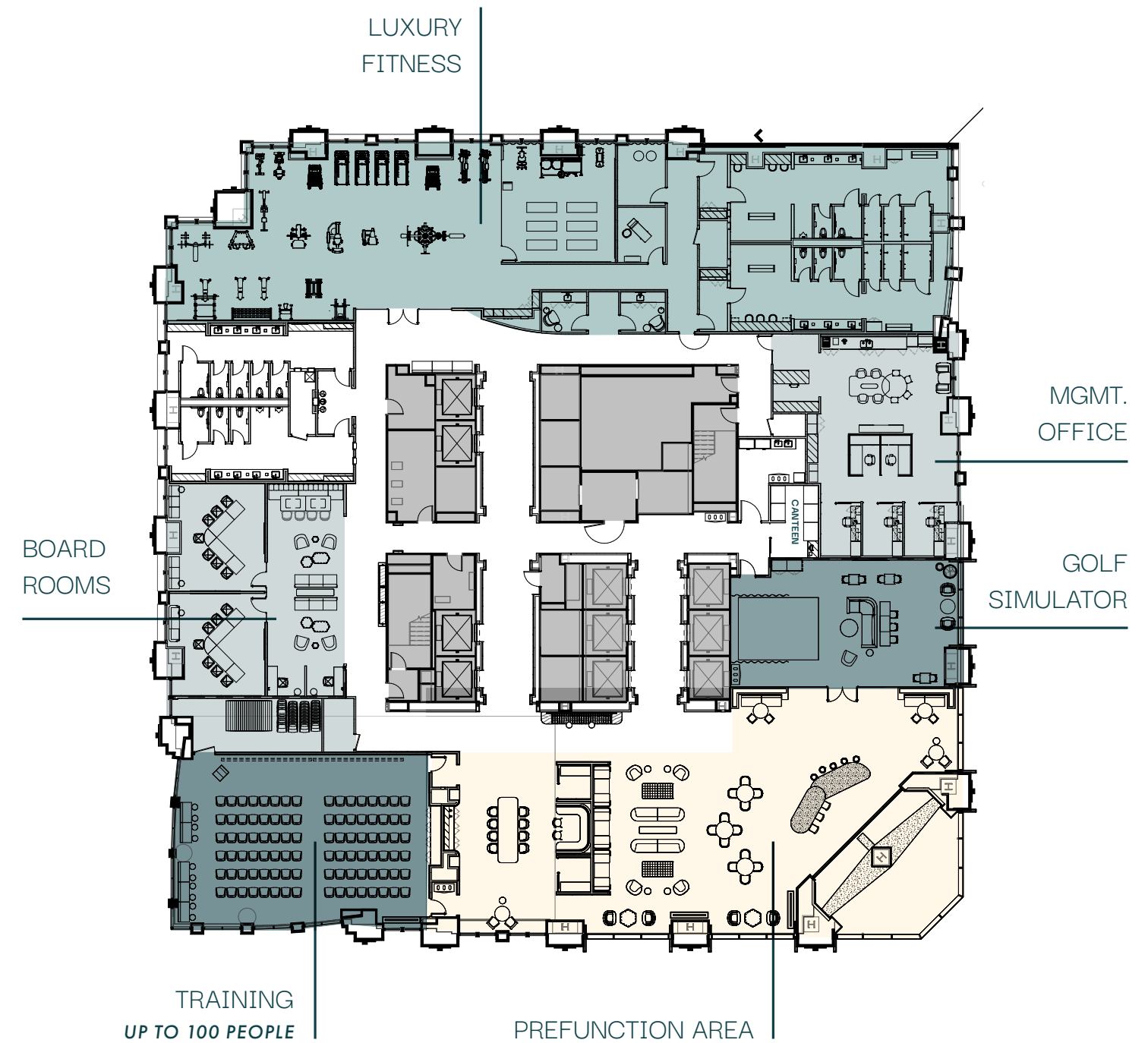
RENOVATED LOBBY

CAFE & LOUNGE



**PREFUNCTION AREA**

# PREMIUM AMENITY FLOOR

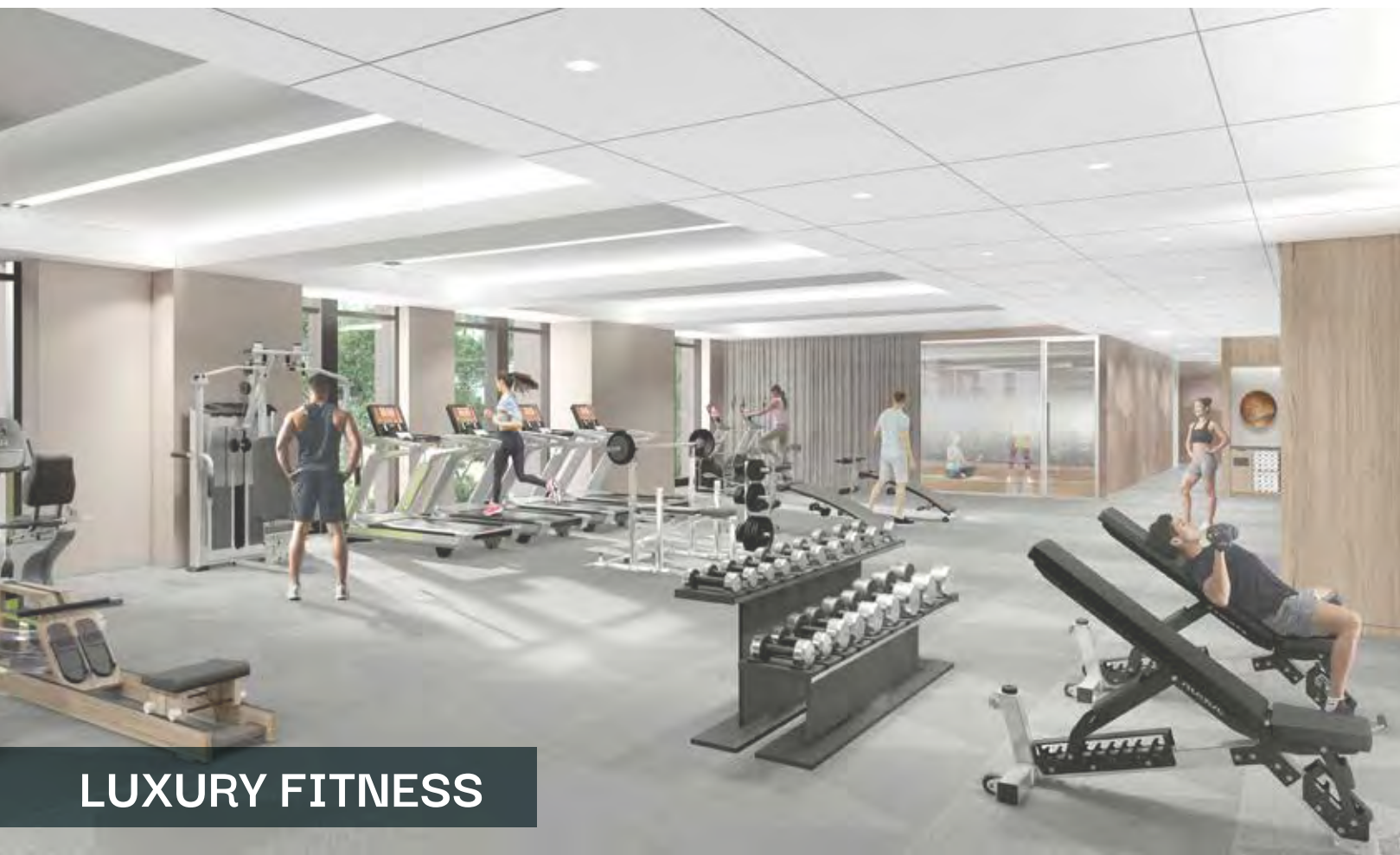




**CONFERENCE/ TRAINING CENTER**



**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

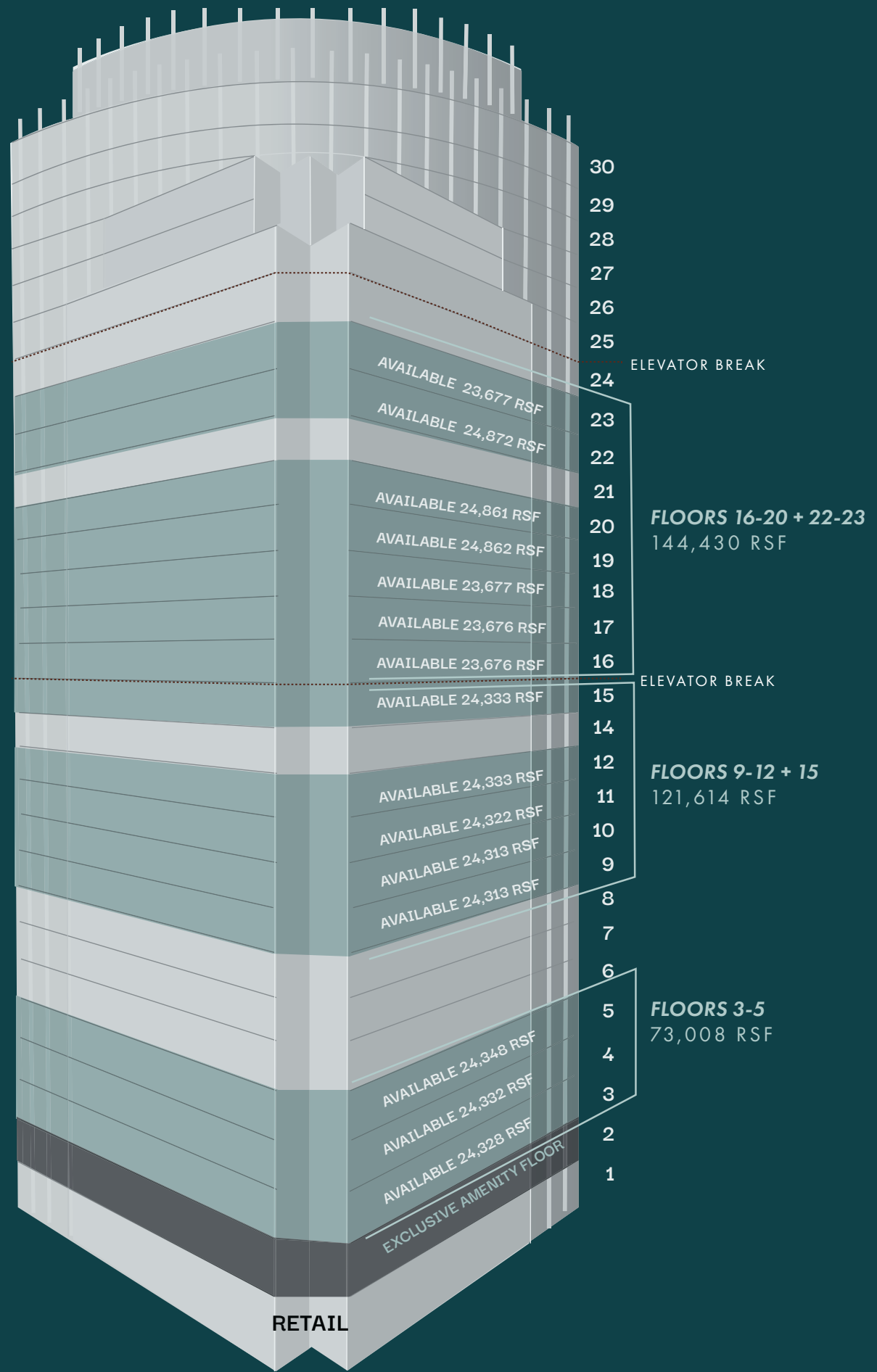


1.5/1,000+ PARKING RATIO WITH EV STATIONS



FLOOR TO CEILING WINDOW LINES





# 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



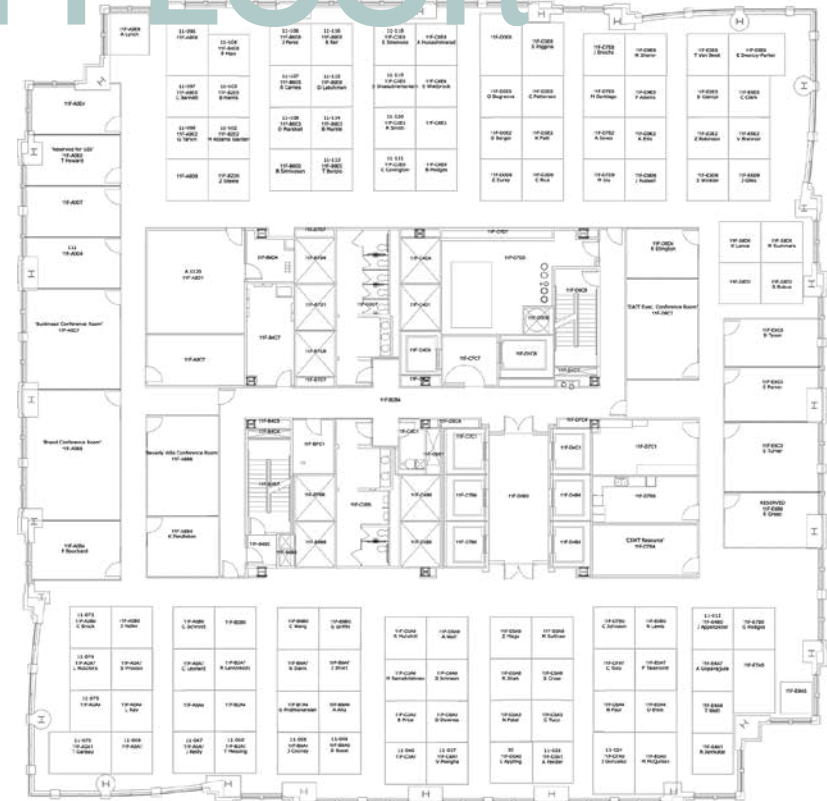
# 9TH FLOOR

**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



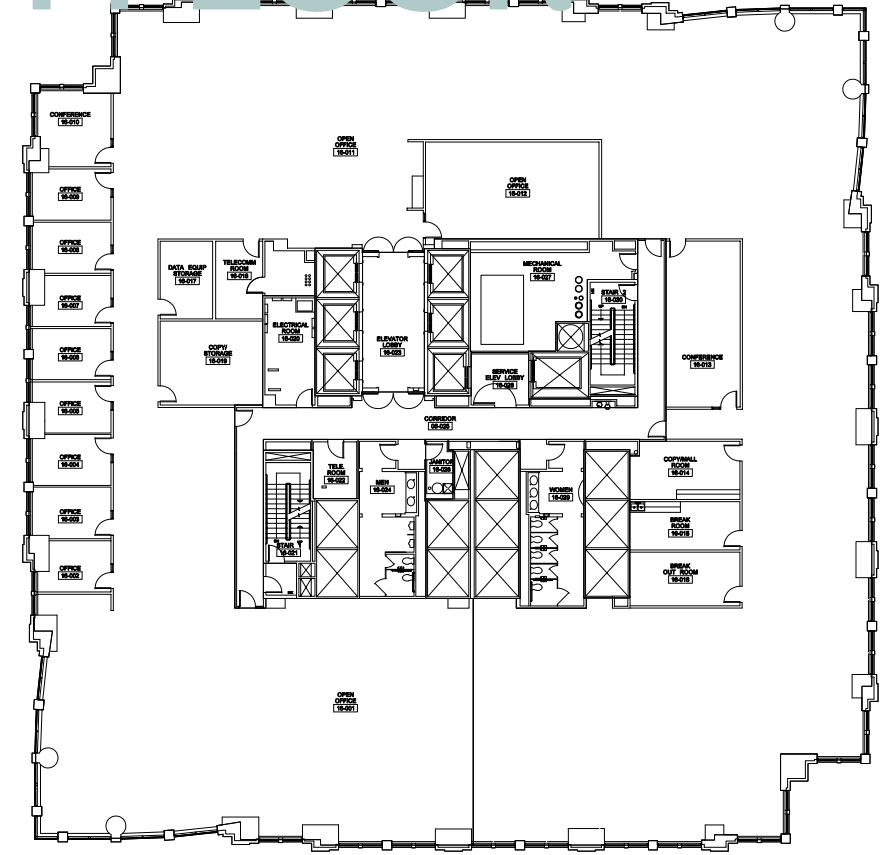
# 15TH FLOOR

**SUITE 1500**  
24,333 RSF



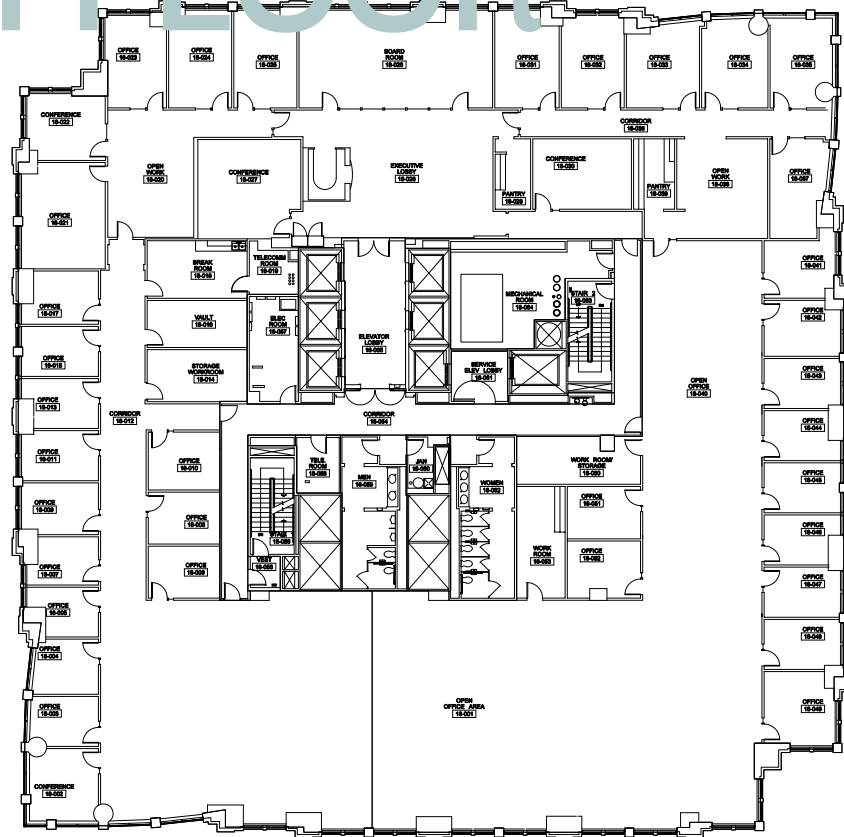
# 17TH FLOOR

**SUITE 1700**  
23,676 RSF



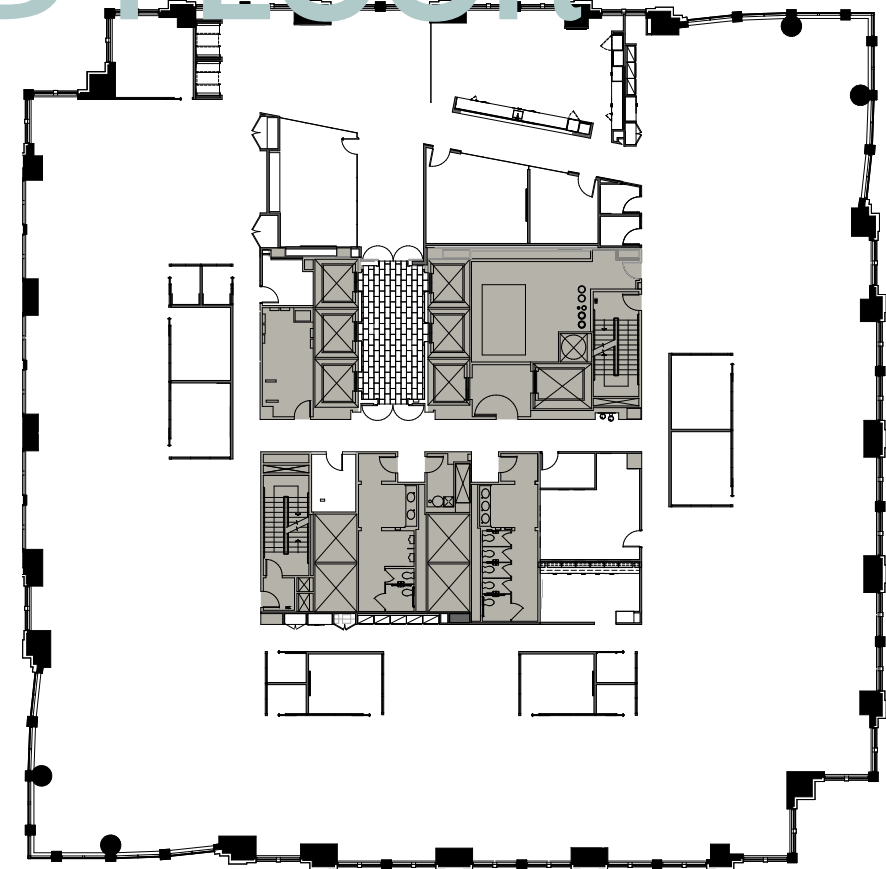
# 18TH FLOOR

**SUITE 1800**  
23,677 RSF



# 22ND FLOOR

**SUITE 2200**  
24,872 RSF



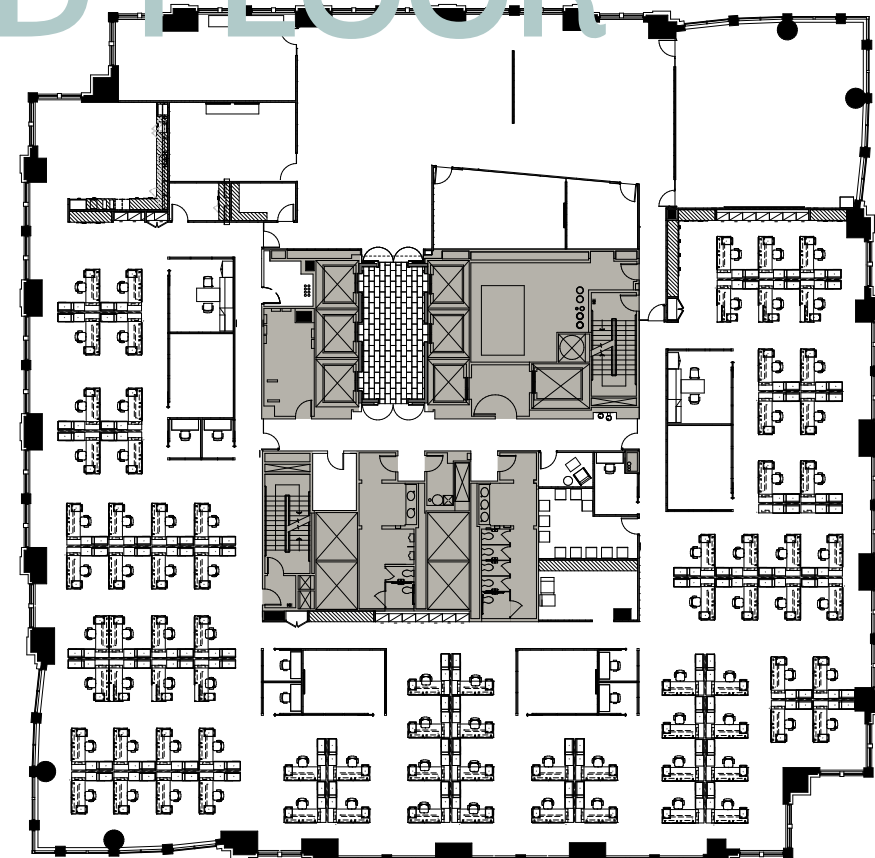
# 19TH FLOOR

**SUITE 1900**  
24,862 RSF



# 23RD FLOOR

**SUITE 2300**  
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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