


A graphic element consisting of several vertical white bars of varying heights, arranged in a staggered pattern, positioned to the left of the building's name.

CHARLOTTE PLAZA

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201 South College Street



A nighttime photograph of the Charlotte Plaza skyscraper, a 27-story Class-A office tower, illuminated against a dark blue sky. The building's glass facade reflects city lights. In the foreground, a multi-level parking garage with a glass railing is visible, along with other city buildings and a light rail track. The image is overlaid with several semi-transparent rectangular blocks in shades of blue and teal, which serve as a design element and background for the text.

Introducing Charlotte Plaza, a 27-story Class-A office tower in Charlotte's central business district with unparalleled connectivity and access.

CLASS A OFFICE

27-story building with 25,000 sf floor plates

LYNX BLUE LINE

Direct access to the light rail

OVERSTREET MALL ACCESS

Over 100 restaurants

COVERED PARKING

1/1,000 parking ratio via attached garage

PANORAMIC VIEWS

Floor to ceiling glass curtain wall

ENERGY EFFICIENT

EnergyStar rated, LEED registered

LOCATION

Charlotte Plaza is one of the most easily accessible towers in Uptown

Offering immediate connection to the light rail, and an attached parking deck with two entrances, and a central location in the heart of Charlotte's business district. Charlotte Plaza is centrally location along the Overstreet Mall allowing for fast access to more than 50 restaurants within a short walk.

**3RD/CONVENTION CENTER
STATION LIGHT RAIL STOP**

3RD ST.



An aerial photograph of a city skyline featuring several tall skyscrapers with glass facades. In the foreground, a parking deck is visible, and a blue line light rail track runs horizontally across the middle. A green path with arrows indicates a route from the parking deck towards the city center. The sky is blue with some clouds.

CHARLOTTE PLAZA PARKING DECK

← **EGRESS**

INGRESS →

BLUE LINE LIGHT RAIL

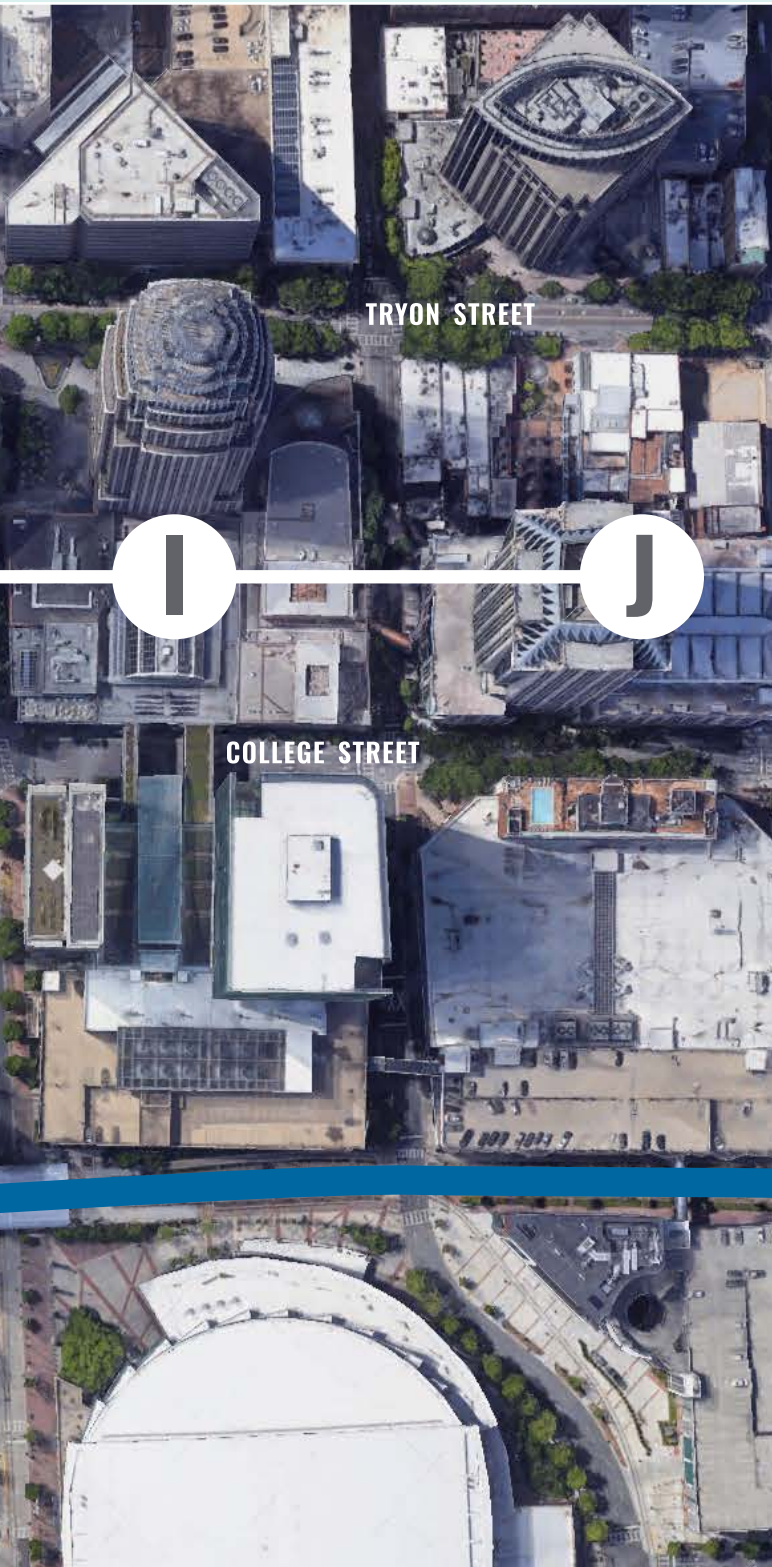
4TH ST.


CONNECTIVITY

Direct connection to Charlotte's Overstreet Mall allows for fast access to 100+ restaurants, retailers and services within a short walk.

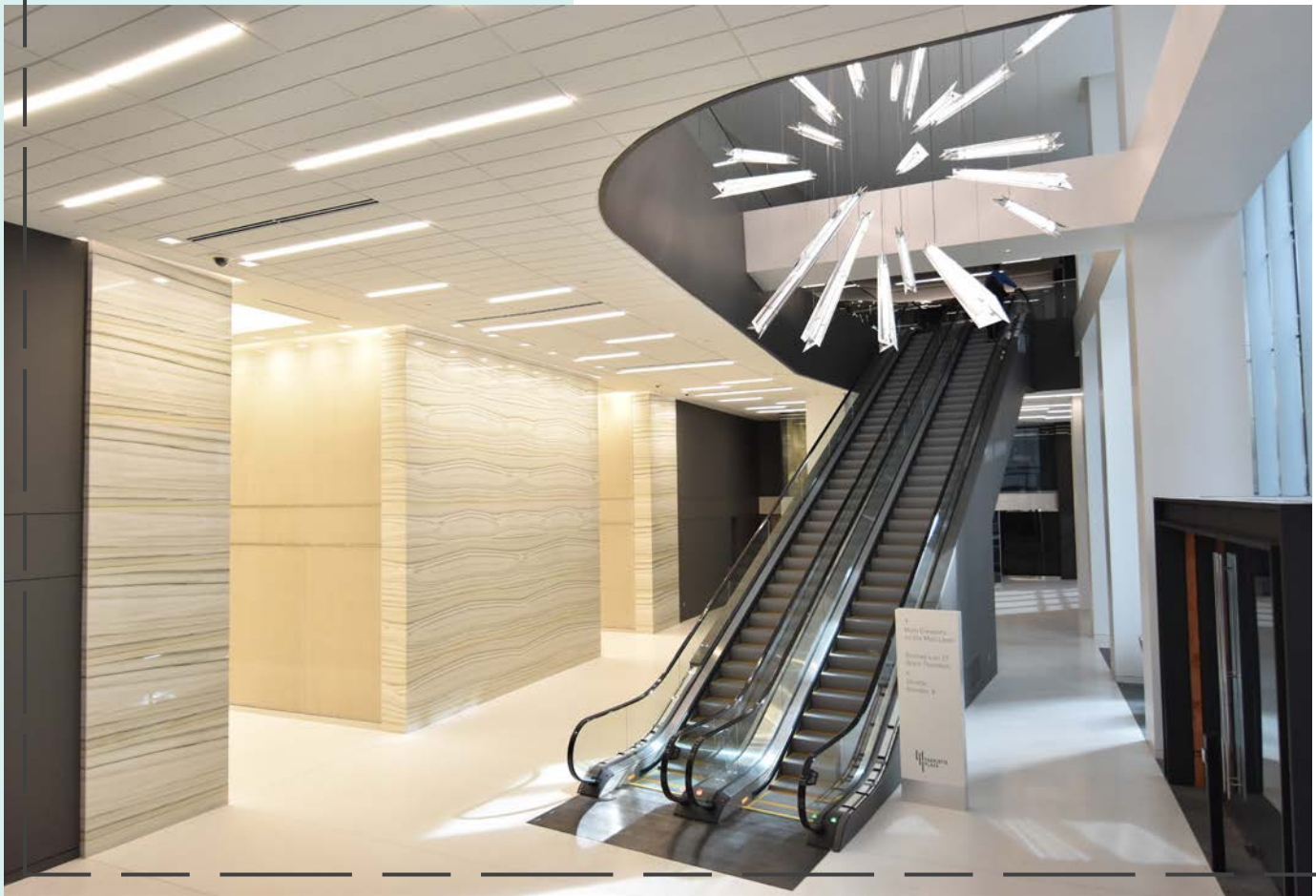


ON-SITE RETAIL:



- A** Charlotte Plaza
 - B** Three Wells Fargo
 - C** One Wells Fargo
 - D** Two Wells Fargo
 - E** BB&T Center
 - F** South Tryon Square
 - G** One South at The Plaza
 - H** Charlotte Epicenter
 - I** Bank of America Corp. Center
 - J** Truist Center
-  Blue Line Light Rail

Overstreet Mall is a second-floor pedestrian corridor connecting office buildings, retailers, restaurants, parking garages and hotels across Uptown Charlotte through a series of pedestrian bridges and walkways. Tenants and visitors are protected from the elements and can comfortably navigate Uptown without ever stepping outside.

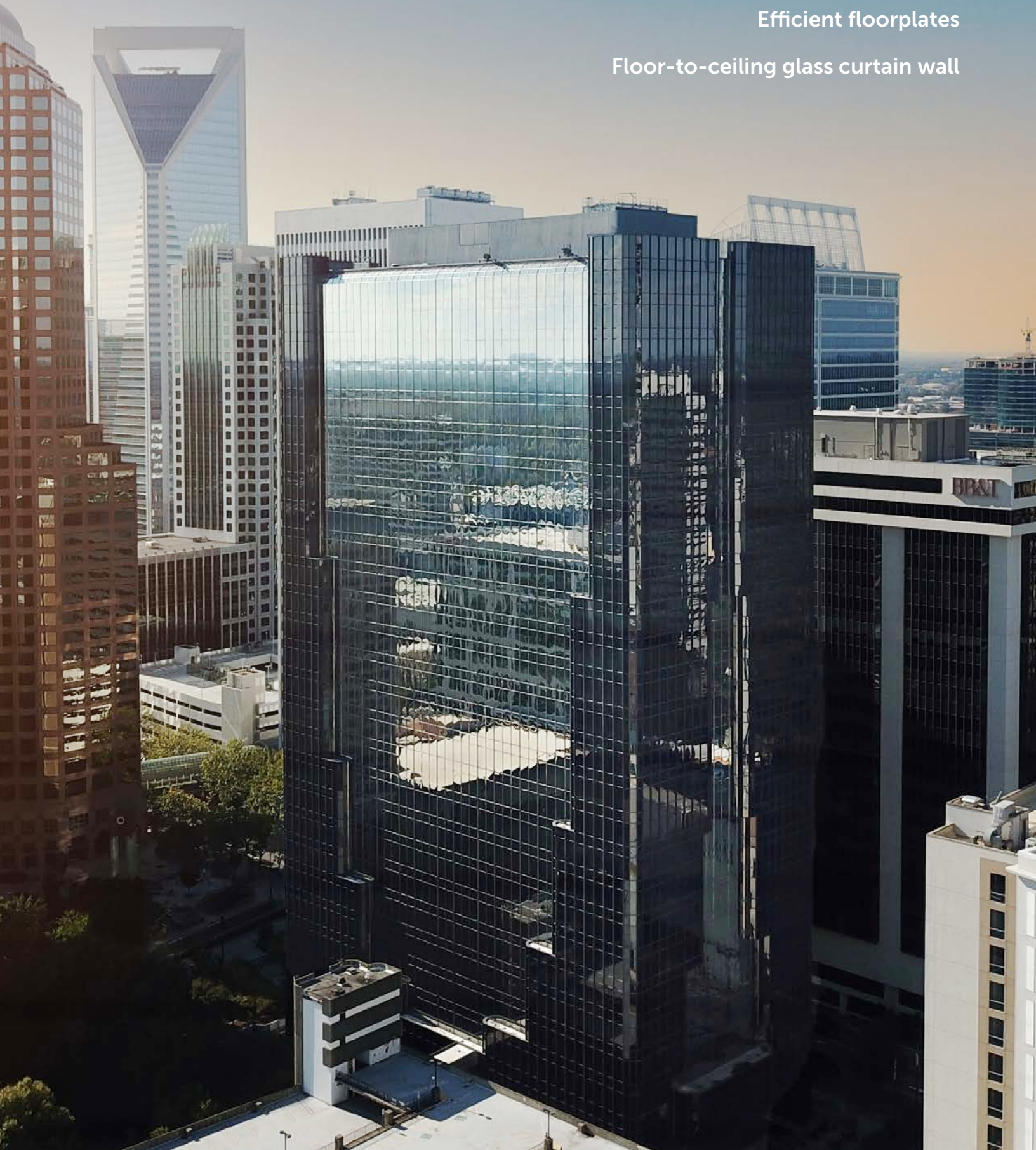


TIMELESS DESIGN

Modern two-story lobby

Efficient floorplates

Floor-to-ceiling glass curtain wall



FULL FLOOR AND OUTDOOR SPACE

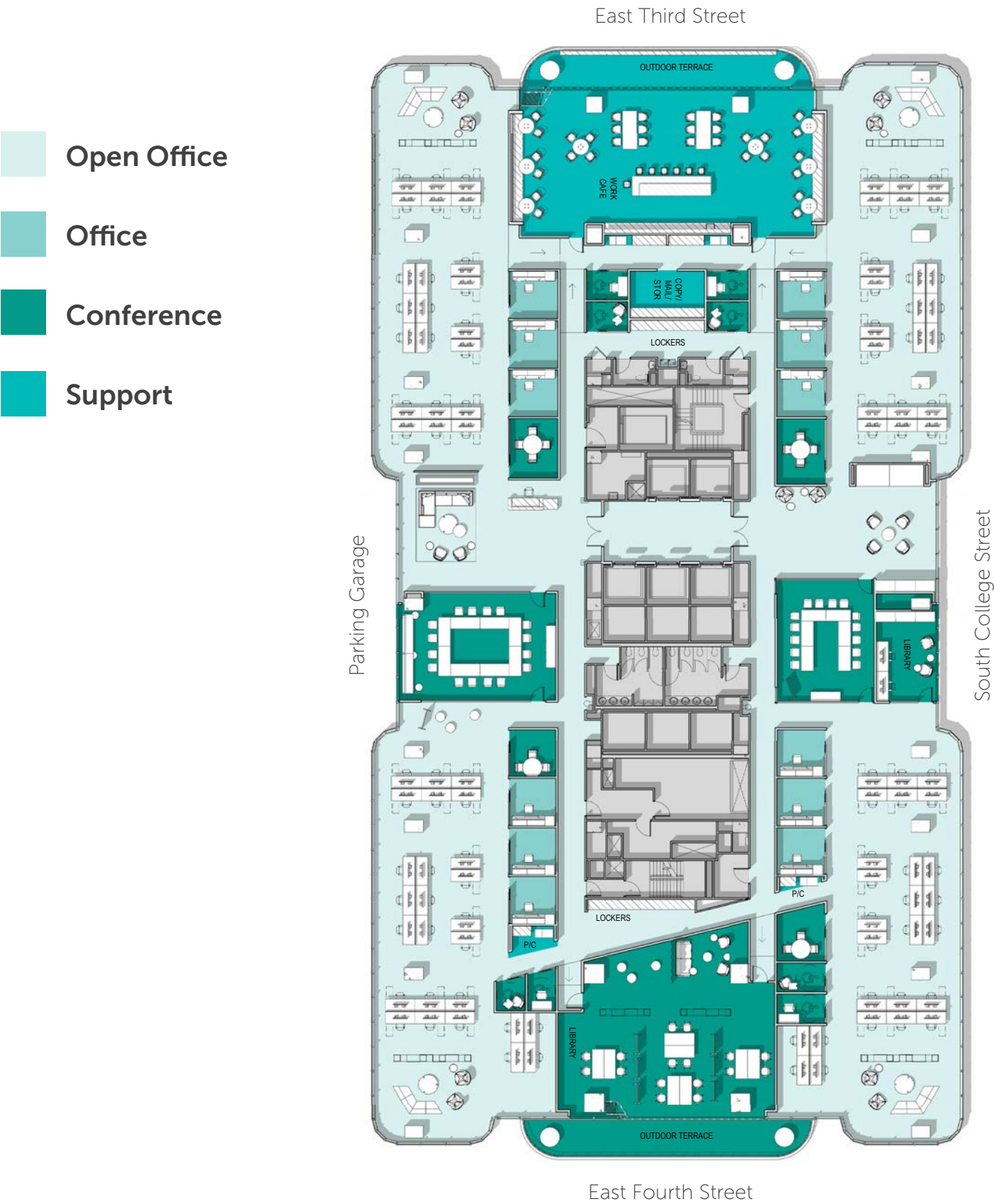
With high ceilings and a dynamic, spacious floorplate, floor 2 will enable you to strategize for an efficient and collaborative atmosphere. The full-floor space is designed for flexibility to optimize your team's workplace strategy,

while the potential for two outdoor patios allows for a creative and inviting office experience. The space is also ideally positioned for prominent eyebrow signage along Uptown Charlotte's well-traveled 3rd or 4th Streets.



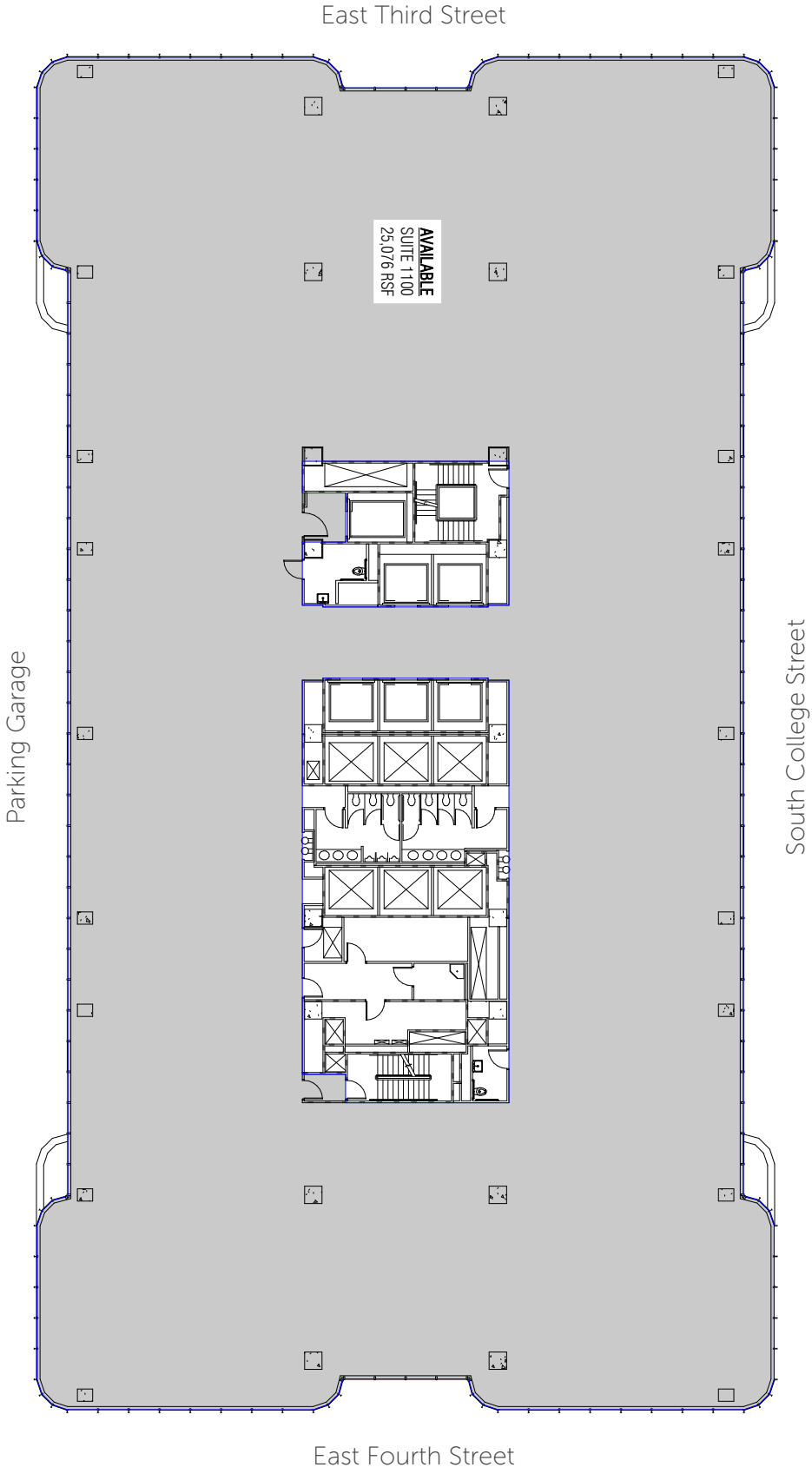
FLOOR 2 (23,763 RSF)

Test fit



FLOOR 11 (25,076 RSF)

As-built

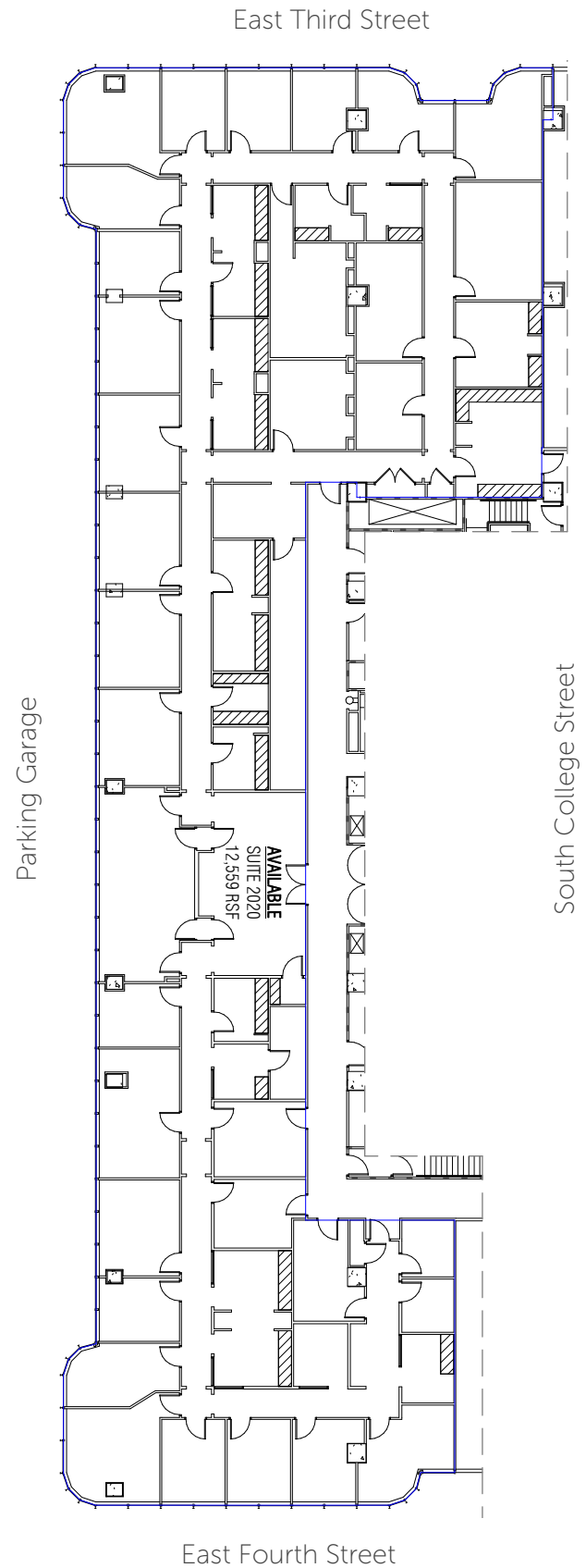
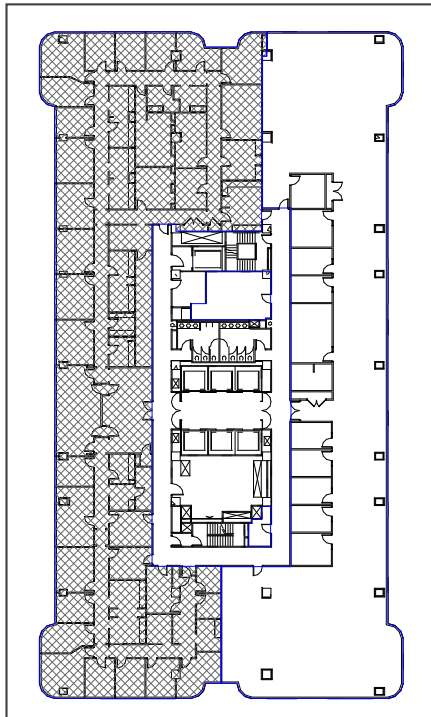


FLOOR 20 (12,559 RSF)

As-built

CORNER SUITE

This half-floor space with commanding eastern views of Uptown and beyond is perfect for a growing organization to establish an impressive footprint in one of Charlotte's premier commercial addresses. Tenants on this floor also can enjoy a newly renovated common area and restrooms.



3 CONTIGUOUS PENTHOUSE FLOORS WITH SKYLINE VIEWS

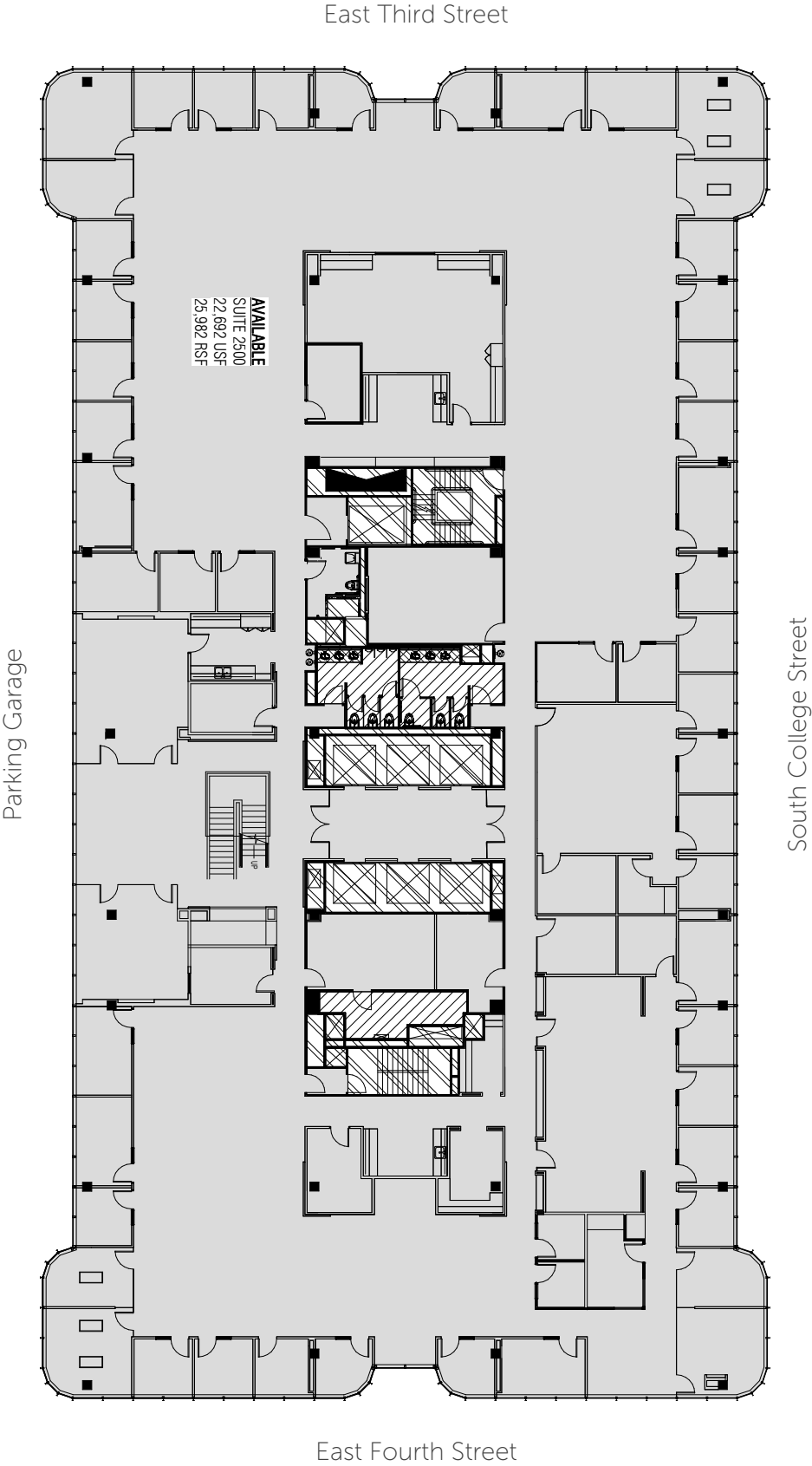
Amid panoramic views of the Uptown skyline and Bank of America Stadium, this prominent office at the top of Charlotte Plaza benefits a company with a significant footprint. With

an interconnecting staircase, the space is dynamic enough to empower operations and promote collaboration between teams. This expansive and prestigious offering is a strategic enabler for continued growth and workplace strategy.



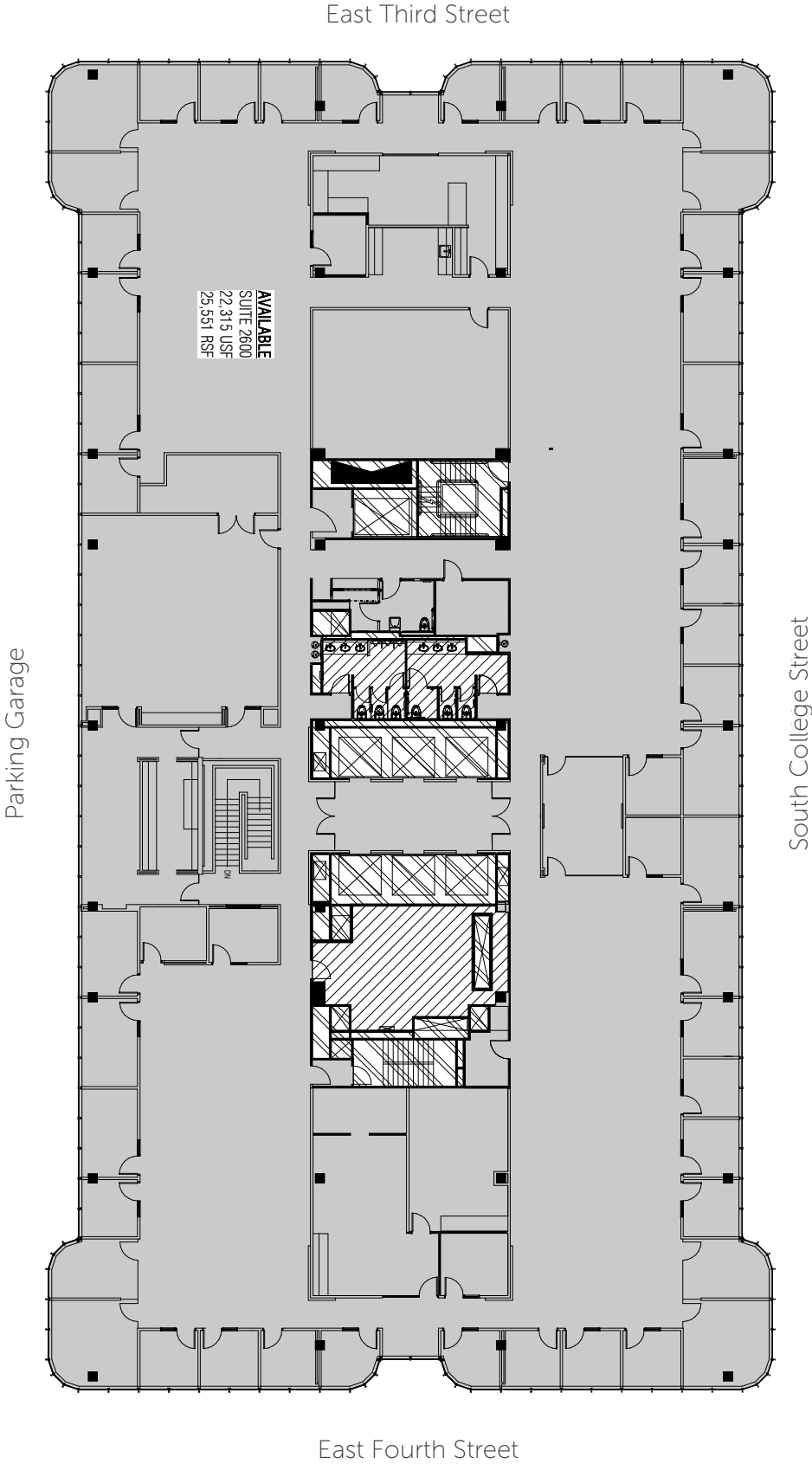
FLOOR 25 (25,982 RSF)

As-built



FLOOR 26 (25,551 RSF)

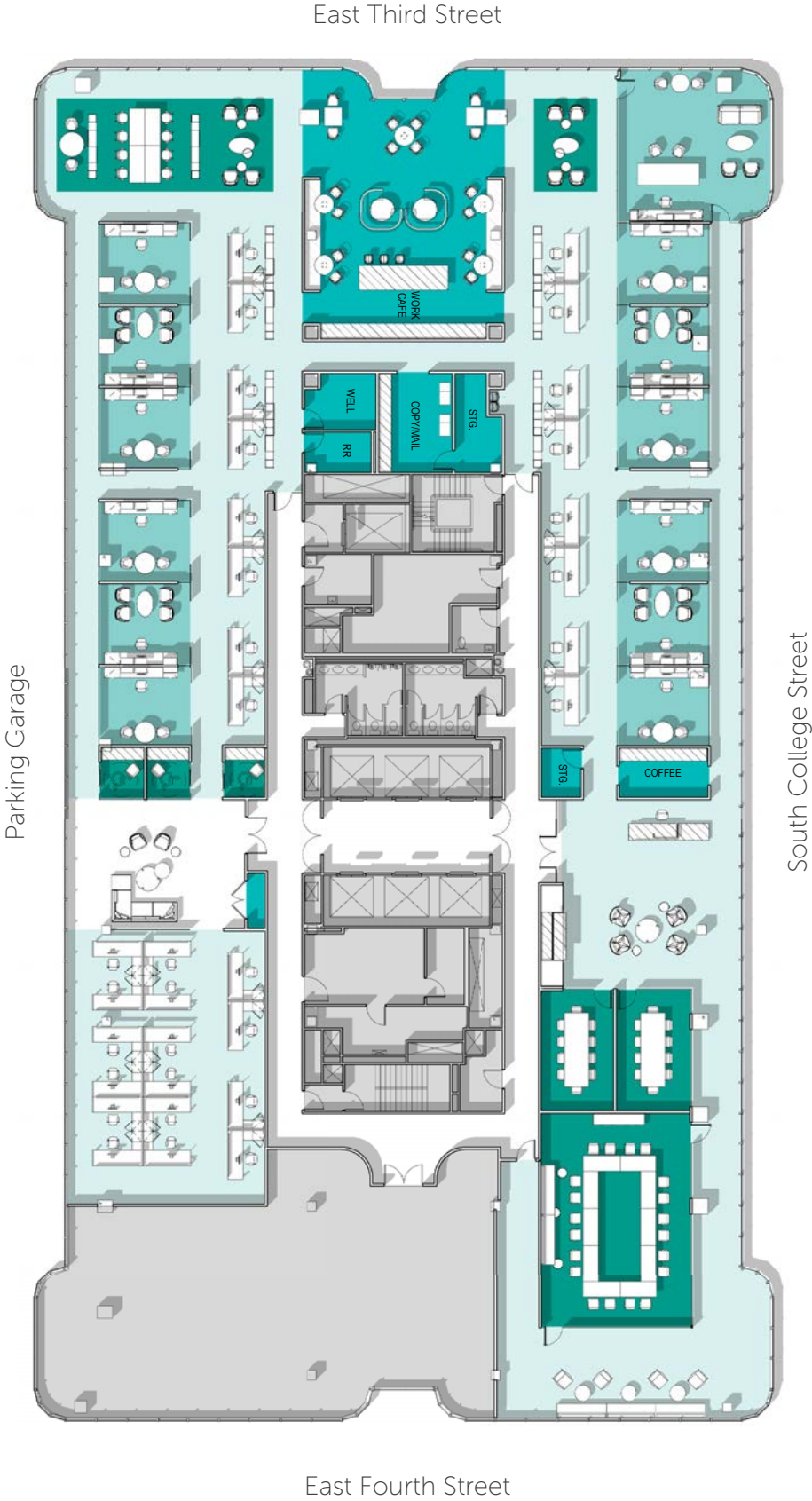
As-built



FLOOR 27 (20,757 RSF)

Test fit

- Open Office
- Office
- Conference
- Support





FOR LEASING INFORMATION:

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