

OFFICE FOR LEASE

580 – 15,535 RSF Available (Full Floor)

301
MIDTOWN



PROPERTY FEATURES



Recently completed renovations include new lobby, state-of-the-art fitness center, conference/training facility, Avenue C-Canteen for fresh food and snacks



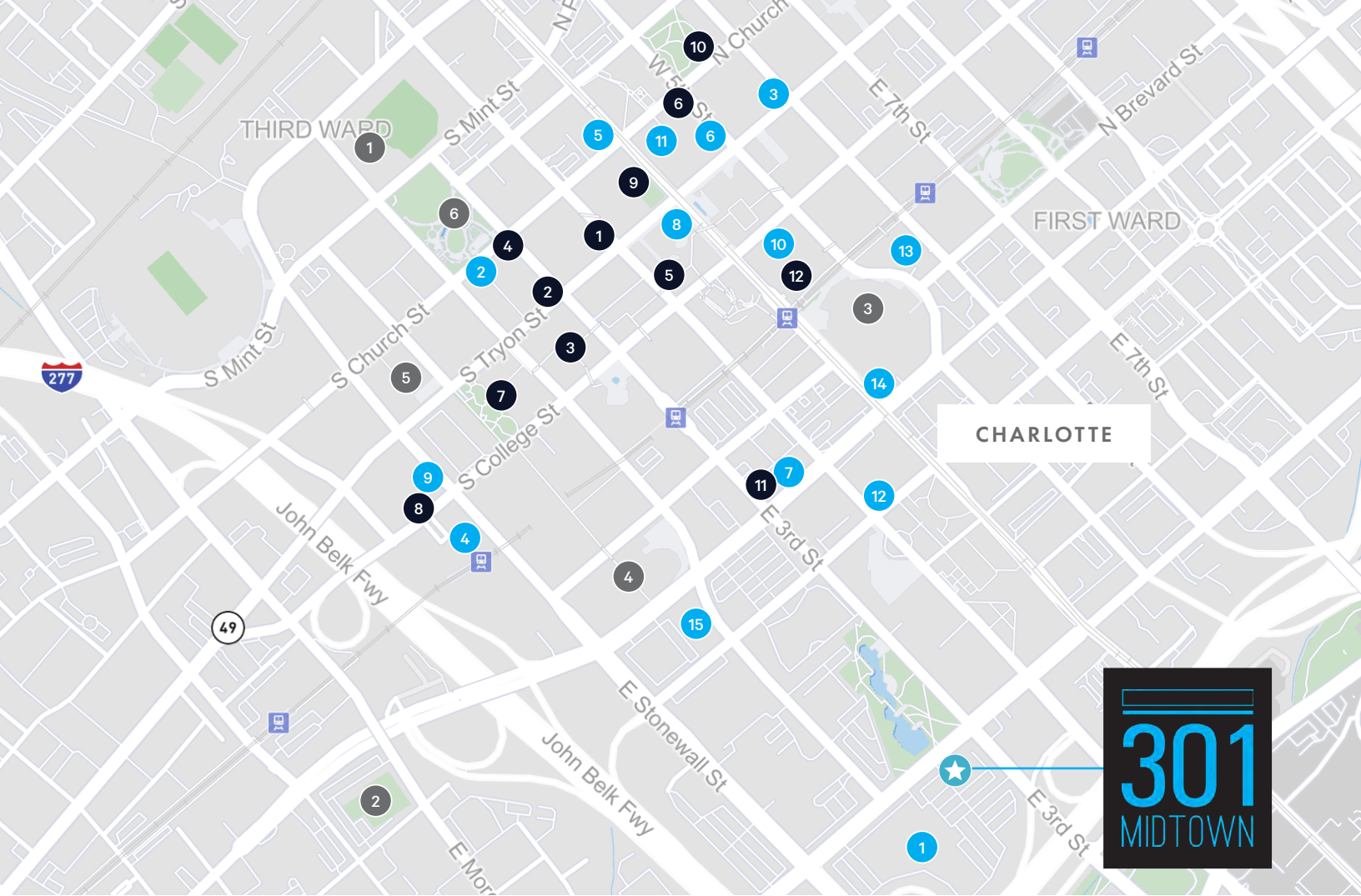
Perfectly situated between Uptown and Midtown, with direct access to I-277 and I-77



Walkability to surrounding restaurants, retail, hotels, as well as the Mecklenburg County Courthouse and Government Center



Free 4/1,000 parking to tenants and guests



NEARBY AMENITIES



RESTAURANTS

1. McCormick & Schmick's Seafood & Steaks
2. La Belle Helene
3. Mimosa Grill
4. Angelines
5. Tupelo Honey
6. 5Church Charlotte
7. Sandwich Club
8. Dean's Italian Steakhouse
9. Reid's Fine Foods
10. Chopt
11. Fahrenheit Charlotte
12. BLT Steak



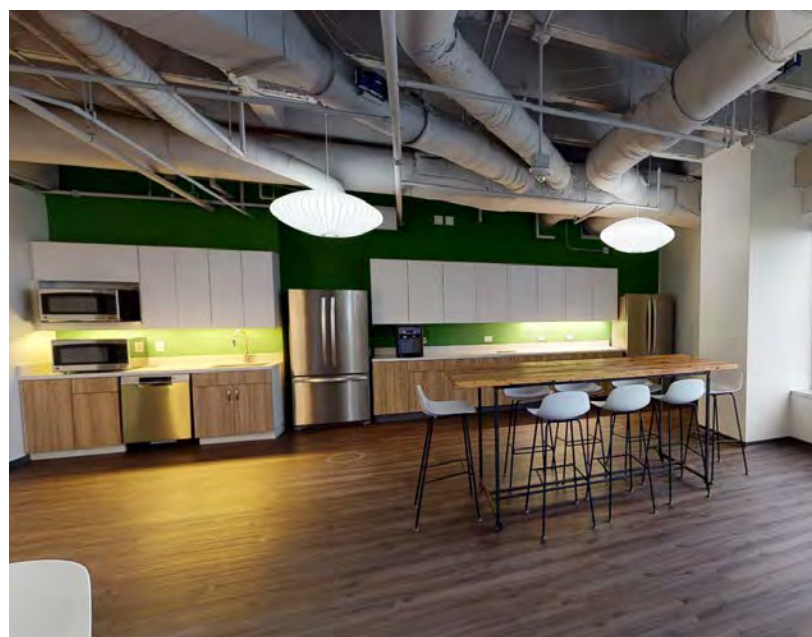
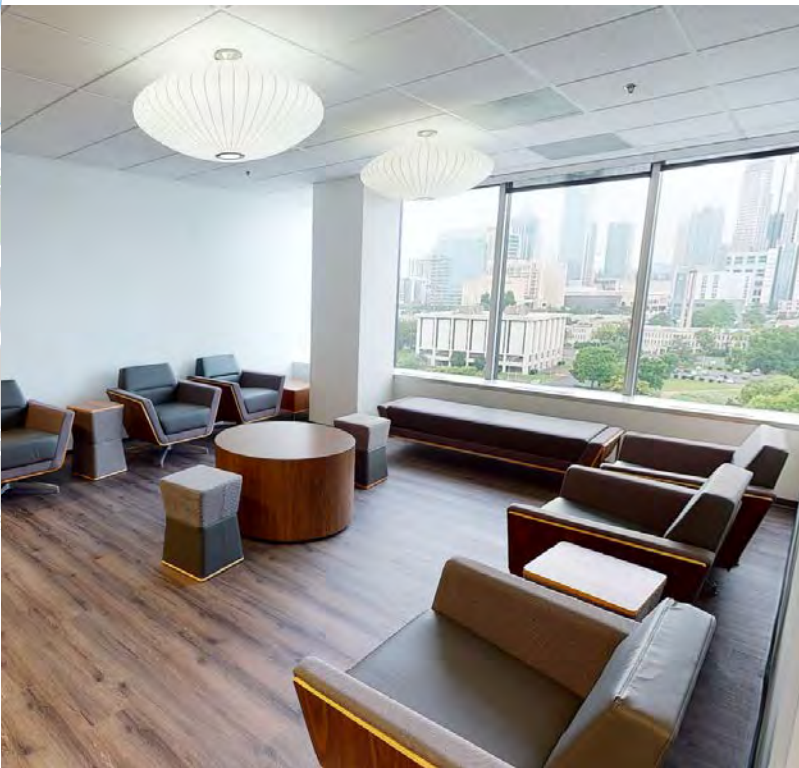
HOTELS

1. Le Méridien Charlotte
2. Kimpton Tryon Park Hotel
3. The Dunill Hotel
4. The Westin Charlotte
5. Grand Bohemian Hotel
6. The Ivey's Hotel
7. Hyatt Place
8. Omni Charlotte Hotel
9. JW Marriott Charlotte
10. The Ritz-Carlton
11. Charlotte Marriott City Center
12. Hilton Charlotte Uptown
13. SpringHill Suites
14. Hyatt House
15. Hilton Garden Inn



SPORTS & ENTERTAINMENT

1. Truist Field
2. DOWD YMCA
3. Spectrum Center
4. NASCAR Hall of Fame
5. Mint Museum
6. Romare Bearden Park



301 MIDTOWN



CONTACT

Kris Westmoreland

+1 704 331 1290

kris.westmoreland@cbre.com

Stephanie Spivey

+1 704 331 1298

stephanie.spivey@cbre.com

Joe Franco

+1 704 331 1241

joe.franco@cbre.com

CBRE

Fallon
THE FALLON COMPANY

©2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_January2022