

OFFICE FOR LEASE

2923 S Tryon Street, Suites 320 & 340



PRICE: \$23 nnn psf

**FLOOR PLAN REFLECTS
SIZE AS:** 4,436+/- sf

CITY: Charlotte

COUNTY: Mecklenburg

AREA: South End

**TAX RECORDS REFLECT
ZONING AS:** MUDD-O

PARKING: 99+/-

YEAR BUILT: 1955

FLOORS: 1

SPRINKLERS: Yes

FENCING: Yes

EXPENSES:

Tenant responsible for utilities (gas, electric, not water), janitorial, telephone, interior security system, fiber optic, condominium association dues \$768.56 mthly and real estate taxes \$597.86 mthly.

COMMENTS:

-Easy Freeway Access

-[LoSo entertainment and restaurants nearby](#)

-[Area Plan](#)

- Zoning resources: [UDO Use Regulations](#) [Zoning Translation](#)

BERTOLINA

commercial real estate services inc.

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