

OFFICE FOR LEASE

2923 S Tryon Street, Suite 300



PRICE: \$22 nnn psf

**FLOOR PLAN REFLECTS
SIZE AS:** 3,170+/- gross sf

CITY: Charlotte

COUNTY: Mecklenburg

AREA: South End

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

PARKING: 99 + street parking

YEAR BUILT: 1955

FLOORS: 1

SPRINKLERS: Yes

UTILITY PROVIDERS:
Water/Sewer - City of Charlotte
Power - Duke Energy
Gas- Piedmont Natural Gas

EXPENSES: Tenant responsible for janitorial, utilities (except water) condominium association dues \$2.08 (2022) and real estate taxes \$1.09 (2022)

B E R T O L I N A

commercial real estate services inc.

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