

# 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
- [South End entertainment and restaurants nearby](#)
- [Area Plan](#)
- Zoning resources: [UDO Use Regulations](#) [Zoning Translation](#)
- Property conditions subject to verification by interested parties.

**BERTOLINA**

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