

ONE | INDEPENDENCE CENTER

REVITALIZING A LANDMARK LOCATION

DEVELOPED BY





An aerial photograph of a city street, likely in Washington D.C., showing a wide road lined with lush green trees. Tall buildings with modern glass facades and older brick structures are visible on either side. A construction crane is visible in the distance against a clear blue sky.

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INTRODUCTION

TRADE & TRYON

REVITALIZING A LANDMARK LOCATION

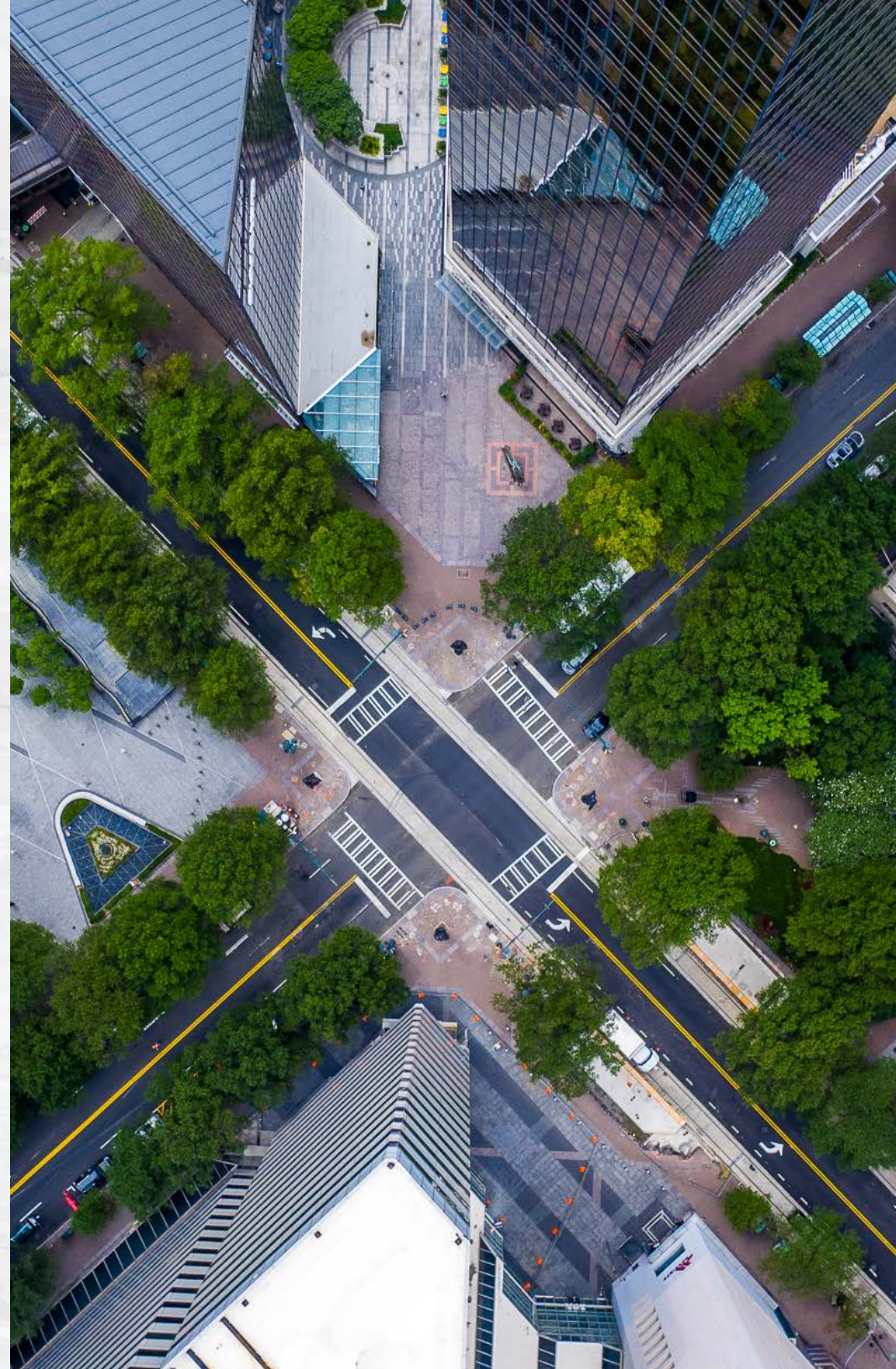
This isn't business as usual. One Independence Center is designed to reflect the modern workforce in the heart of Charlotte's Uptown. At the landmark intersection of Trade and Tryon, \$25 million in ground-level renovations brings fresh energy to an iconic corner for tenants, employees, residents and weekend explorers.

**\$25 MILLION
IN RENOVATIONS**

LOBBY AND ATRIUM
OUTDOOR SEATING OPTIONS
NEW ENTRANCE ALONG TRYON ST.

23,000 SQ.FT.

EXPANDED STREET EXPERIENCE
WITH RETAIL AND RESTAURANTS





THIRD SPACE ATRIUM

AN AIRY ATRIUM BRINGS THE
OUTDOORS IN WITH DIRECT
CONNECTION TO CHARLOTTE
MARRIOTT CITY CENTER.



RECENT IMPROVEMENTS

UPTOWN ENERGY MEETS URBAN VITALITY

Modern employers expect workspaces to offer more. From a vibrant ground-level experience to iconic skyline views, today's talent recognizes the value of an evolving city reflected in their workspace. With a redesigned lobby, third space atrium and new options for shopping and dining, One Independence Center will transform the employee experience.

NEW RETAIL

RENOVATED LOBBY

REPURPOSED
WORKING SPACES

REVAMPED
FOOD &
BEVERAGE
OFFERINGS

UPDATED
COMMON SPACES

THIRD SPACE ATRIUM



BUILDING HIGHLIGHTS

RENOVATIONS

THAT MAKE A ROYAL DIFFERENCE

Modern architectural updates bring a new warmth to One Independence Center. \$25 million in improvements include a redesigned atrium with greenery and natural tones, tenant-focused lobby upgrades and a prominent front porch along Tryon Street. The main entrance will step back to the improved plaza space and atrium, offering a marquee restaurant opportunity. An expanded street experience with enhanced retail and restaurant offerings create a true city block experience.





PROMINENT ADDRESS

THE CENTER OF THE CITY

One Independence Center is a place beyond working hours. The CityLYNX Blue Line light rail and nearby Charlotte Transportation Center easily connects tenants and employees to the Queen City. Upscale hotels, including Charlotte Marriott City Center, The Ivey's Hotel, The Ritz-Carlton and more are minutes away.

With quick access to the airport, executives and beyond can reach Uptown, check into their hotel and start exploring the city before happy hour. Situated in the center of Uptown's dining, nightlife, museums, pro-sports, parks, networking and more, the center city is at your fingertips 24/7.

131 ACRES
OF GREEN AND OPEN SPACE

24 HOTELS

240+
**SHOPS &
RESTAURANTS**

32 CULTURAL VENUES

4 PRO SPORTS TEAMS

01

COCO &
THE DIRECTOR



02

STOKE



03

5CHURCH



04

STARBUCKS



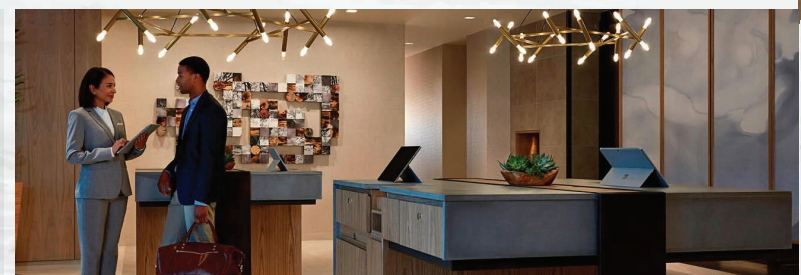
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THE IVEY'S HOTEL



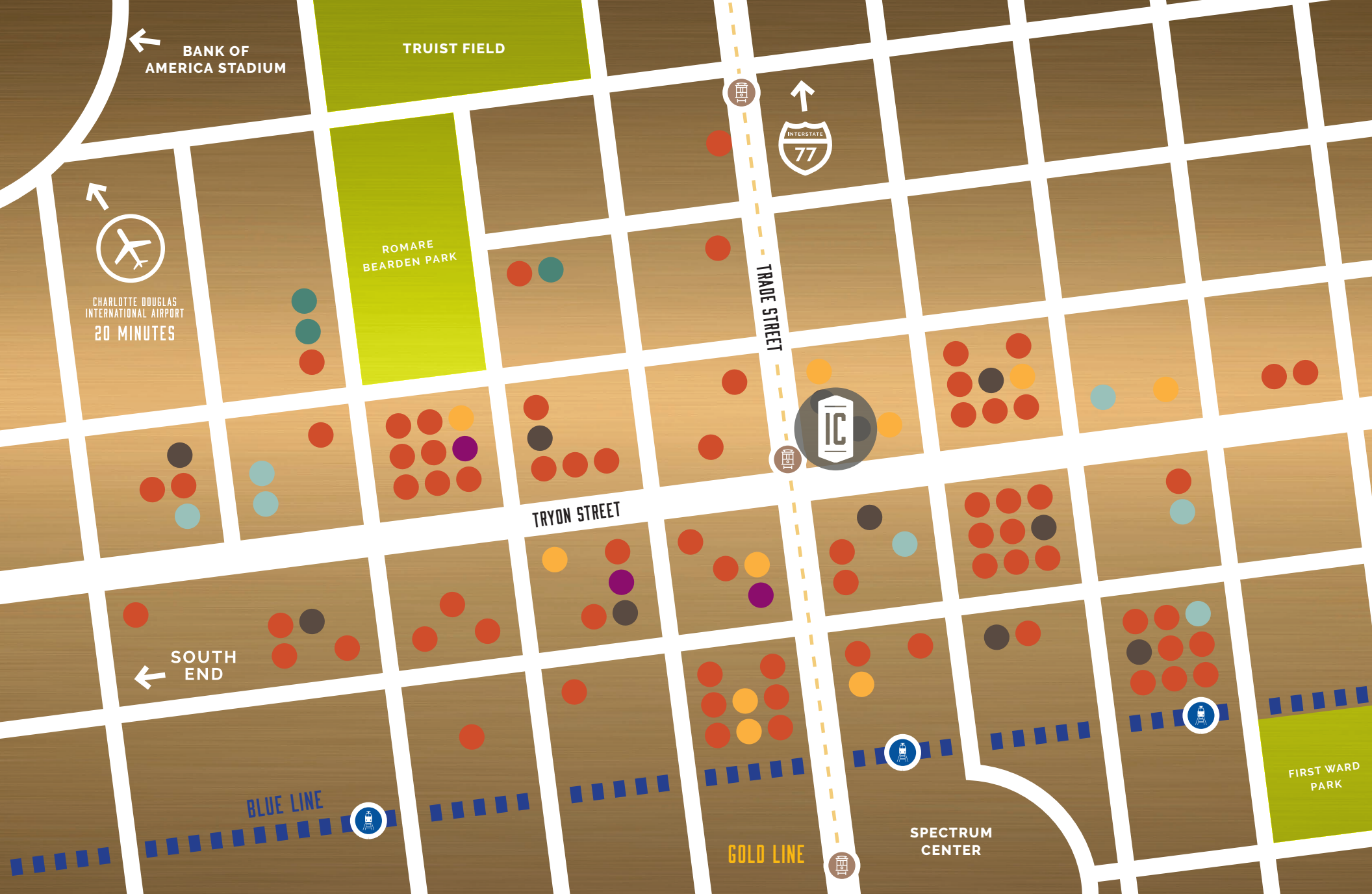
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MARRIOTT CITY
CENTER



ONE STOP IN THE CENTER OF IT ALL

This iconic address offers more — more amenities and common areas to satisfy tenant needs. The redesigned atrium connects One Independence Center to the Charlotte Marriott City Center and The Ivey's Hotel. Existing coworking spaces and restaurants provide modern workforces everything they desire under one roof.



60+ RESTAURANTS

10 HOTELS



12 COFFEE SHOPS

8 MULTIFAMILY

3 CITY PARKS

7 ARTS & CULTURE

3 GYMS

 CITYLYNX BLUE LINE LIGHT RAIL
 CITYLYNX GOLD LINE TROLLEY



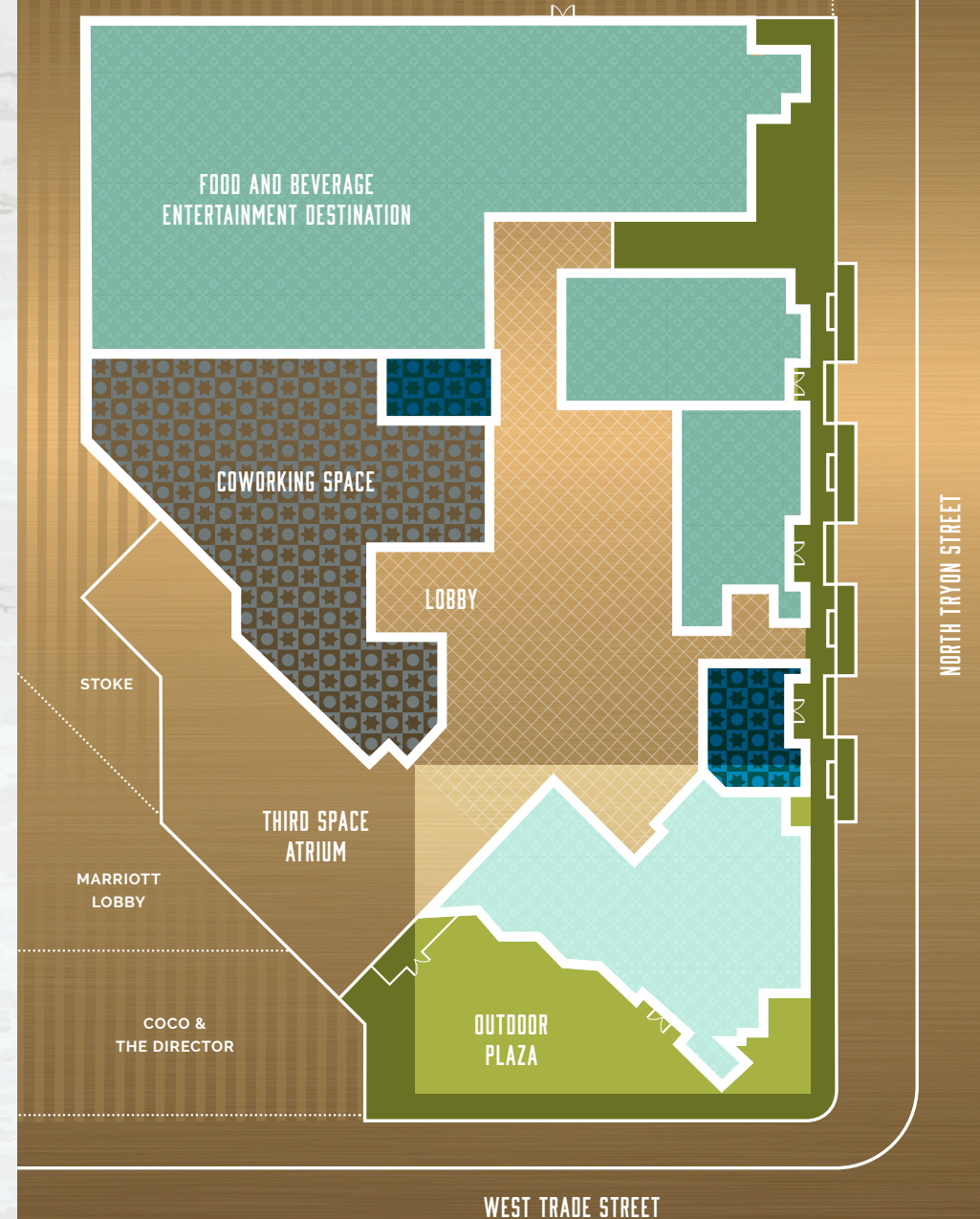
RETAIL ENHANCEMENT

ENHANCED OFFERINGS FOR A VIBRANT SPACE

Twenty-three thousand square feet of trend-forward retail and dining spots offers tenants and employees an energetic city block experience. Expansive street-level retail with carefully selected tenants activate sidewalks and social spaces. On-site coffee and dining and curated interior design invite visitors to stay awhile.

23,000 TOTAL SQ.FT.
OF RENOVATED RETAIL & RESTAURANTS AVAILABLE

- RETAIL
- COWORKING
- FOOD & BEVERAGE
- FRONT PORCH





COCO & THE DIRECTOR

FRESH SANDWICHES, GOURMET PASTRIES, COFFEE AND LOCAL GIFTS ADJACENT TO THE ATRIUM.



STOKE

LOCALLY SOURCED SOUTHERN FOOD FROM CHEF TIM GROODY, STEPS FROM YOUR OFFICE AT CHARLOTTE MARRIOTT CITY CENTER.



5CHURCH

HIP, LOFTLIKE STEAKHOUSE WITH A BUZZING VIBE AND UPSCALE DÉCOR FEATURING A FULL BAR AND WEEKEND BRUNCH. LESS THAN A MINUTE AWAY.



BUILT ON EXCHANGE AND EXCITEMENT

MODERNIZING A CITY BLOCK EXPERIENCE THROUGH
OFFICE AND GROUND-LEVEL RENOVATIONS
INCLUDING NEWLY LANDSCAPED SEATING, MARQUEE
RESTAURANTS, AND EASY ACCESS TO THE CITYLYNX
GOLD LINE TROLLEY AND BLUE LINE LIGHT RAIL.

ENHANCED OFFERINGS FOR A VIBRANT CORNER

TWENTY-THREE THOUSAND SQUARE
FEET OF TREND-FORWARD RETAIL
AND DINING SPOTS ENCIRCLED
WITH FRONT PORCHES WILL OFFER
VISITORS A UNIQUE EXPERIENCE.



An architectural rendering of a modern urban building. The building features a multi-story upper section with a glass and white panel facade. The ground floor is a mix of brick and dark metal, housing various businesses. From left to right, there are retail spaces, a coffee shop with a 'COFFEE' sign, and a restaurant with a 'RESTAURANT' sign. A large tree stands in the foreground, and several people are walking on the sidewalk. A black car is parked on the street. A white text box is overlaid on the left side of the image.

A PLACE BEYOND WORKING HOURS

OVER 60 RESTAURANTS, 10 HOTELS,
12 COFFEE SHOPS AND MORE WITHIN
WALKING DISTANCE ACCOMPANIED
BY A NEW ENTRANCE ALONG TRYON
STREET AND INVITING SOCIAL LEDGE.



LEASING

LEASING OPPORTUNITIES

MONUMENT AND BUILDING SIGNAGE OPPORTUNITIES

SEPARATE ELEVATOR BANK FOR FLOORS 2-5

ADDITIONAL PARKING OPTIONS NEARBY

CITYLYNX GOLD LINE TROLLEY STOP
DIRECTLY OUTSIDE ENTRANCE

WITH CONNECTION TO
CITYLYNX BLUE LINE LIGHT RAIL

OVER **250,000**
SQ.FT. OF OFFICE AVAILABLE

FLOOR 13 +/- 2,600 SQ.FT.

FLOOR 12 +/- 17,750 SQ.FT.

FLOOR 8 +/- 24,000 SQ.FT.

FLOOR 7 +/- 24,000 SQ.FT.

FLOOR 5 +/- 41,500 SQ.FT.

FLOOR 4 +/- 41,600 SQ.FT.

FLOOR 3 +/- 41,150 SQ.FT.

FLOOR 2 +/- 38,650 SQ.FT.

14,700 TOTAL
SQ.FT.
OF RENOVATED RETAIL AVAILABLE

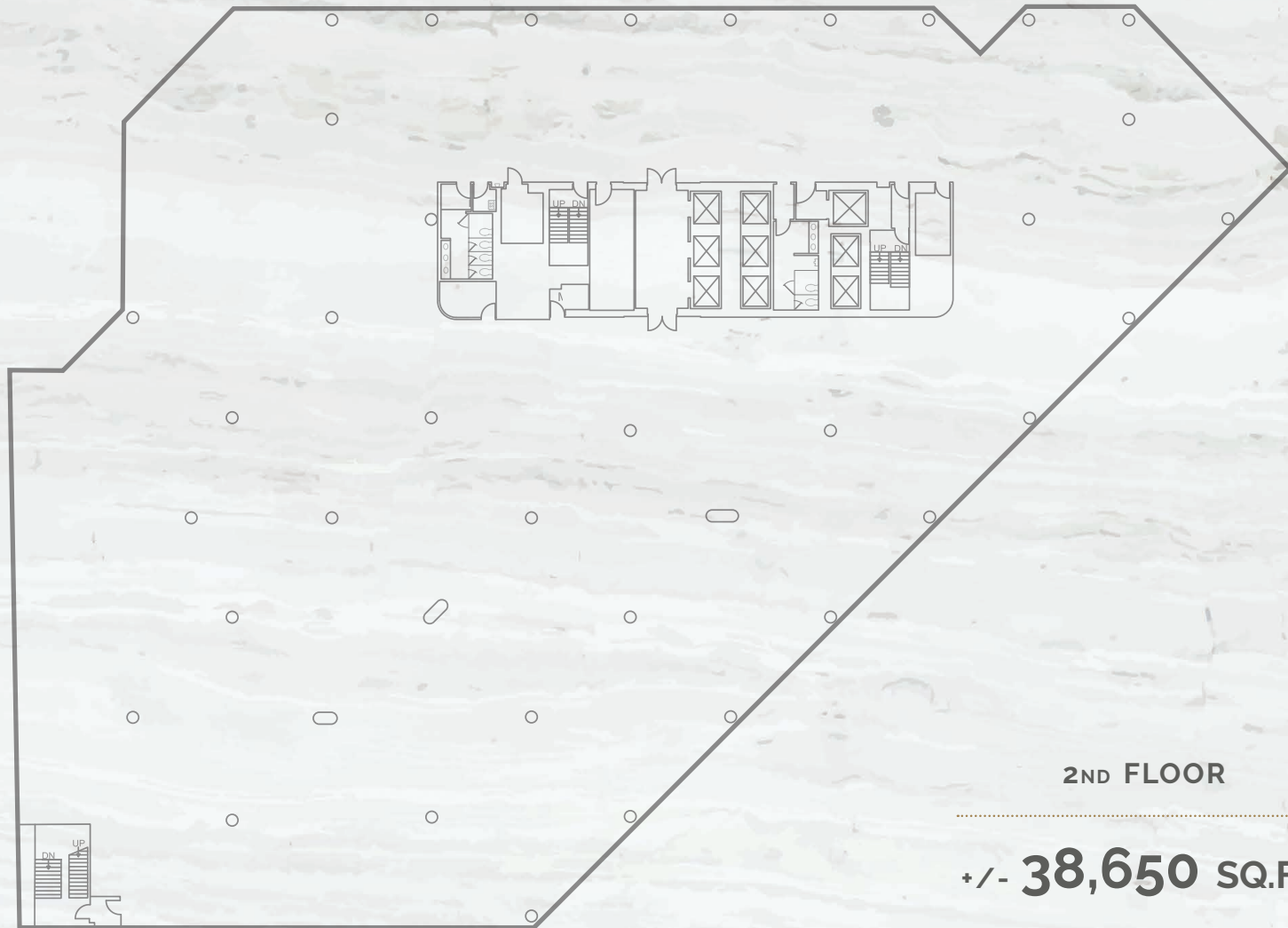


FLOOR PLATES

FLOOR PLATES



FLOOR PLATES



2ND FLOOR

+/- **38,650** SQ.FT.



FLOOR PLATES



3RD FLOOR

+/- **41,150** SQ.FT.

AVAILABLE IN Q3 2021

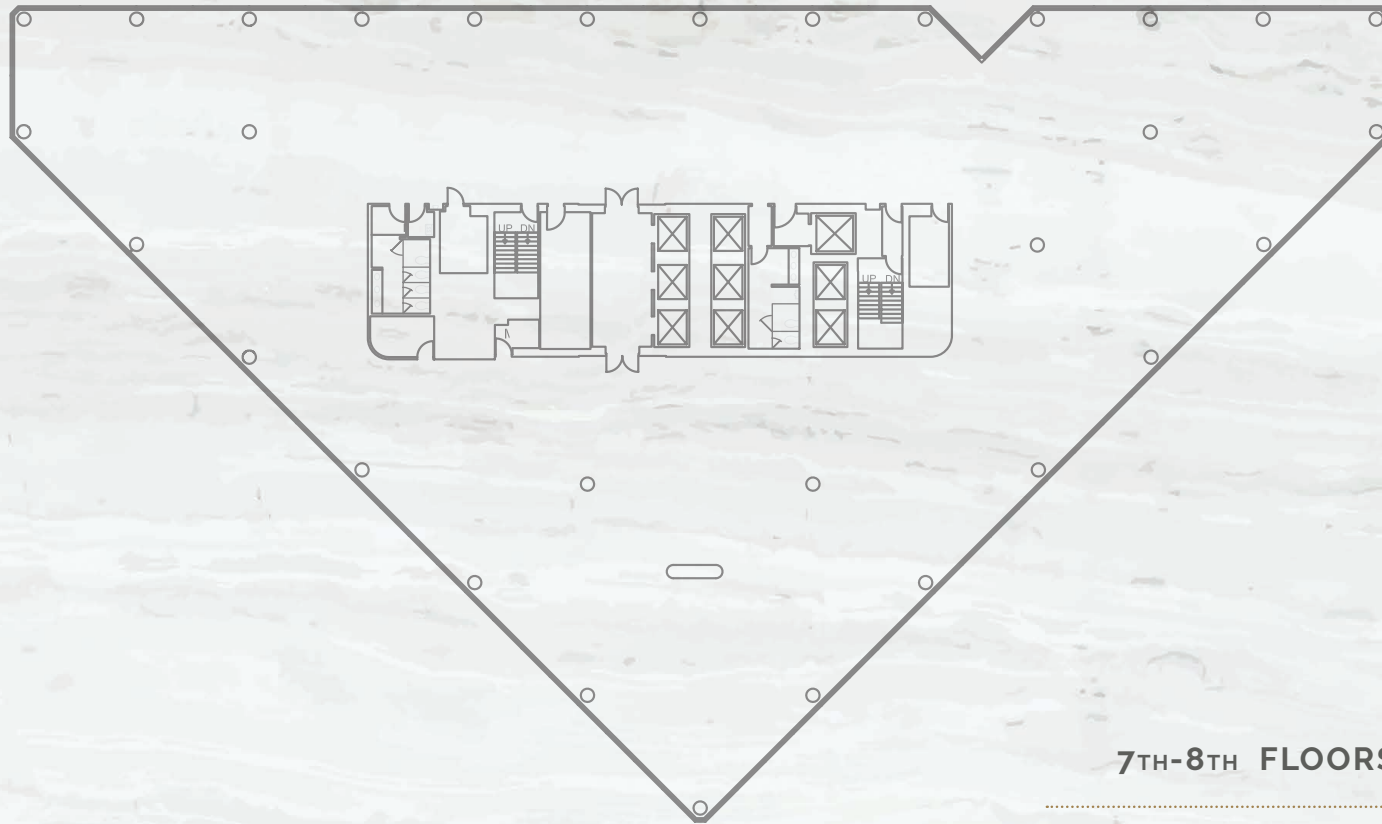
4TH & 5TH FLOORS

+/- **41,150** SQ.FT.

AVAILABLE IN Q3 2021



FLOOR PLATES



7TH-8TH FLOORS

+/- **24,000** SQ.FT.
AVAILABLE



FLOOR PLATES

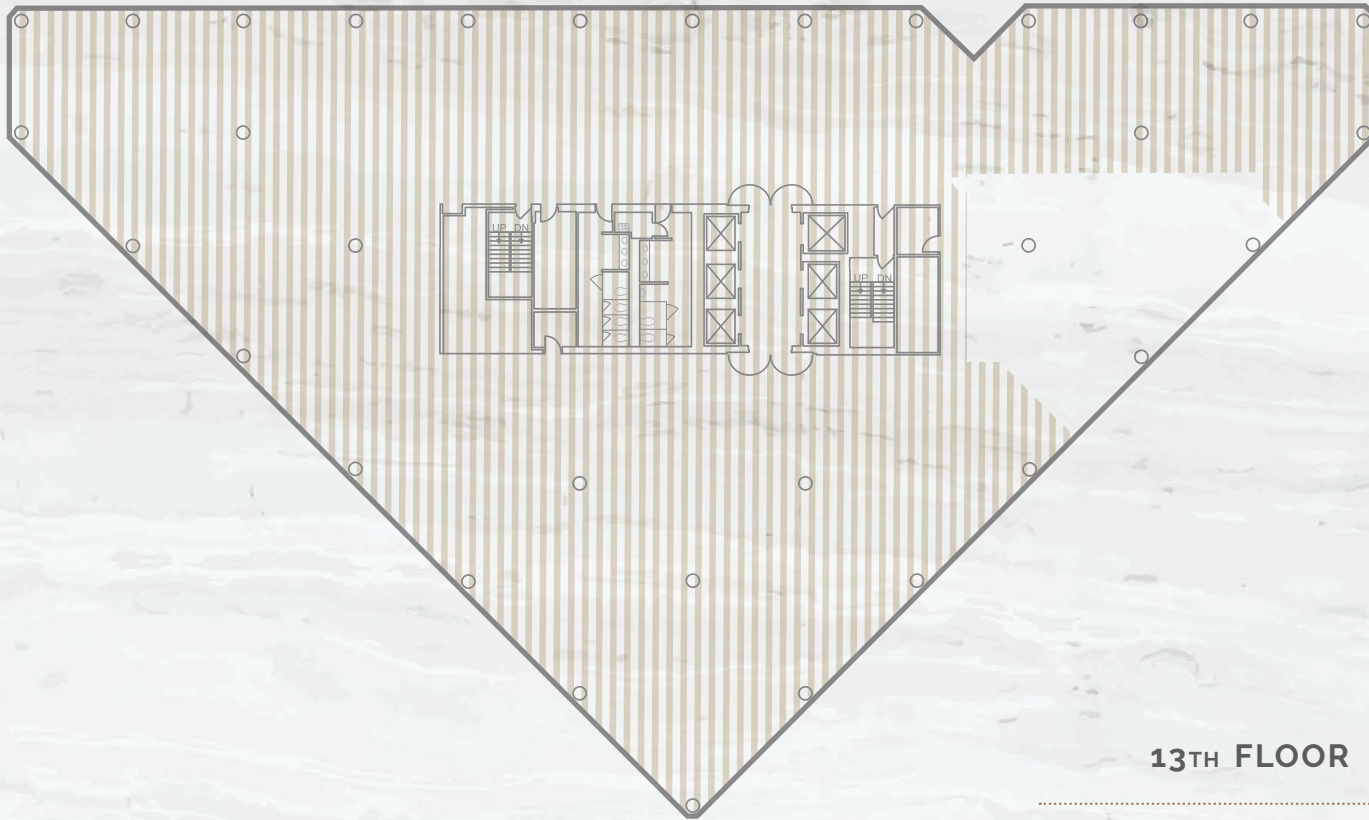


12TH FLOOR

+/- **17,750** SQ.FT.
AVAILABLE



FLOOR PLATES



13TH FLOOR

+/- **2,600** SQ.FT.
AVAILABLE



TEAM/LEASING CONTACT INFO

ONE | INDEPENDENCE CENTER

ONEINDEPENDENCECTR.COM

From engineering and design to landscaping and leasing, we've partnered with the best in the industry to bring you an inspiring indoor and outdoor workspace you'll love.

Crescent Communities is a nationally recognized, market-leading real estate investor, developer and operator of mixed-use communities. We create high-quality, differentiated residential and commercial communities in many of the fastest growing markets in the United States. Since 1963, our development portfolio has included more than 68 multifamily communities, 21 million square feet of commercial space and 60 single family master-planned communities. Crescent Communities has offices in Charlotte, DC, Atlanta, Orlando, Nashville, Dallas, Denver, Phoenix and Salt Lake City. Our multifamily communities are branded NOVEL by Crescent Communities.

OFFICE LEASING

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RETAIL LEASING

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One Independence Center has been rated Wired Certified Gold for excellent connectivity.