

ONE | INDEPENDENCE CENTER

REVITALIZING A LANDMARK LOCATION

DEVELOPED BY





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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



RECENT IMPROVEMENTS

SHARED AMENITY SPACES

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

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

REDESIGNED AMENITIES



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



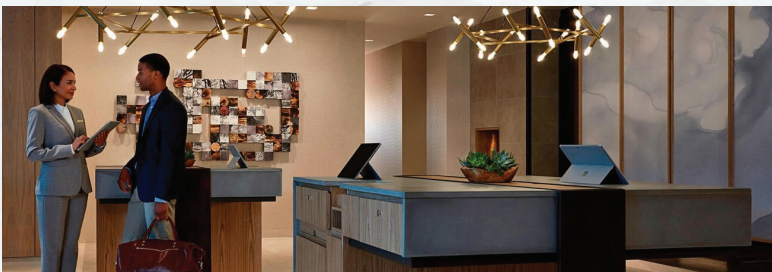
05

THE IVEY'S HOTEL



06

MARRIOTT CITY CENTER

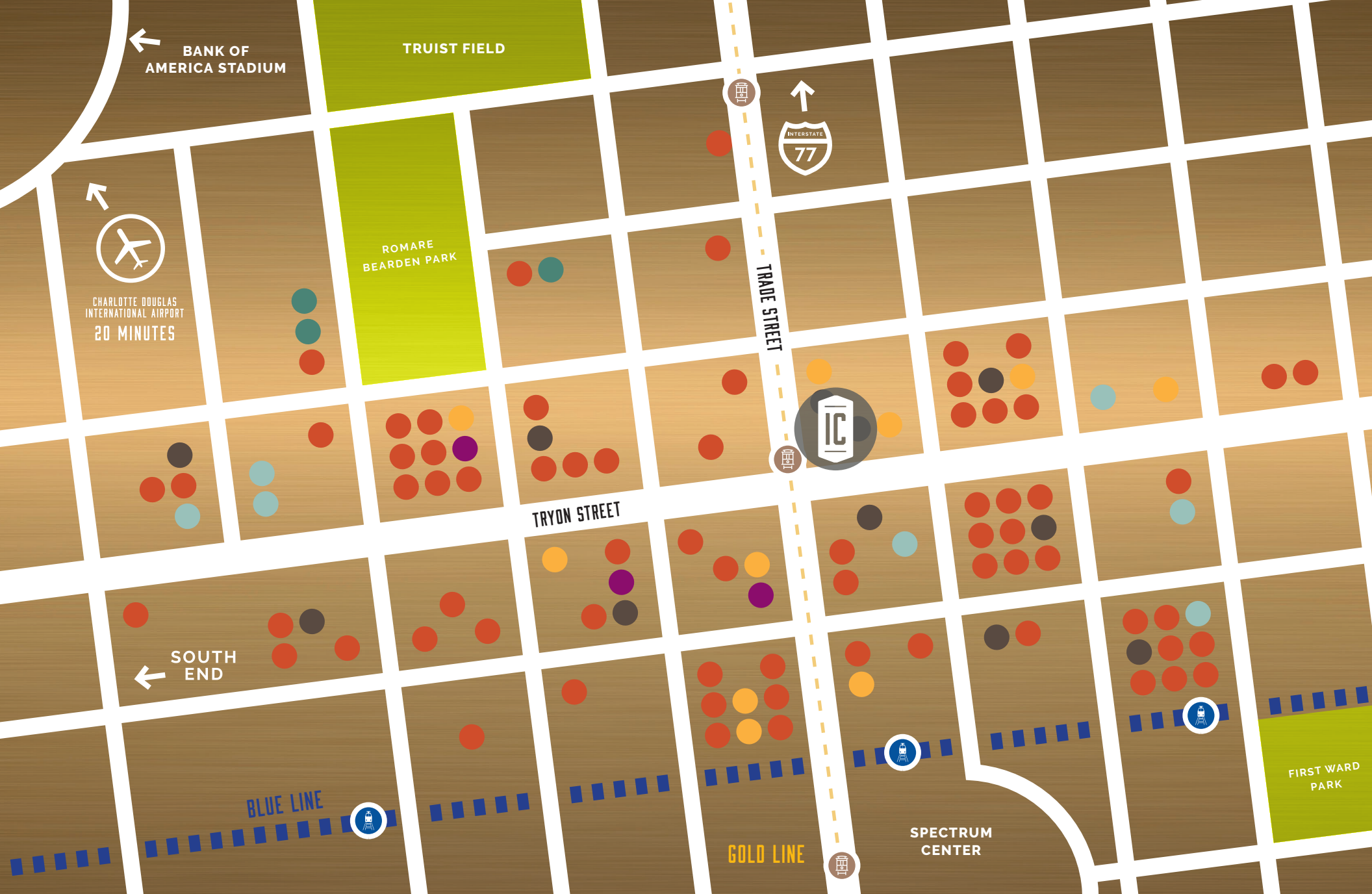


CONNECTIONS

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.

07



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 STREETCAR



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



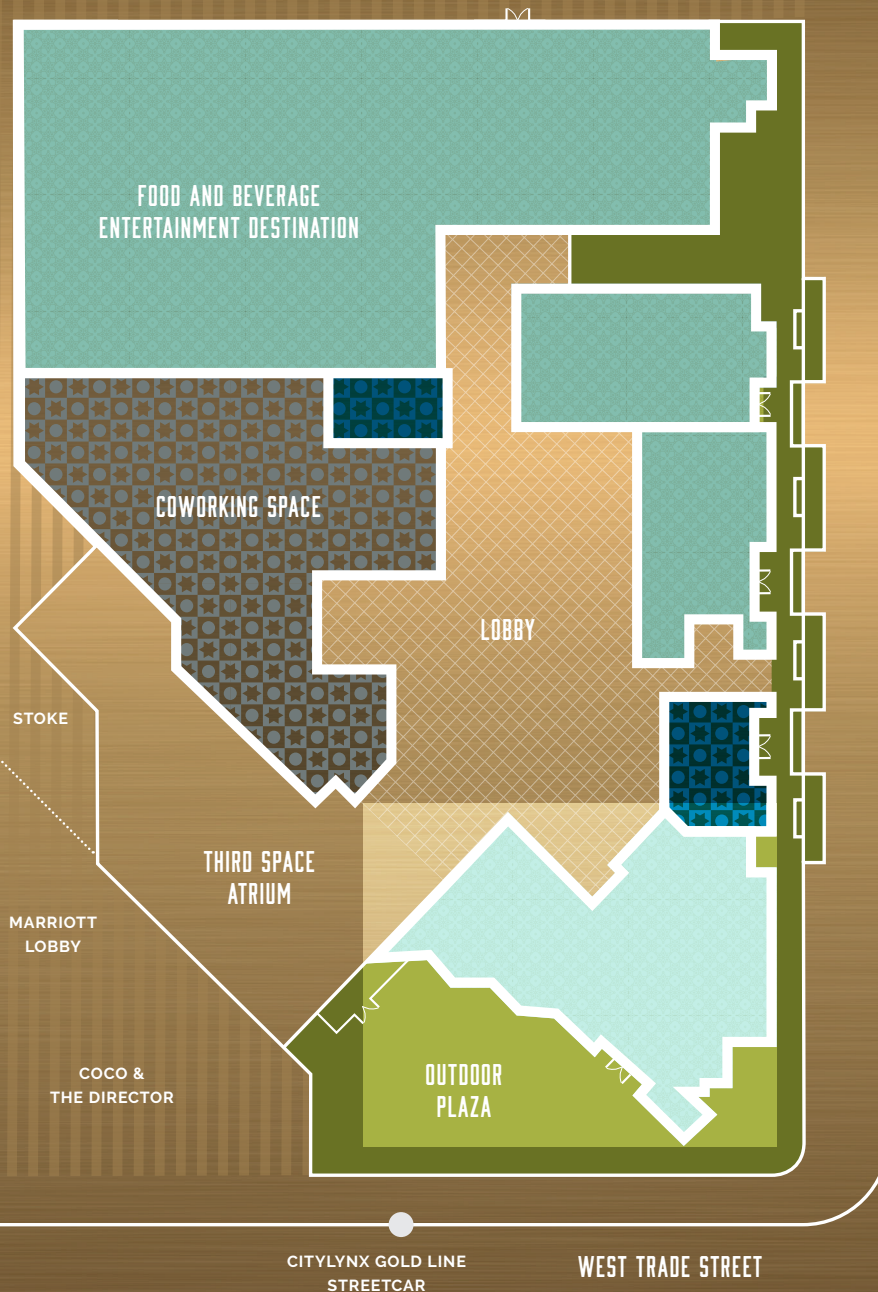
COWORKING



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.



The image is a detailed architectural rendering of a modern urban street scene. A multi-story building with a mix of glass, white panels, and dark brick is the central focus. The ground floor features large glass windows and entrances for various businesses, including a 'COFFEE' shop and a 'RESTAURANT' with a balcony. The number '101' is prominently displayed on the building's facade. Mature trees line the sidewalk, and several pedestrians are shown walking, adding a sense of life and activity. A dark car is visible in the foreground on the street. The overall atmosphere is bright and sunny, suggesting a vibrant, walkable neighborhood.

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

GARAGE PARKING AVAILABLE - 1.1 / 1,000 SF

ADDITIONAL PARKING OPTIONS NEARBY

CITYLYNX GOLD LINE STOP DIRECTLY OUTSIDE ENTRANCE

WITH CONNECTION TO CITYLYNX BLUE LINE LIGHT RAIL

OVER **71,500**
SQ.FT. OF OFFICE AVAILABLE

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

FLOOR 12 +/- 22,000 SQ.FT.

FLOOR 9 +/- 24,000 SQ.FT.

FLOOR 8 +/- 23,750 SQ.FT.

FLOOR 7 +/- 23,750 SQ.FT.

FLOOR 5 +/- 40,000 SQ.FT.

FLOOR 4 +/- 40,000 SQ.FT.

FLOOR 3 +/- 38,800 SQ.FT.

FLOOR 2 +/- 36,600 SQ.FT.

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

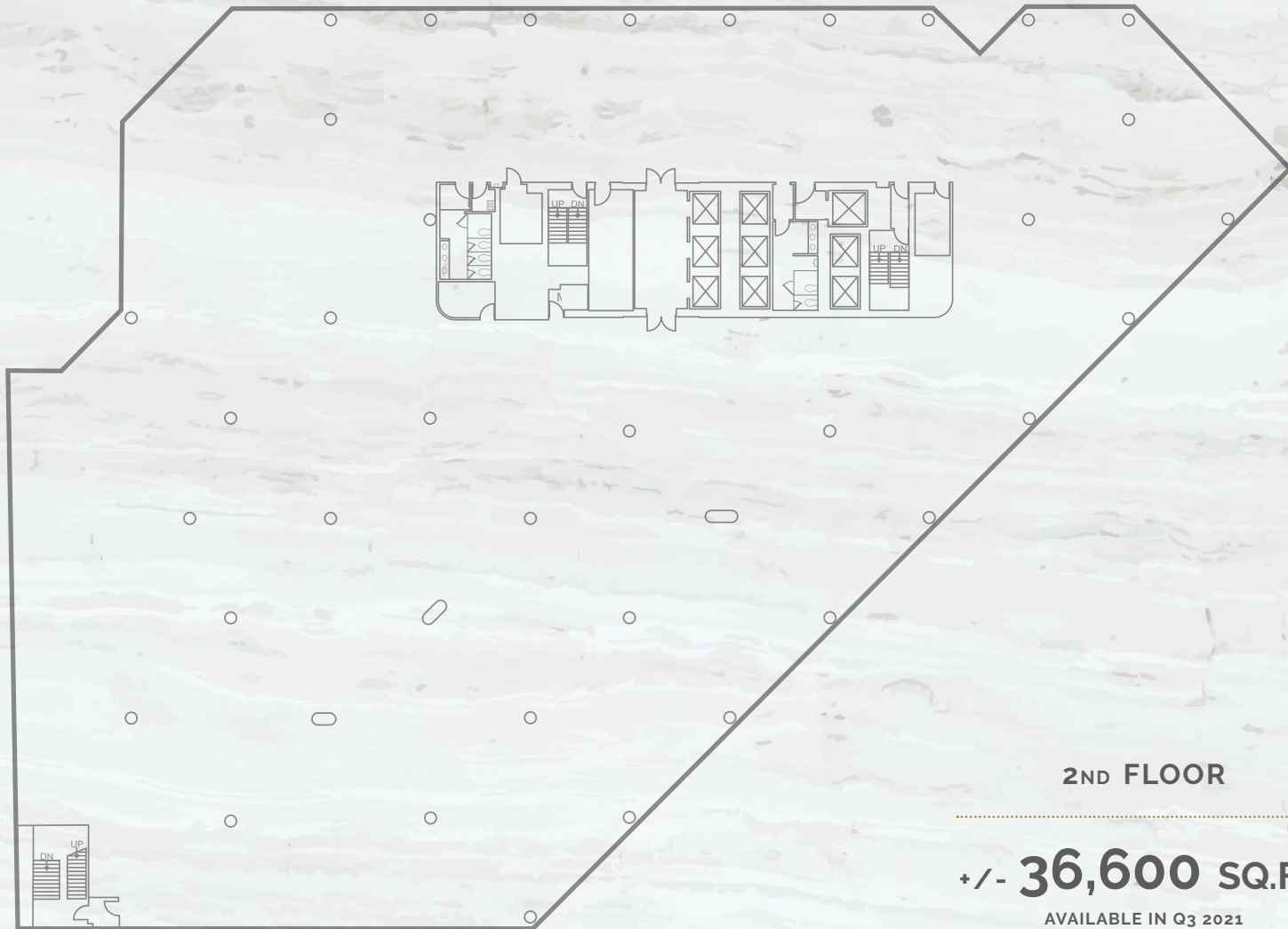


FLOOR PLATES

FLOOR PLATES



FLOOR PLATES



2ND FLOOR

+/- **36,600 SQ.FT.**

AVAILABLE IN Q3 2021



FLOOR PLATES



3RD FLOOR

+/- **38,800 SQ.FT.**

AVAILABLE IN Q3 2021

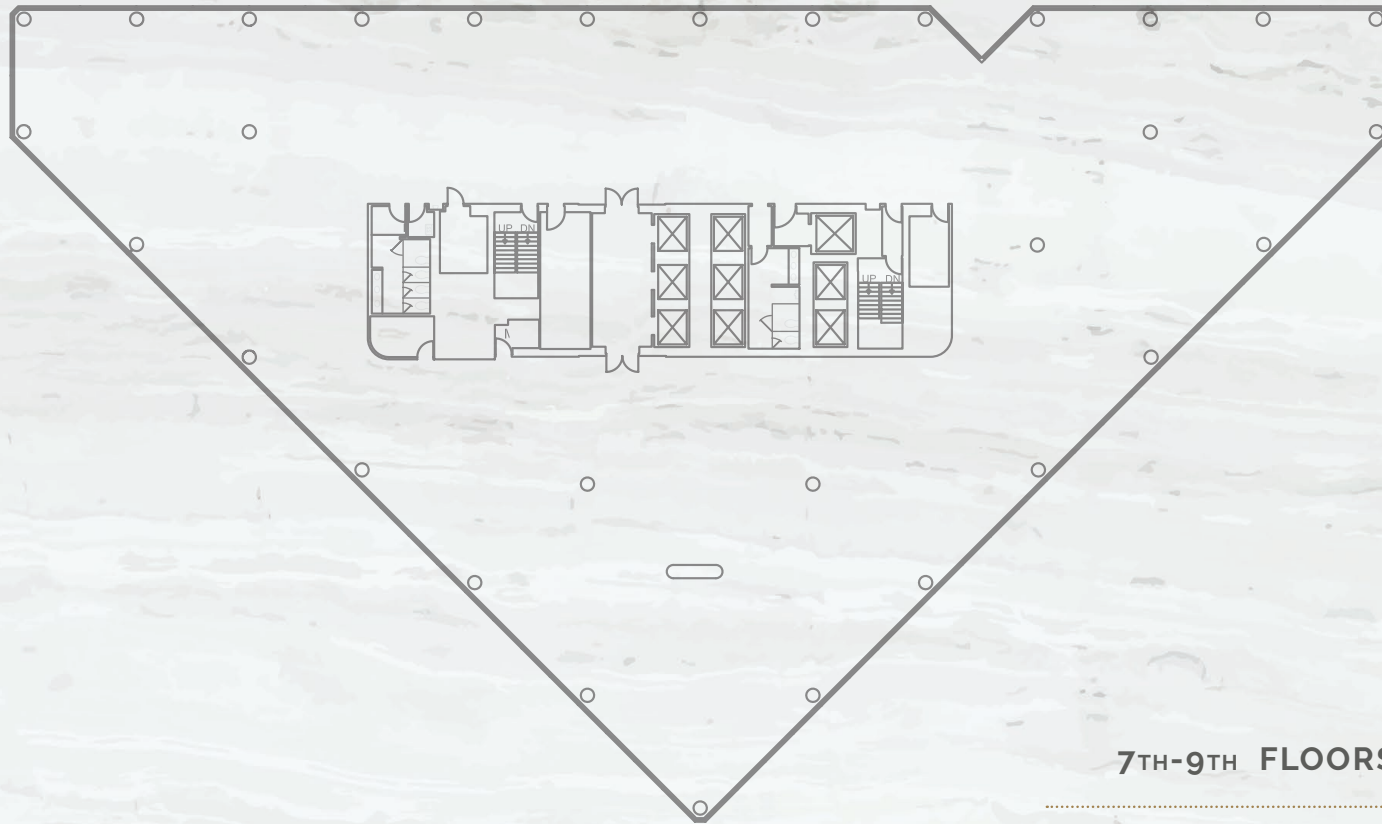
4TH & 5TH FLOORS

+/- **40,000 SQ.FT.**

AVAILABLE IN Q3 2021



FLOOR PLATES

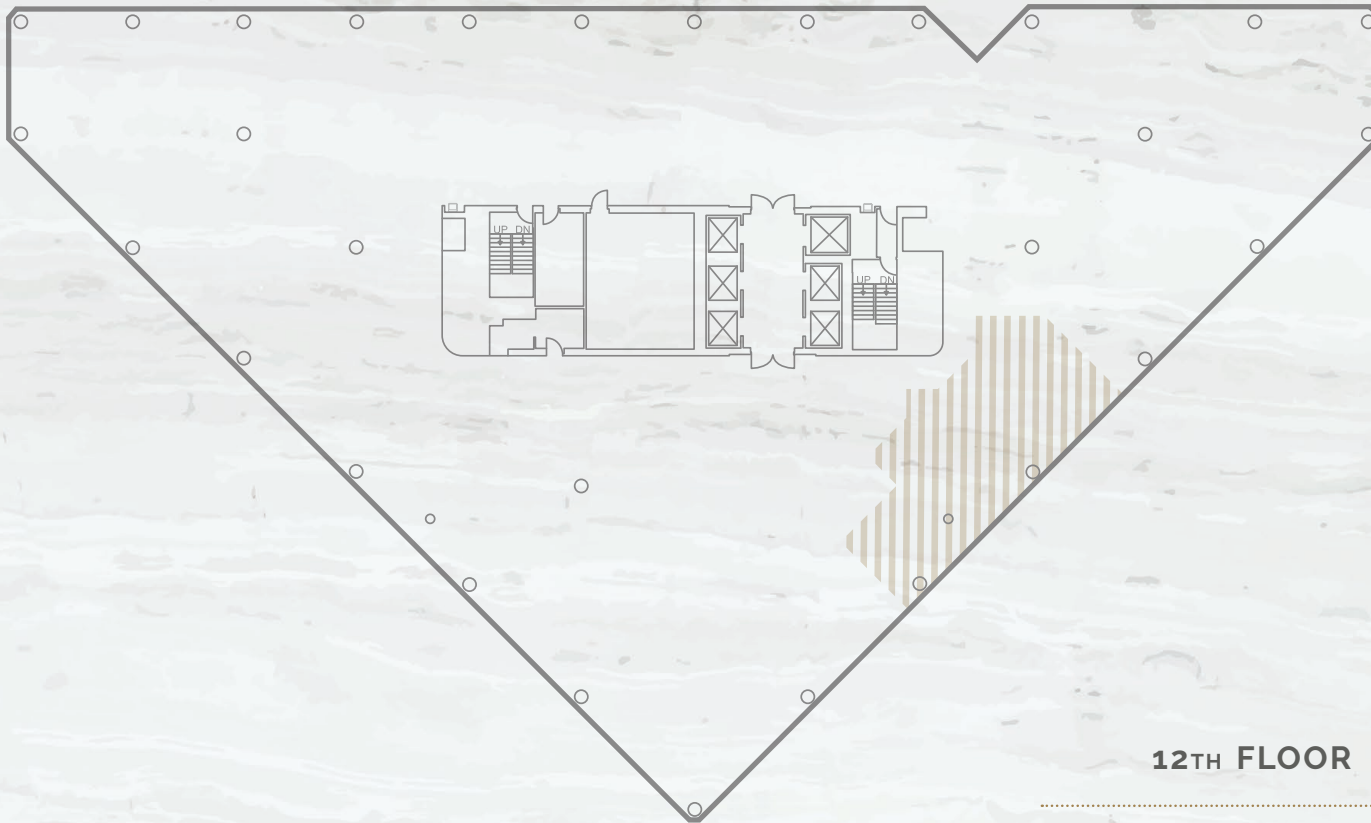


7TH-9TH FLOORS

+/- **23,750** SQ.FT.
AVAILABLE



FLOOR PLATES

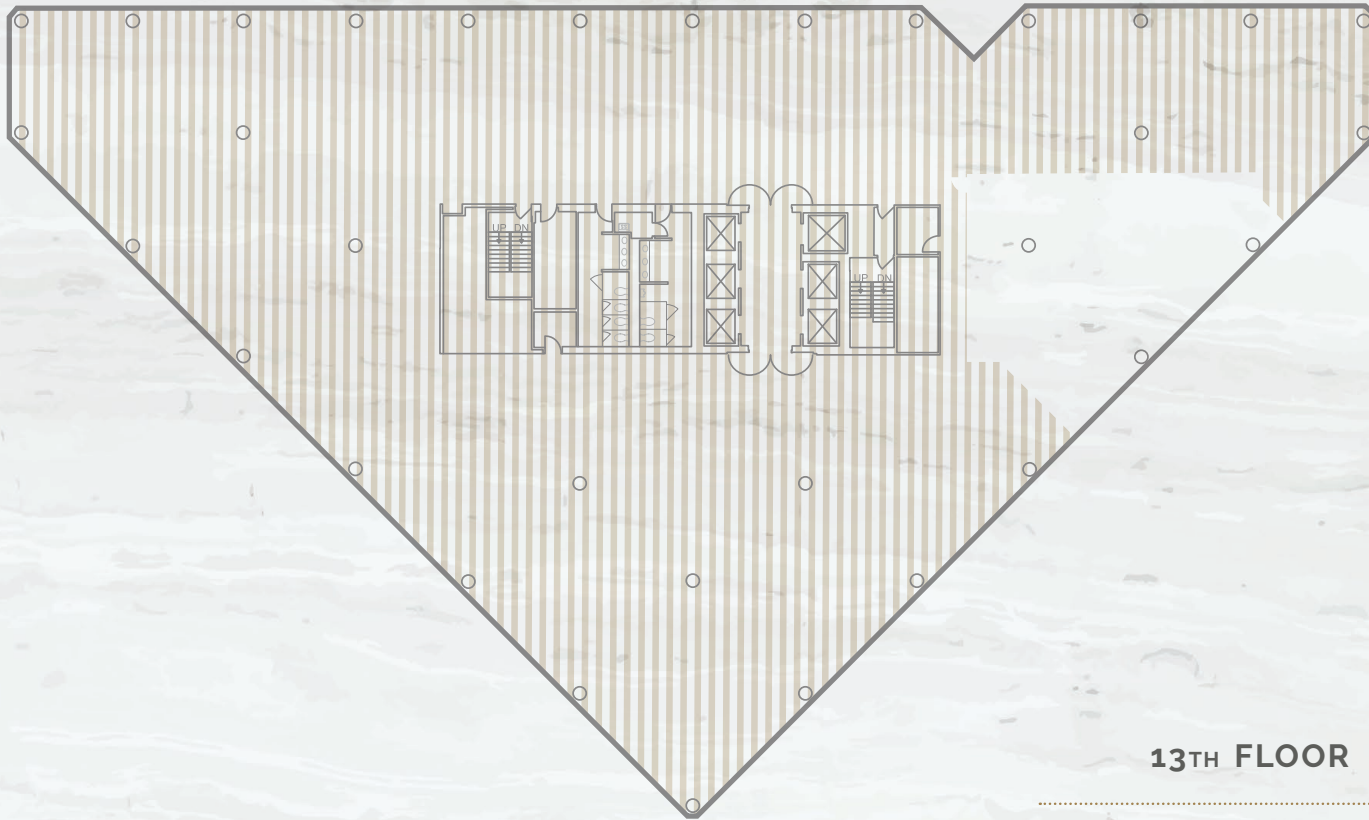


12TH FLOOR

+/- **22,000** SQ.FT.
AVAILABLE



FLOOR PLATES



13TH FLOOR

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



BUILDING DESIGN ENHANCEMENTS FOR A BETTER WORK ENVIRONMENT

CLEANING

Nanoseptic® self-cleaning skin installed on all entrance door handles and elevator buttons

HANDS-FREE ACCESS

- StepNPull® foot operated door openers installed on common area restroom doors
- Space available with tenant restroom upgrades (touch-free toilets, faucets, soap & paper towel dispensers)

AIR QUALITY

- Ultraviolet in-duct cleaning system installed to all the building's air handling units to reduce/eliminate bacteria, viruses, mold and other pathogens in the air
- New AHU filters installed to maximize the MERV rating for the building's particular air handling system
- Ability to shift to 100% outside air for the base building HVAC system, providing the building with fresh outside air (weather permitting)



ONE | INDEPENDENCE CENTER



TEAM/LEASING CONTACT INFO

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 multifamily and commercial communities in many of the fastest-growing markets in the United States. Since 1963, our development portfolio has included more than 59 multifamily communities, 21 million square feet of commercial space and 60 single-family master-planned communities. Headquartered in Charlotte, Crescent Communities has regional offices in Washington, D.C., Atlanta, Orlando, Nashville, Dallas and Denver. Our multifamily communities are branded NOVEL by Crescent Communities.

FOR LEASING INFORMATION, CONTACT:

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

ONEINDEPENDENCECTR.COM