

# 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 glass and stone facades line the street. A construction crane is visible in the distance against a clear blue sky. The scene is brightly lit, suggesting a sunny day.

# TABLE OF CONTENTS

03 INTRODUCTION

04 RECENT IMPROVEMENTS

05 BUILDING HIGHLIGHTS

06 PROMINENT ADDRESS

07 CONNECTIONS

09 RETAIL ENHANCEMENT

14 LEASING

15 FLOOR PLATES

21 TEAM/LEASING CONTACT INFO





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.

**\$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 &  
RESTAURANTS

UPDATED  
COMMON SPACES

REPURPOSED  
WORKING SPACES

ATRIUM  
LOUNGE  
AREA

MODERNIZED LOBBY

CURATED FOOD &  
BEVERAGE OFFERINGS

WE ARE



WiredScore  
GOLD





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**



# 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.

01

COCO &  
THE DIRECTOR



02

STOKE



03

5CHURCH



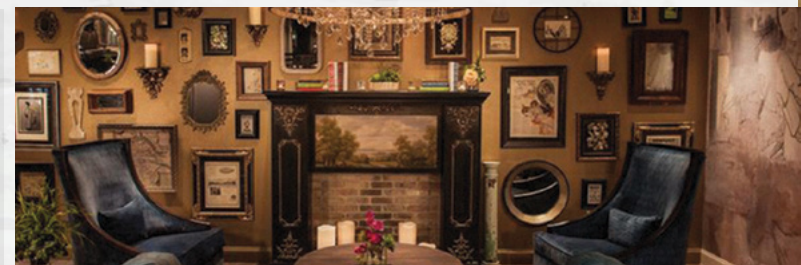
04

STARBUCKS



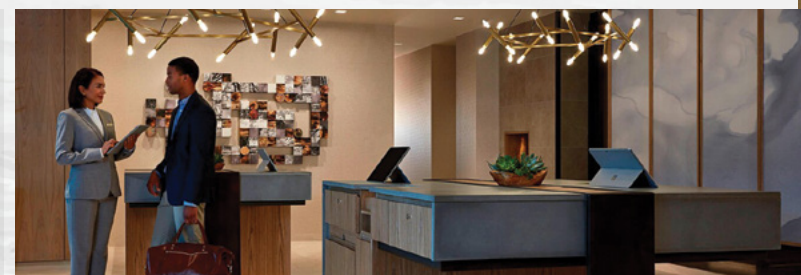
05

THE IVEY'S HOTEL

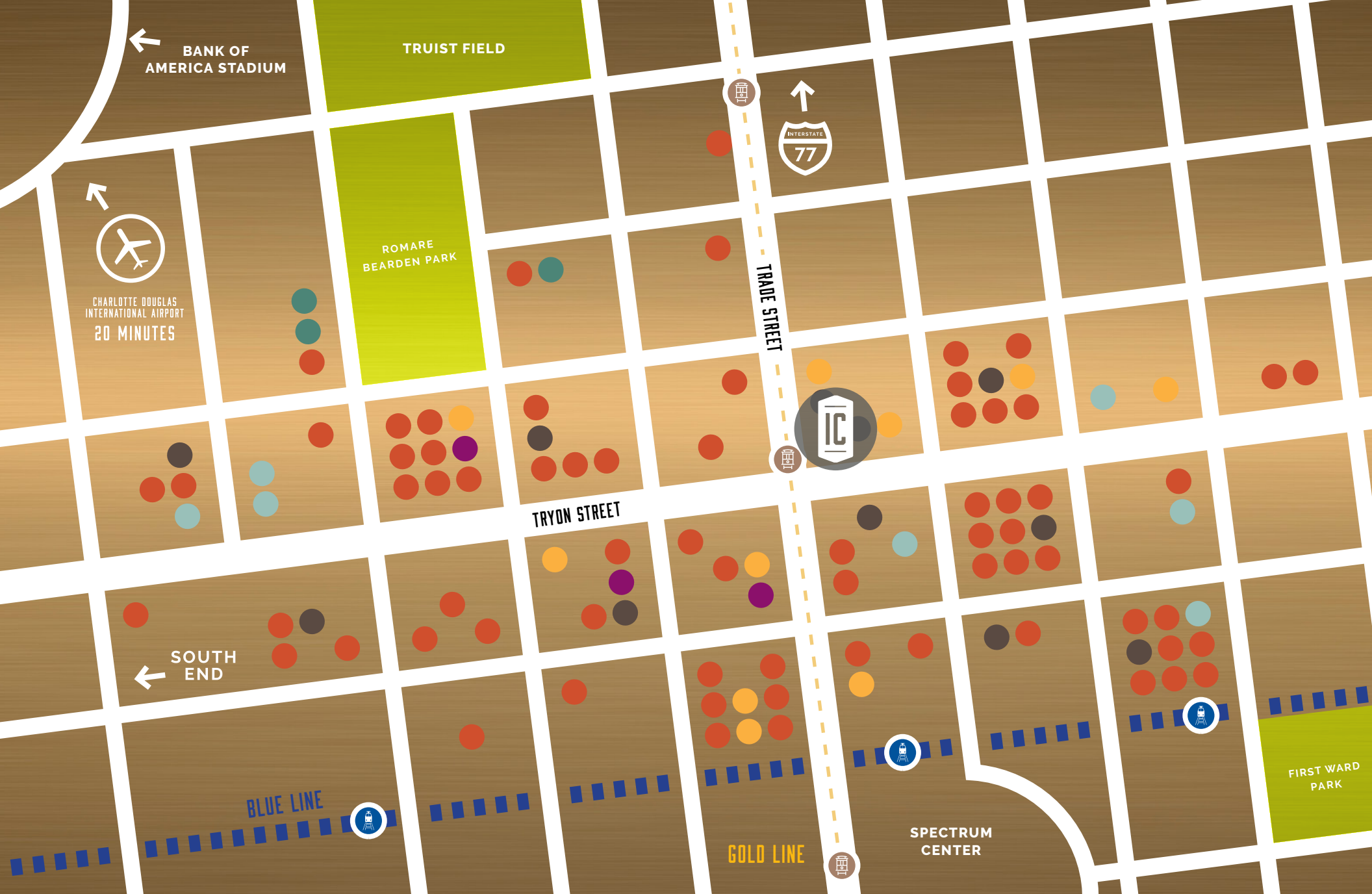


06

MARRIOTT CITY  
CENTER







**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





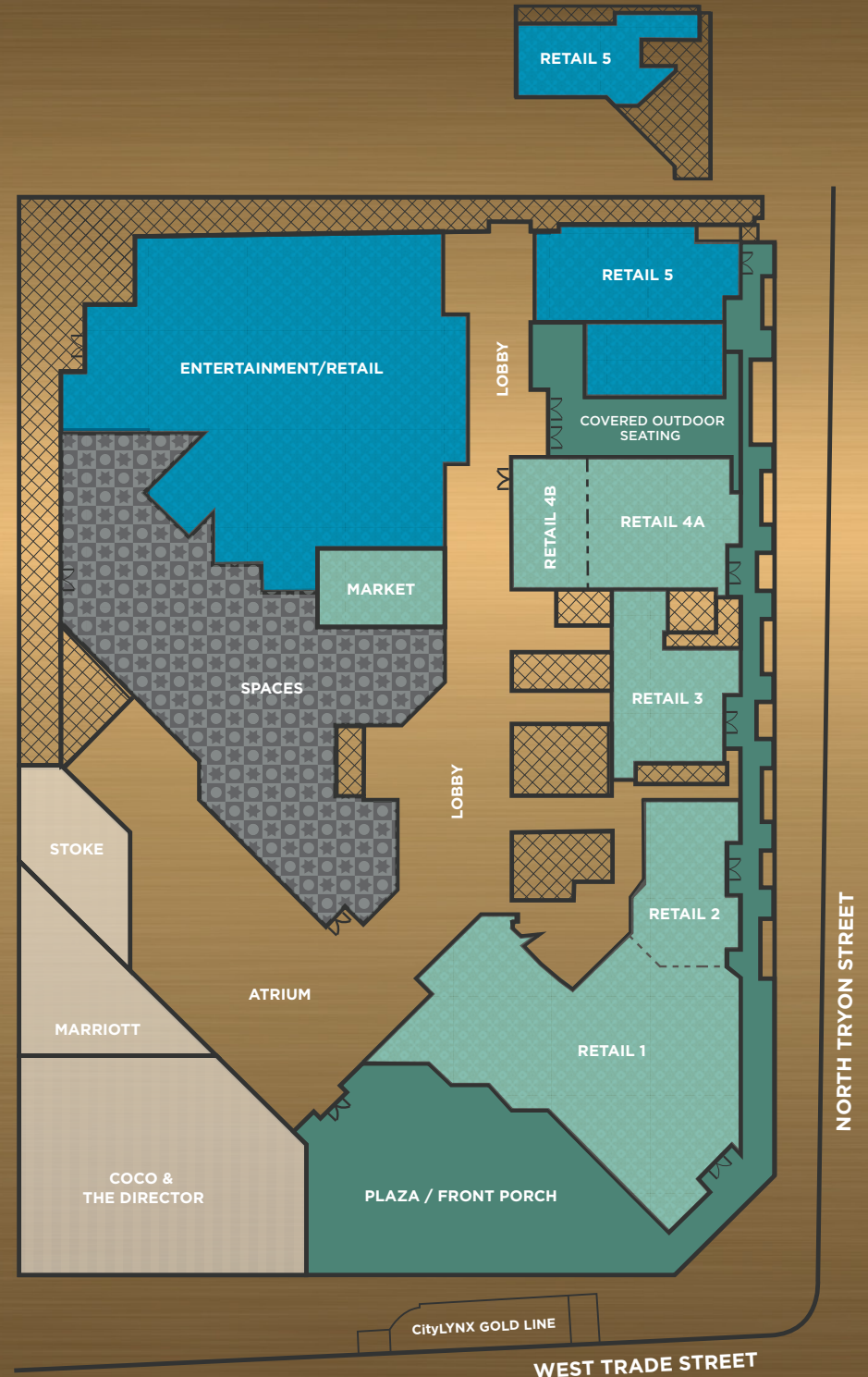
RETAIL ENHANCEMENT

# 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.



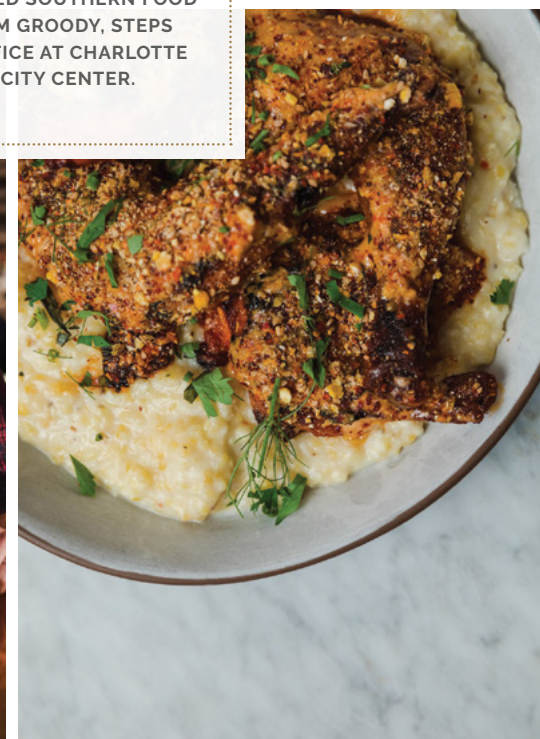
## STOKE

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, A MARQUEE  
RESTAURANT, 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.





## 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 +/- 10,200 SQ.FT.

FLOOR 9 +/- 23,750 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





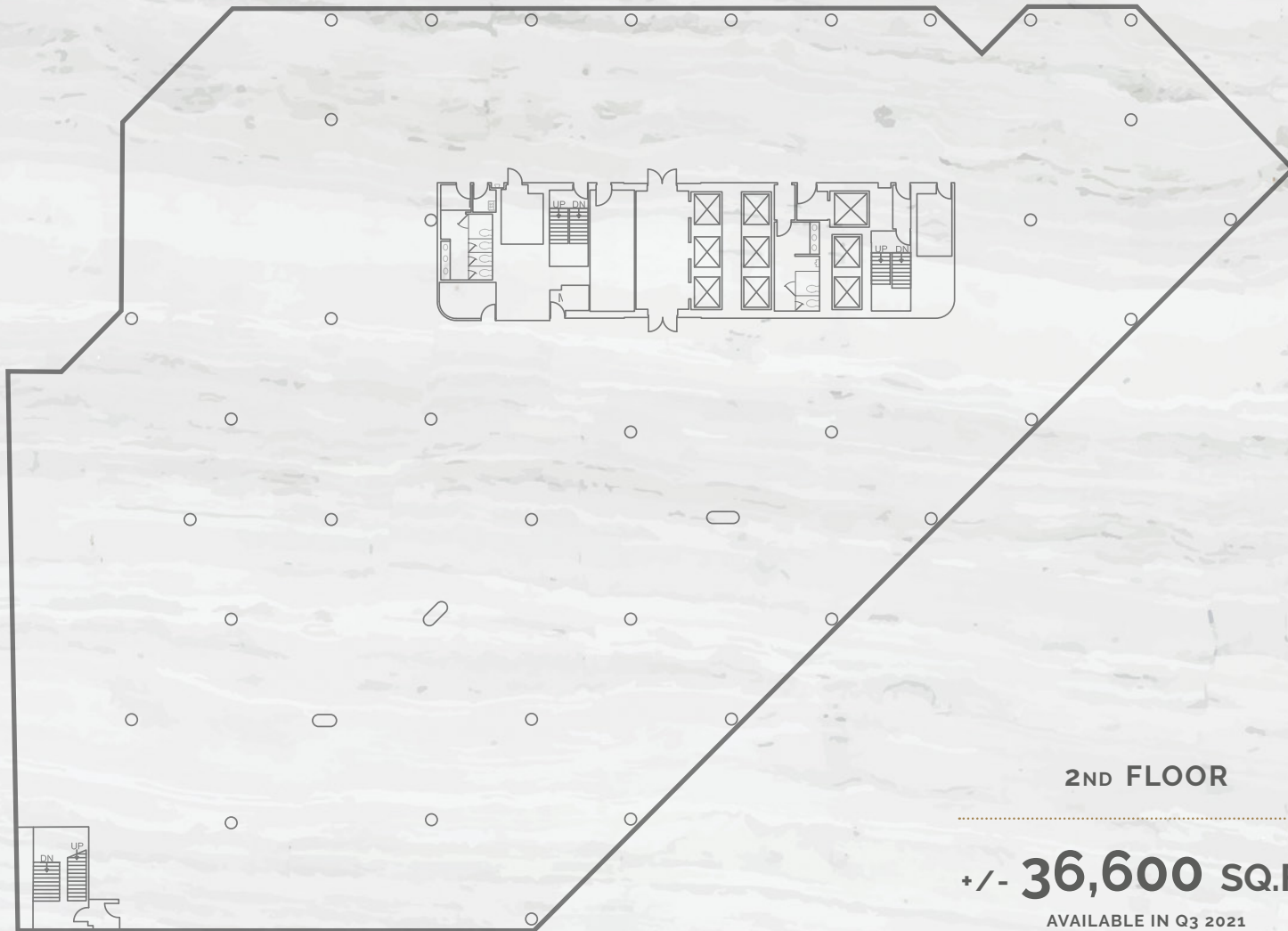
FLOOR PLATES

# 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

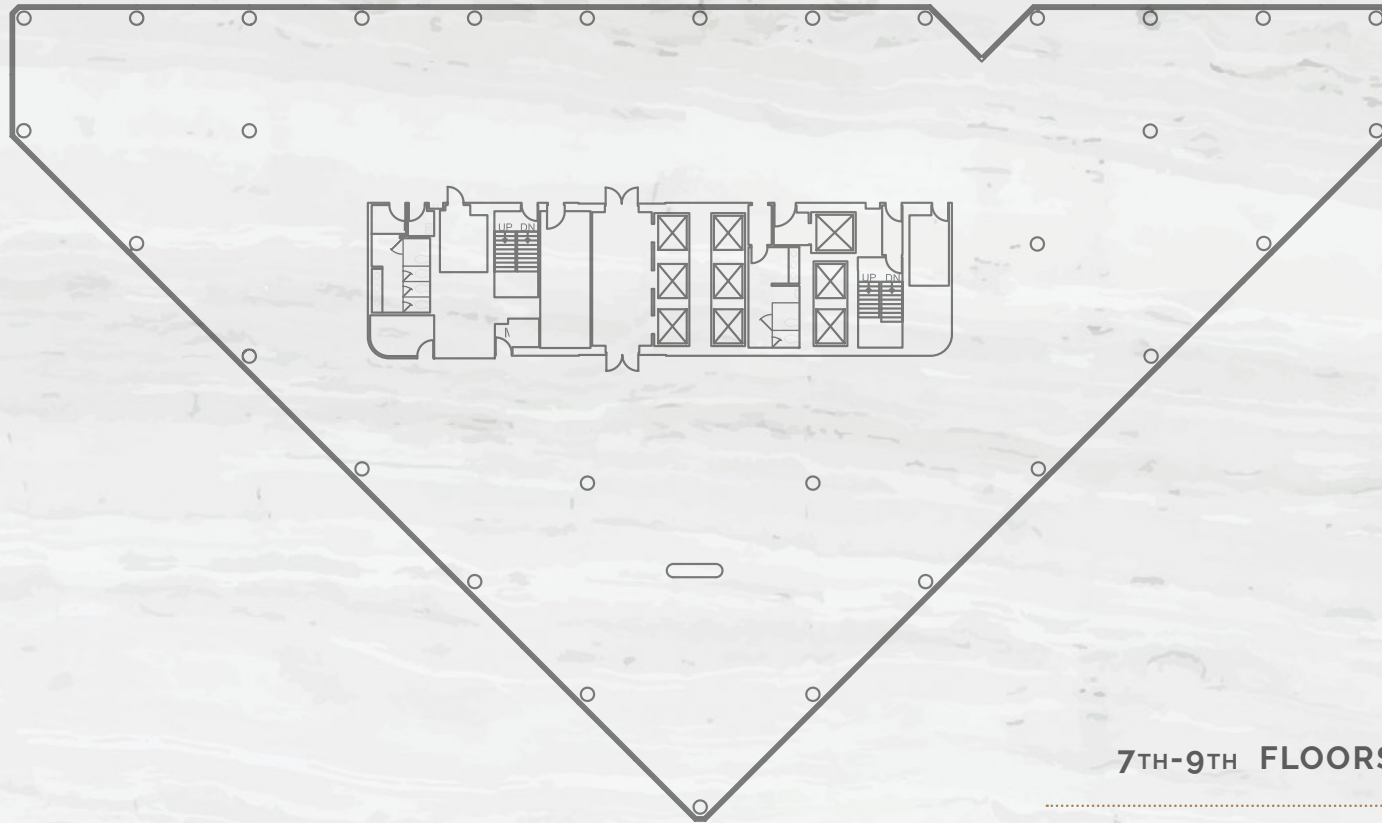
+/- **40,000 SQ.FT.**

AVAILABLE IN Q3 2021





FLOOR PLATES



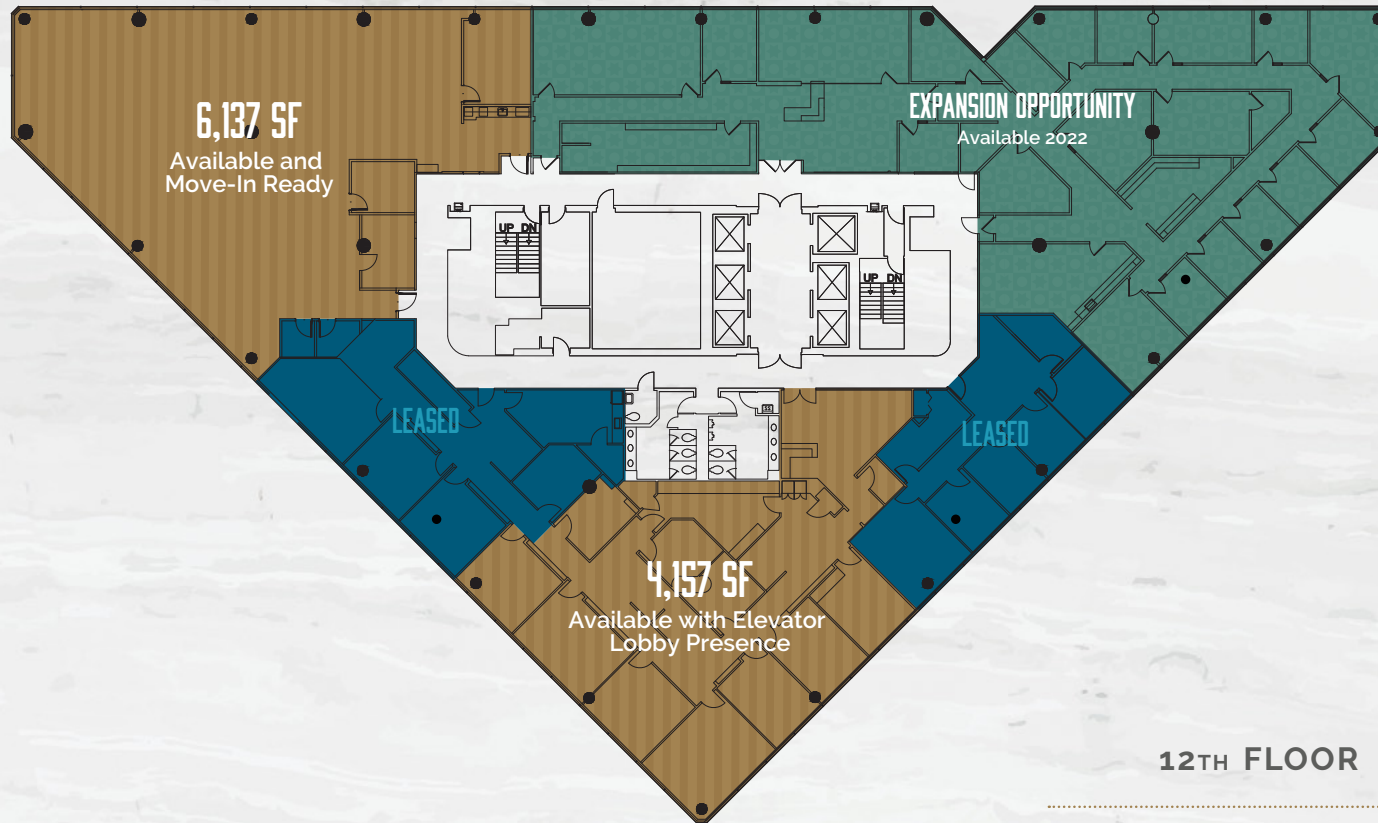
7<sup>TH</sup>-9<sup>TH</sup> FLOORS

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





FLOOR PLATES



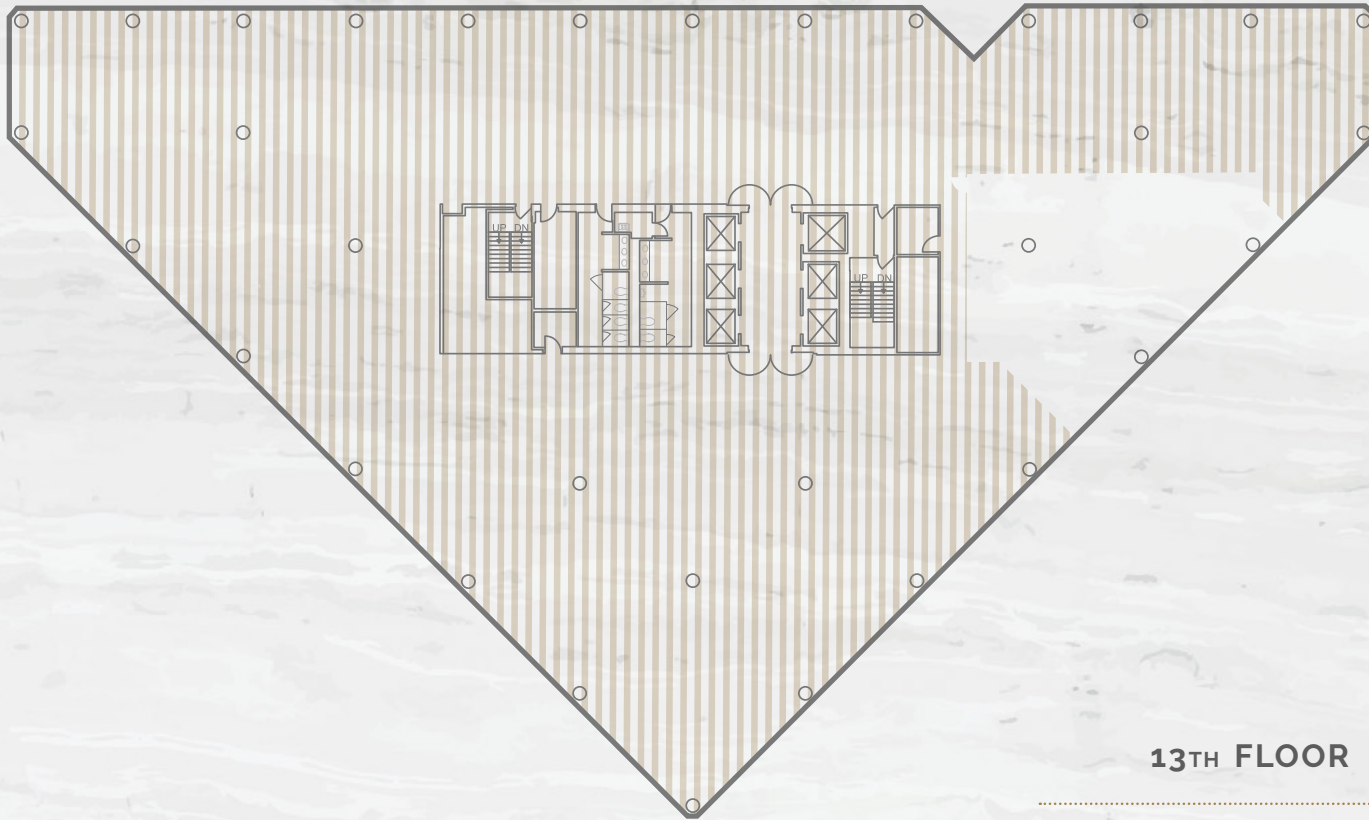
12TH FLOOR

+/- **10,200 SQ.FT.**  
**AVAILABLE**





FLOOR PLATES



13<sup>TH</sup> FLOOR

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



# ONE

# CENTER INDEPENDENCE



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 63 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.

FOR LEASING  
INFORMATION,  
CONTACT:

OFFICE LEASING

JLL  
Charley Leavitt  
704.927.3002  
[charley.leavitt@am.jll.com](mailto:charley.leavitt@am.jll.com)

RETAIL LEASING

Thrift Commercial Real Estate  
Charles Thrift  
704.622.1795  
[charles@thrifcres.com](mailto:charles@thrifcres.com)





## 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

[ONEINDEPENDENCECTR.COM](http://ONEINDEPENDENCECTR.COM)