

402 West Trade Street

Charlotte, North Carolina 28202

Available for Lease

+/- 25,184 SF Office/Retail Historic Property in Uptown

Property Overview

402 West Trade Street

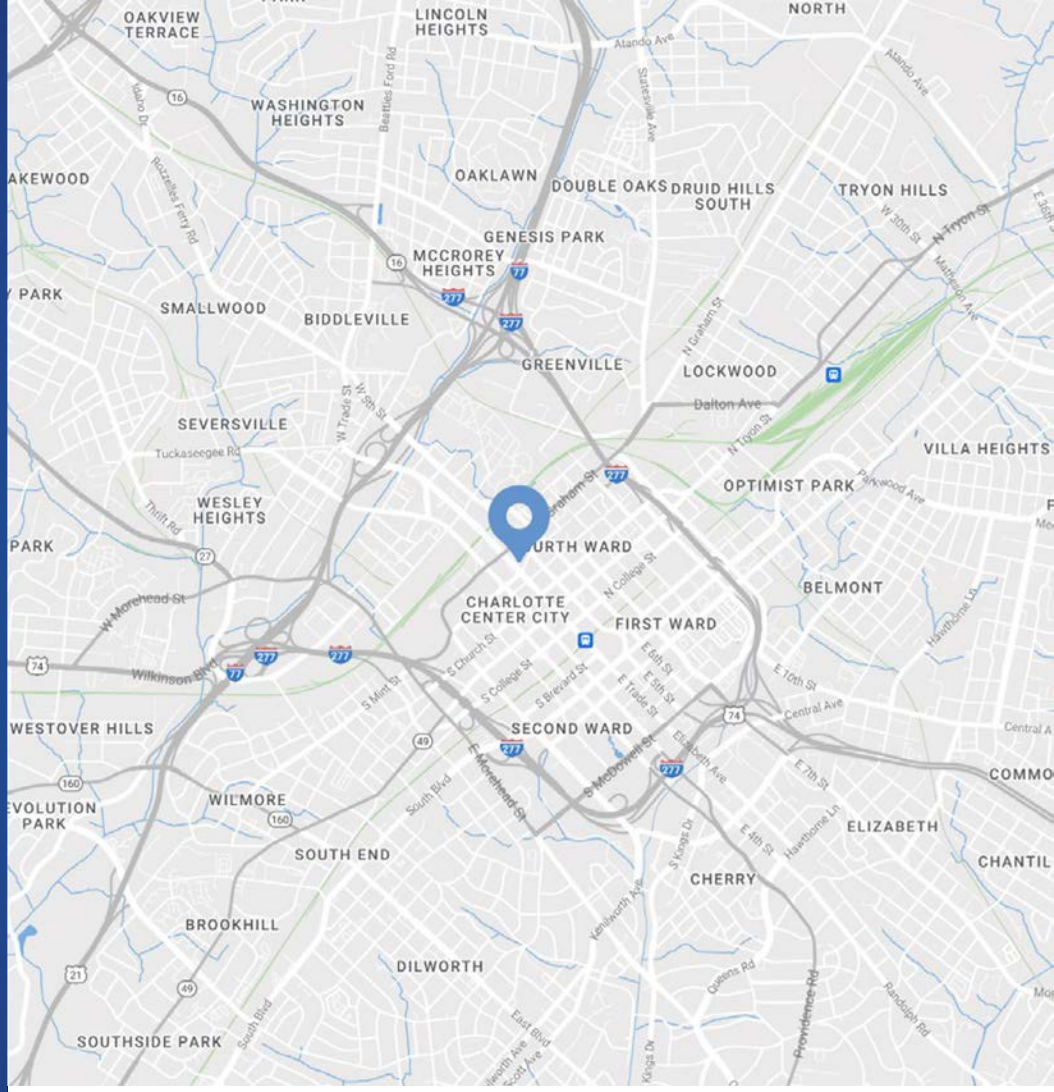
Available for Lease

Opportunity to lease office space in a landmark, historic office property in the heart of Uptown Charlotte along the new Gold Street Car Line. The property boasts 25,184 SF on two floors, 12' drop ceilings, glass storefront and lobby elevator. The building has 23 onsite parking spaces in the rear portion of the property, a rare and highly sought after feature by tenants seeking space in Uptown Charlotte.

Property Details

Address	402 West Trade Street | Charlotte, NC 28202
Availability	First Floor: Fully Leased Second Floor: +/- 1,102 - 3,859 SF Available for Lease
GLA	+/- 25,184 SF
Year Built	Historic building built in 1916
Use	Office & Retail
Parking	23 onsite parking spaces
Traffic Counts	West Trade Street | 11,000 VPD
Lease Rate	Call for Leasing Details

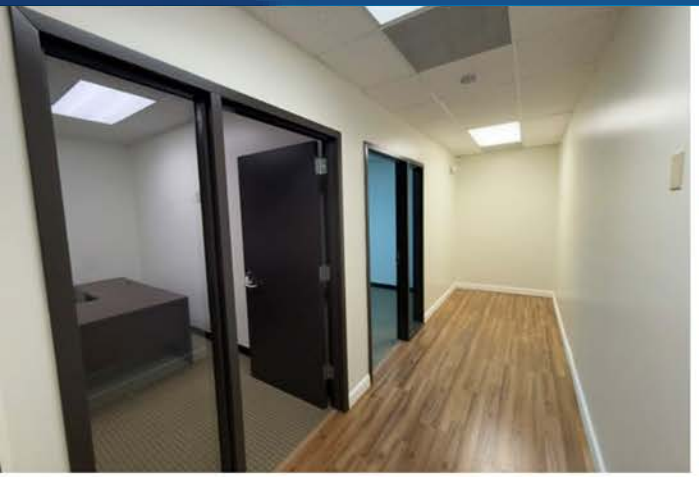
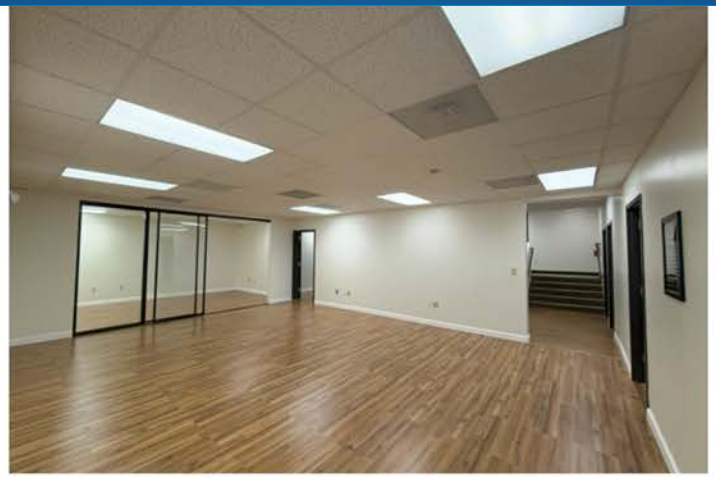
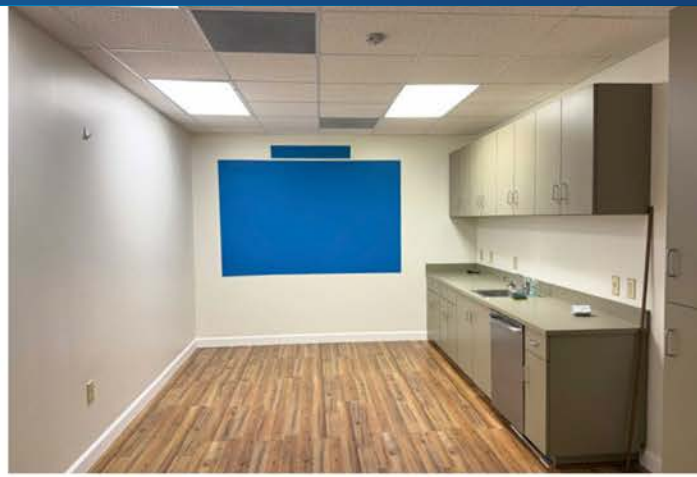


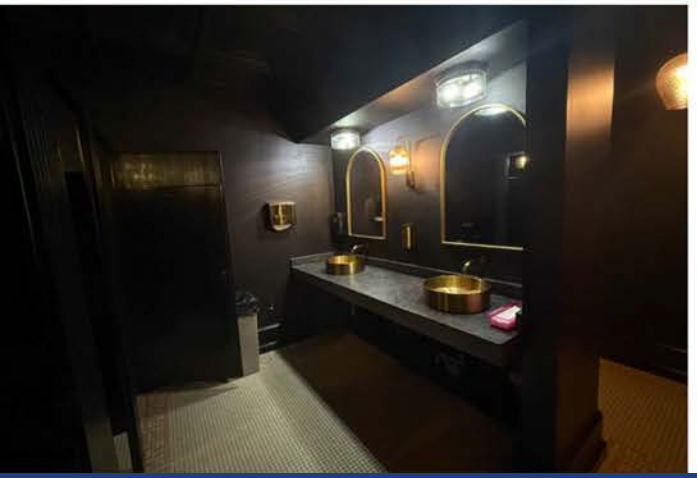
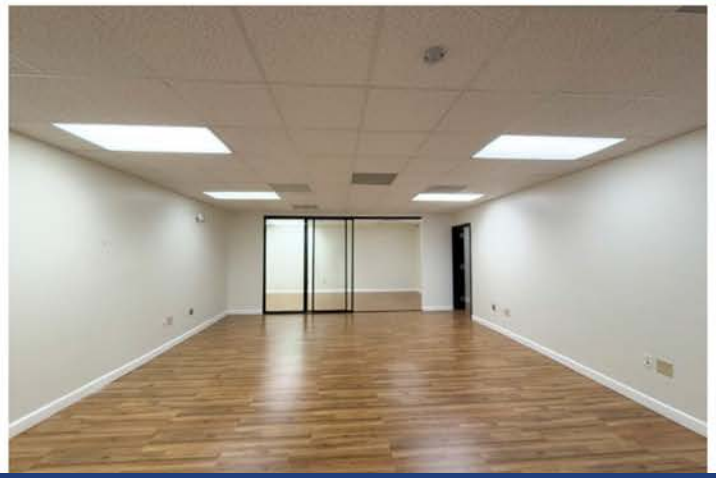


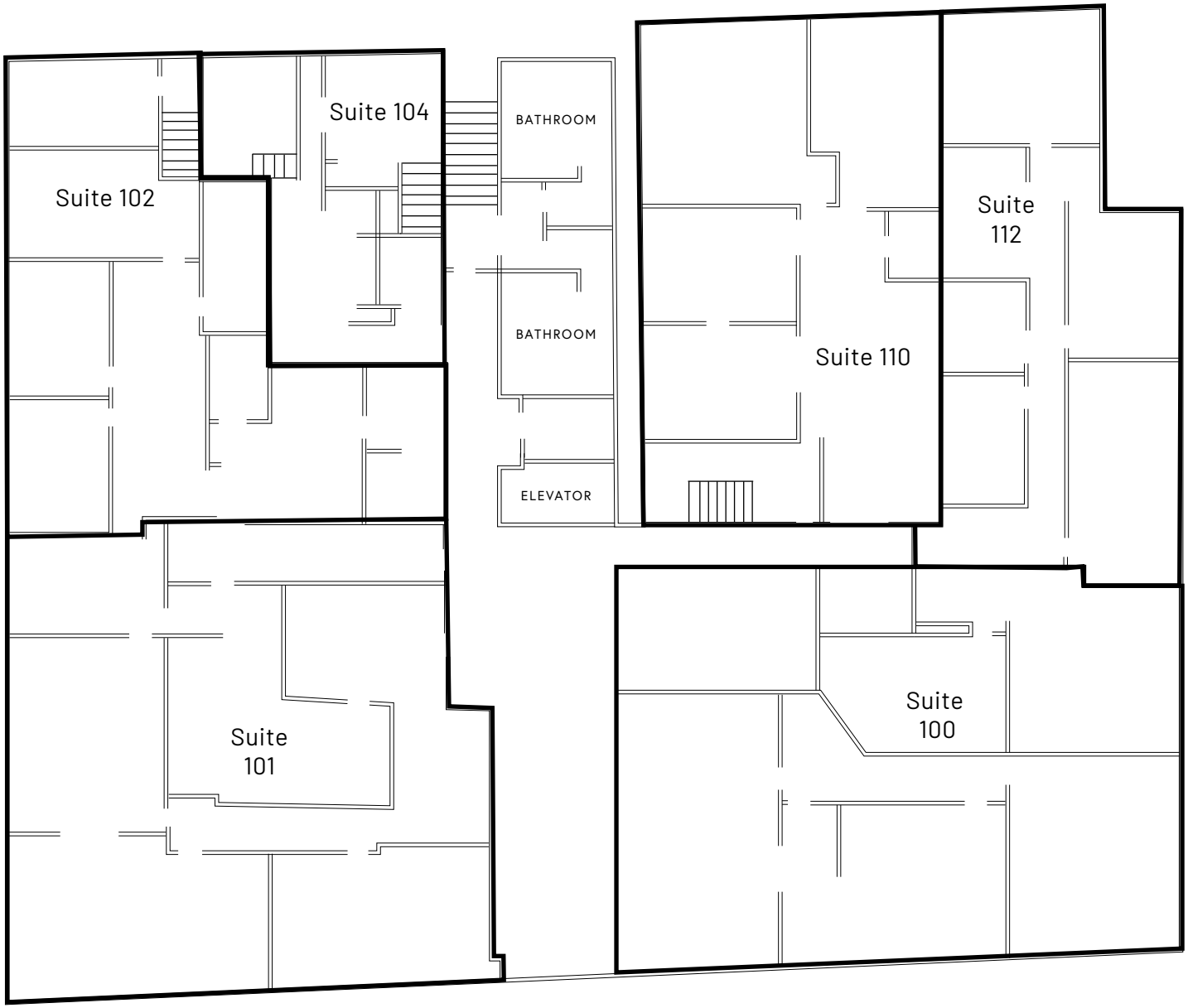
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	26,251	128,099	270,664
Avg. Household Income	$147,009	$143,917	$130,554
Median Household Income	$107,490	$92,933	$80,227
Households	16,132	68,264	128,622
Daytime Employees	56,608	146,983	228,041

Interior Photos

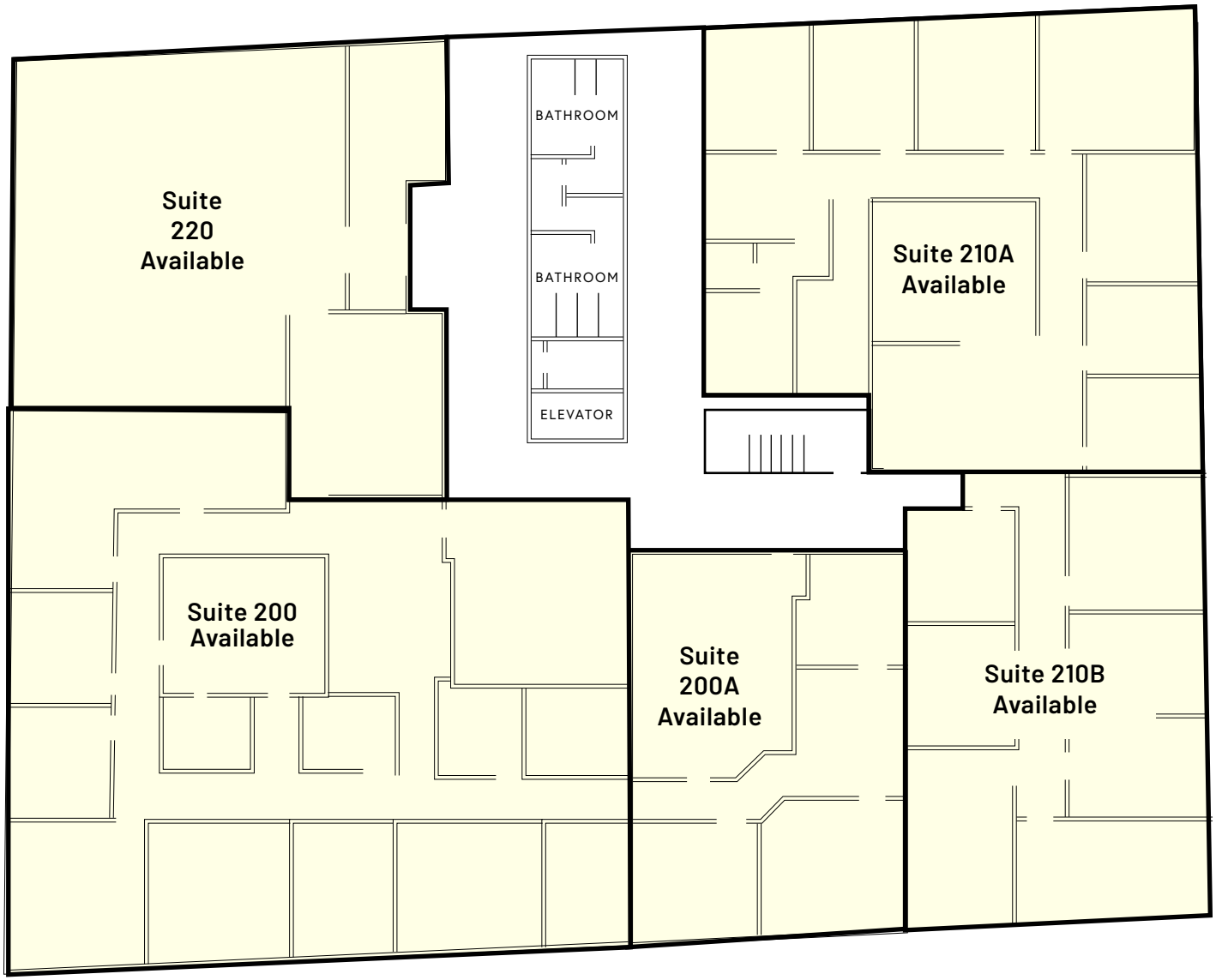




Tenant Roster

100	Cauley Forsyth Law	2,726 RSF
101	Wyatt & Blake LLP	2,574 RSF
102	Tyme Day Spa	1,697 RSF
104	Leased	762 RSF
110	Carolina's Spine and Sport Treatment Center	1,607 RSF
112	The Nye Law Group, P.C.	1,473 RSF



W. Trade Street 11,000 VPD

Tenant Roster

200	Available	3,859 SF
200A	Available	1,102 RSF
210A	Available	2,995 RSF
210B	Available	1,594 RSF
220	Available	1,915 RSF













Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than $4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.







10,377+
Businesses
(3 Mile Radius)

100,000+
Employees Working
in Uptown

78
Walkability
Score

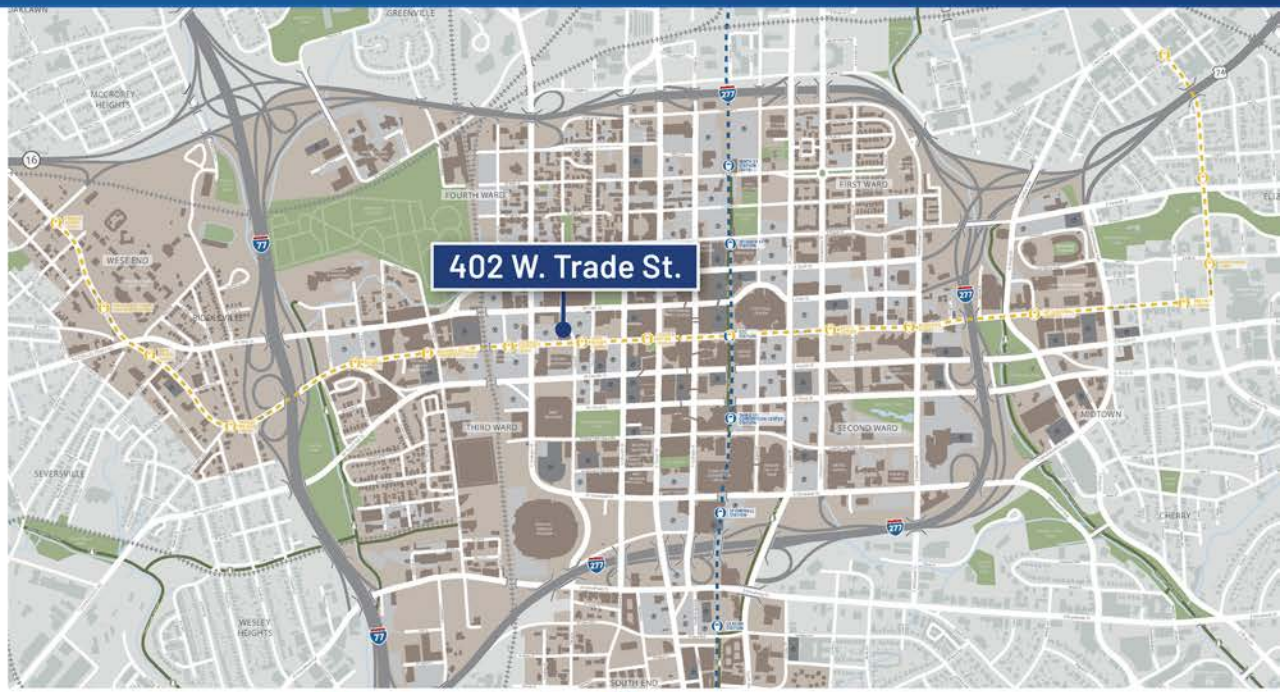
260+
Restaurants, Bars,
& Entertainment

Lynx
Gold Line

The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.

Streetcar service will provide connections to hundreds of key cultural destinations and employment centers in-and-around Charlotte. Economic benefits of the Lynx Gold Line include:

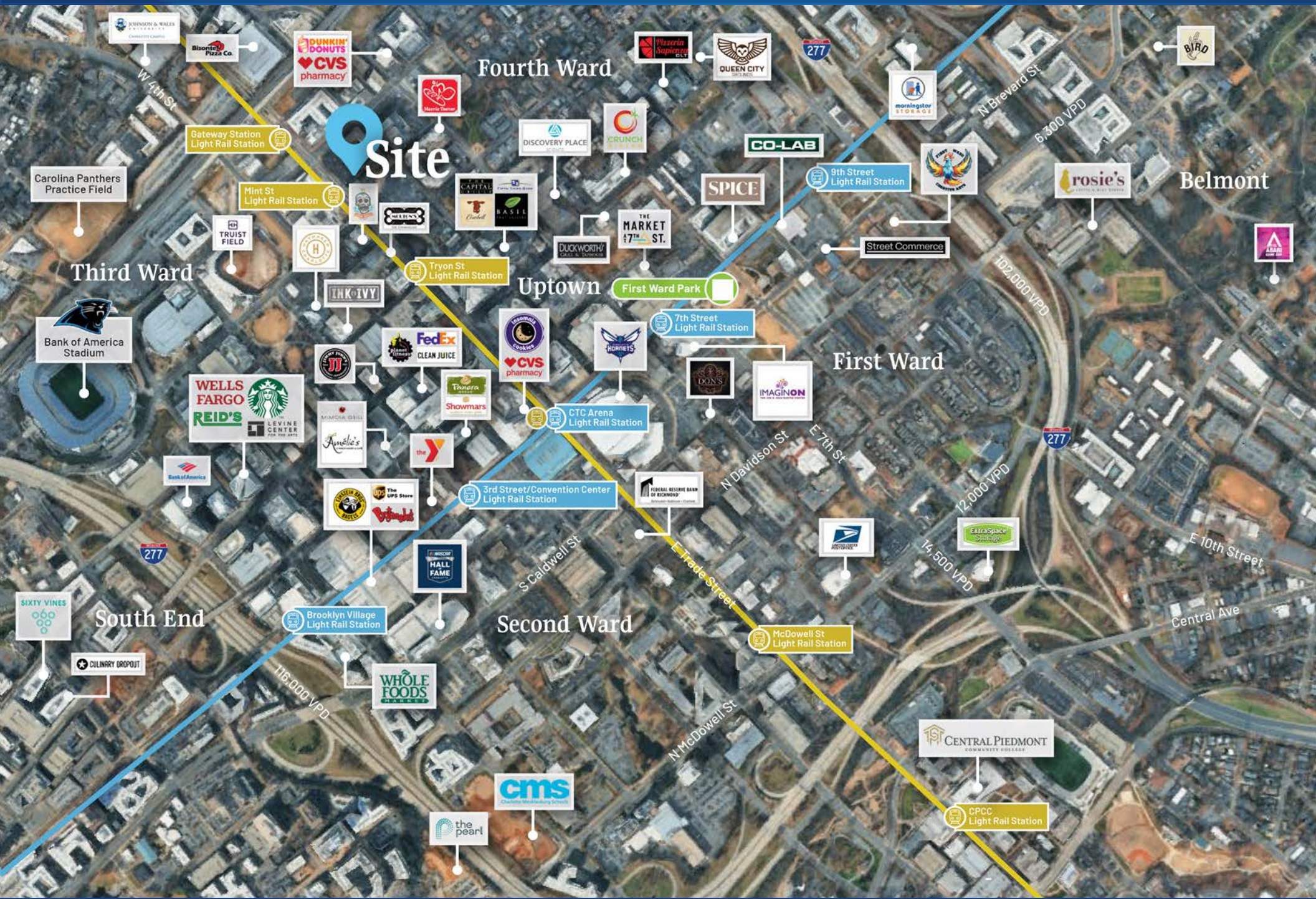
- Over 2,000 small businesses within ¼ mile of the line
- Phase 1 of the Gold Line has spurred millions of dollars in surrounding private development
- Upon completion of 10-mile system, property tax values are expected to increase up to $7 million
- Anticipated 21,800 SF of new retail space and 276,700 SF of new office space







Market Overview





Contact for Details

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