



2801 W TYVOLA ROAD

Charlotte, NC 28217

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

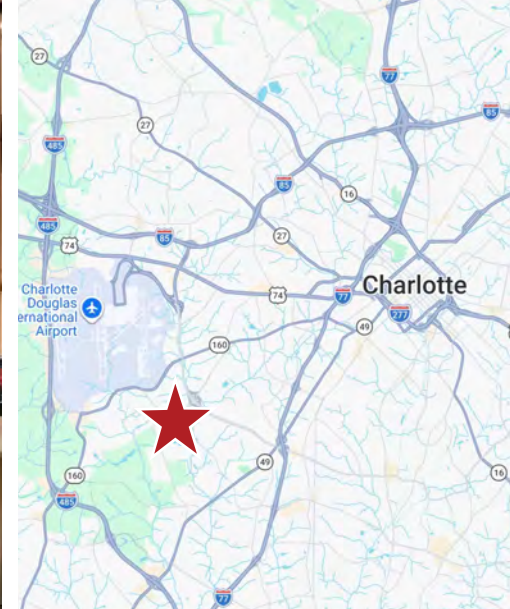
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±25,000 SF - 473,000 SF SUBLEASE OPPORTUNITY



PROPERTY INFORMATION:

- 473,000 SF, four-story office building
- Fully furnished, move-in ready office space
- I-1 (CD) Light Industrial zoning with approved conditional uses
- Structured and surface parking
- 4.5 parking spaces per 1,000 SF
- Less than 3 minutes to I-77
- Less than 10 minutes to Charlotte Douglas International Airport
- 24kV dedicated distribution circuit
- 7.25 MVA pad-mounted transformer
- Surrounded by retail, dining, hotels, and other nearby amenities
- **CALL BROKERS FOR PRICING**

DEMOGRAPHICS (2025):



POPULATION

1 Mile: 3,655
3 Miles: 53,085
5 Miles: 195,826



AVG. HH INCOME

1 Mile: \$136,699
3 Miles: \$106,753
5 Miles: \$138,699



DAYTIME EMPLOYEES

1 Mile: 11,524
3 Miles: 53,355
5 Miles: 157,574

BROKER CONTACT:

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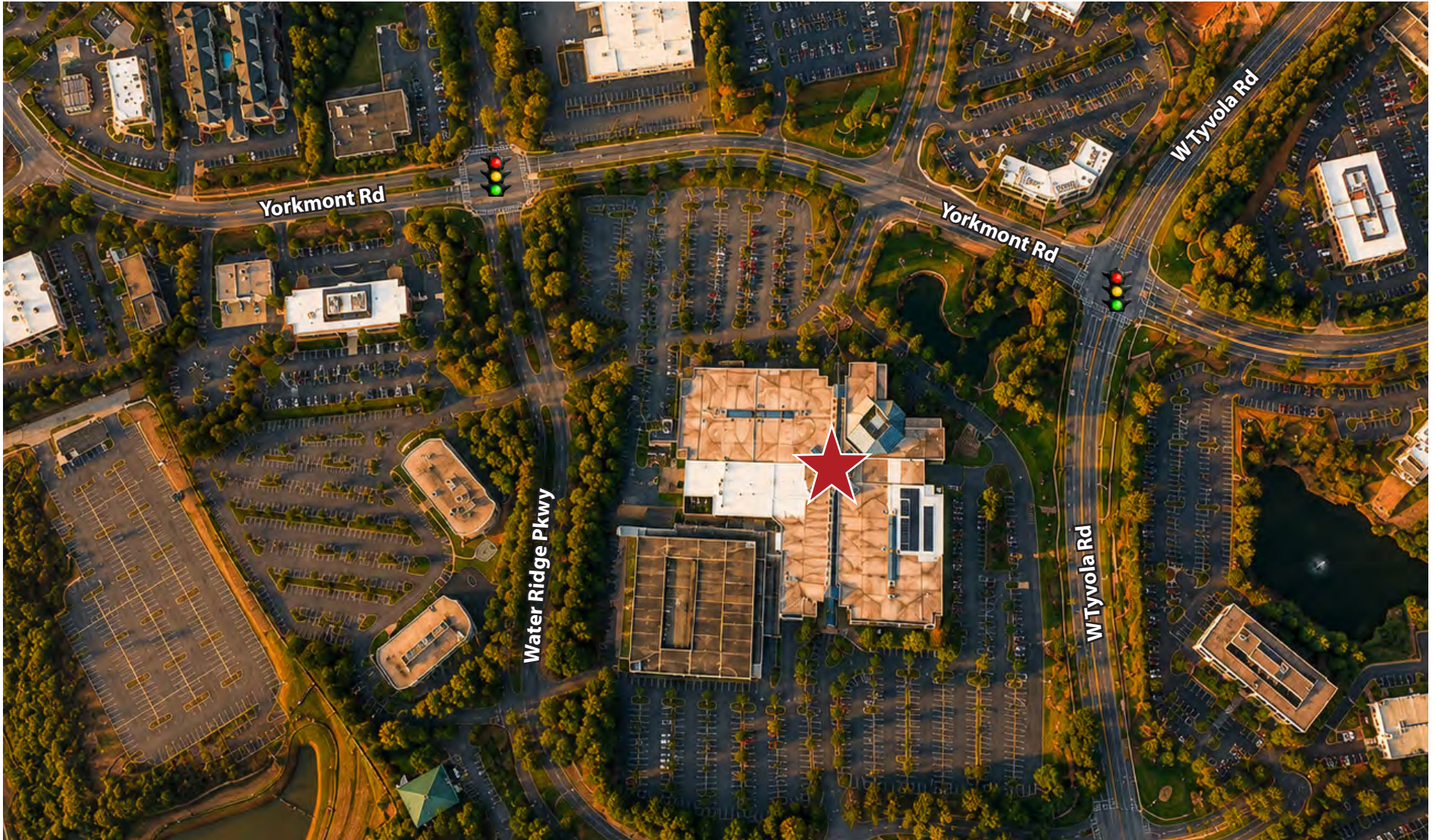
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SITE AERIAL

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CORRIDOR AERIAL

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MARKET OVERVIEW

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4-STORY
473,000 SF
OFFICE BUILDING

FULLY FURNISHED
MOVE-IN READY
OFFICE SPACE

4.5 / 1,000 SF
PARKING
RATIO

24KV DEDICATED
DISTRIBUTION
CIRCUIT

7.25 MVA
PAD-MOUNTED
TRANSFORMER

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FLOOR PLAN

±25,000 SF - 473,000 SF SUBLEASE OPPORTUNITY

A **4 FLOORS**
24,280 - 25,000 RSF
+/-110,818 SF

B **3 FLOORS**
52,200 - 60,000 RSF
+/-168,140 SF

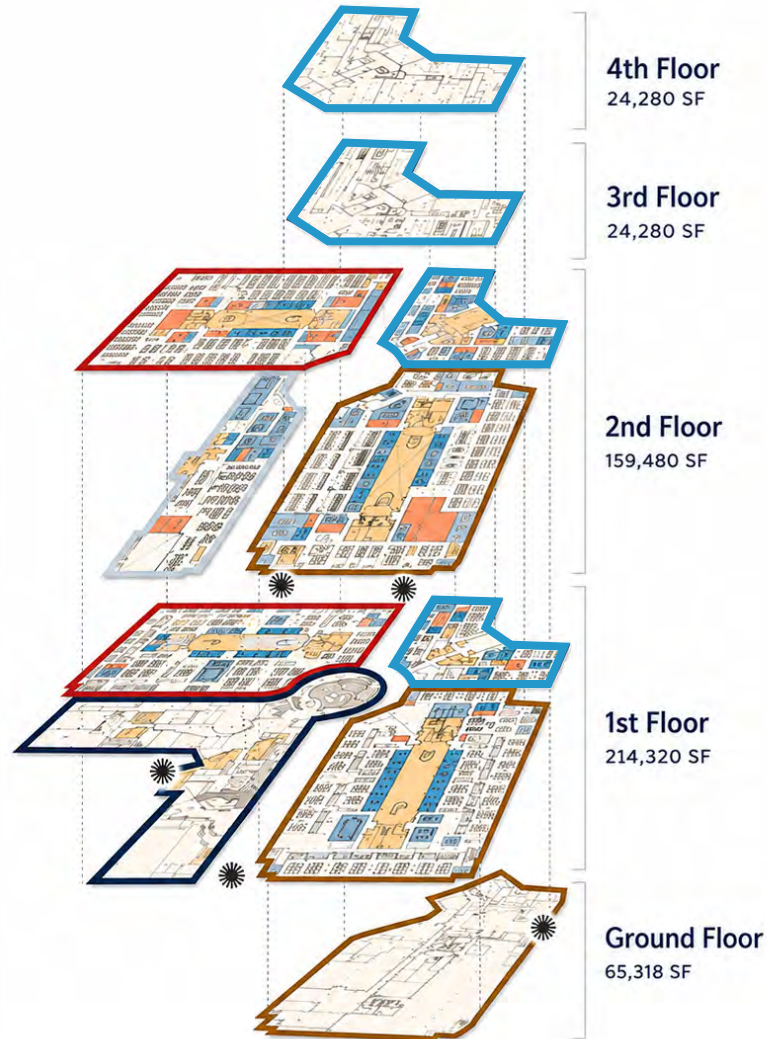
C **2 FLOORS**
54,400 - 59,200 RSF
+/-113,600 SF

D **1 FLOOR**
+/-25,600 SF

COMMON AREAS

ENTRANCES

RSF = Rentable Square Feet

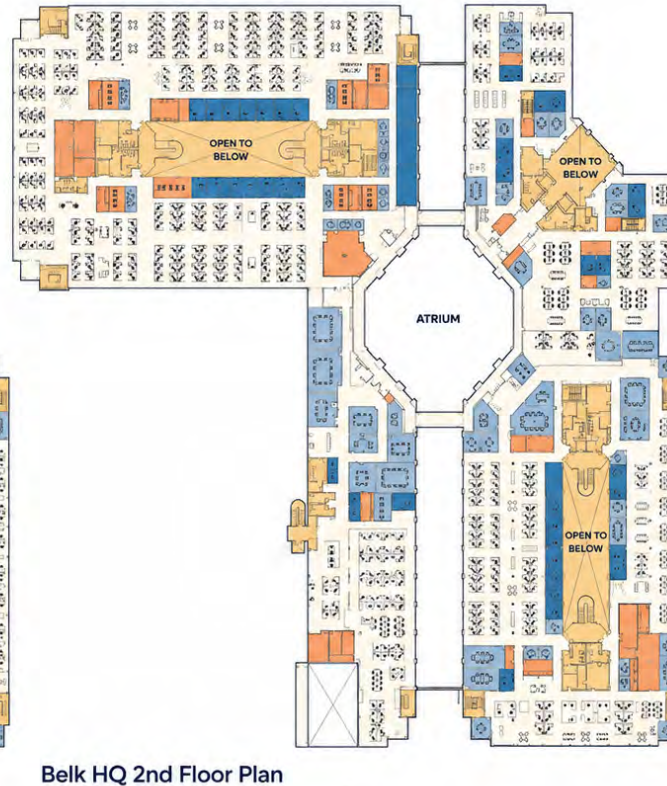
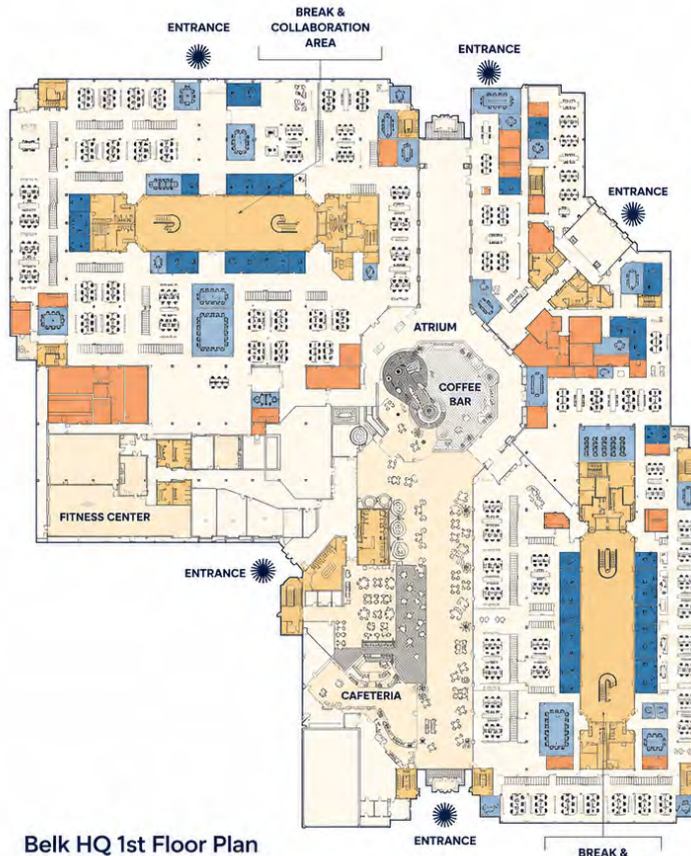


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FLOOR PLAN

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FLOOR PLAN

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WING A | 1ST FLOOR
25,600 SF



WING A | 2ND FLOOR
24,280 SF



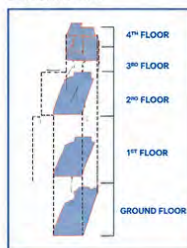
WING A | 3RD FLOOR
24,280 SF



WING A | 4TH FLOOR
24,280 SF

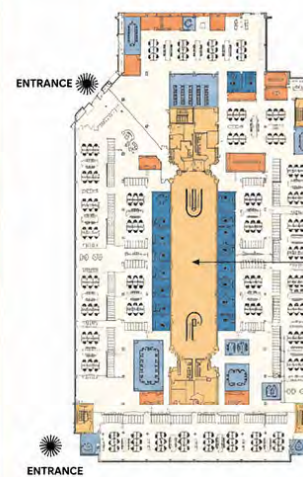


BUILDING KEY



- SUPPORT (STORAGE, FILES, PRINT AREAS)
- STAIRS, ELEVATOR, RESTROOMS (BUILDING EGRESS)
- SOCIAL (BREAKROOMS, FITNESS, COFFEE)
- CIRCULATION / OPEN FLEX SPACE
- CONFERENCE, BREAKOUT SPACES
- PRIVATE OFFICES

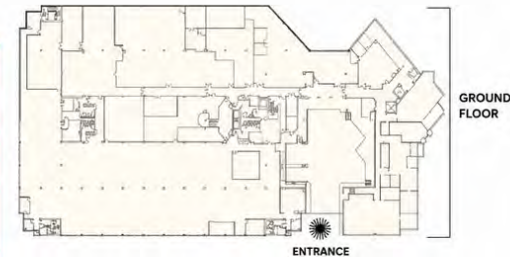
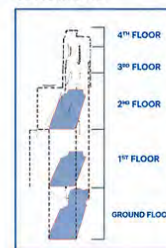
WING B | 1ST FLOOR
60,000 SF



WING B | 2ND FLOOR
55,200 SF



BUILDING KEY



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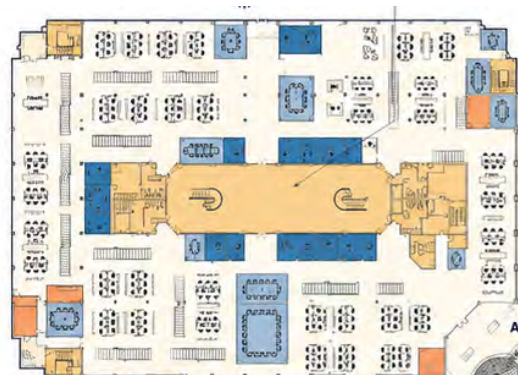
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FLOOR PLAN

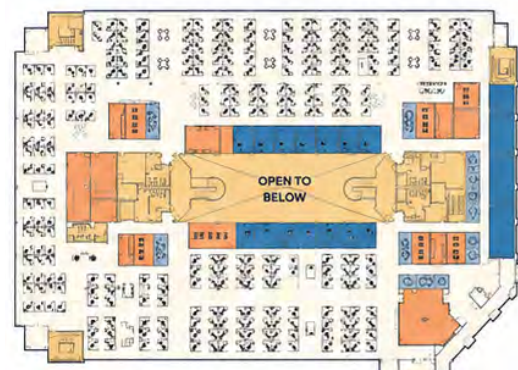
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WING C | 1ST FLOOR 59,200 SF



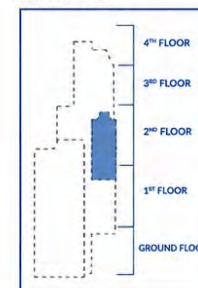
WING C | 2ND FLOOR 52,400 SF



WING D | 2ND FLOOR 25,600 SF



BUILDING KEY



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SITE PHOTOS

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MARKET OVERVIEW

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1ST

Largest City
in North Carolina



#1

Fastest Growing
City in the U.S.



2ND

Largest Banking
Hub in the U.S.



2ND

Largest City
in the Southeast



5TH

Busiest Airport
in the U.S.



15TH

Largest Population
in the U.S.

CHARLOTTE FORTUNE 500

TRUIST 

Bank of America


 DUKE
ENERGY

 Sealed Air

 Albemarle

 Sonic
Automotive

NUCOR

Honeywell

A PREMIER MARKET FOR GROWTH & INVESTMENT

Charlotte continues to attract national tenants and institutional capital, driven by strong population growth, a diverse economy, and a business-friendly environment.

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A map of Charlotte, North Carolina, with concentric circles centered on the city. The circles are labeled 1 Mile, 3 Mile, and 5 Mile. The map shows major highways (Interstates 77, 85, 485, 74, 29, 16, 49, 51, 160) and landmarks like Charlotte Douglas International Airport and Lake Wylie. The state boundary between North Carolina and South Carolina is visible at the bottom.

5 MILE

2026 Estimated Population	3,655	53,085	195,826
2031 Projected Population	4,604	66,934	224,090
Projected Annual Growth (2026-2031)	949 (5.2%)	13,850 (5.2%)	28,264 (2.9%)

89,652

2031 Projected Households	2,331	28,220	102,266
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\$138,699

13,576

2026 Estimated Total Employees	11,524	53,355	157,574
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