

FOR LEASE | SOUTHWEST SUBMARKET | CHARLOTTE, NC

# 6047 Tyvola Glen Circle

A 18,970 RSF, two-story, Class-A  
office building in Charlotte's  
Southwest submarket

FOR MORE INFO, CONTACT

CHASE MERKEL | [cmerkel@trinity-partners.com](mailto:cmerkel@trinity-partners.com) | 704.295.0449

**TRINITY**  
**PARTNERS**

Available 5/01/19,  
6047 Tyvola Glen Circle  
is a single-tenant office  
opportunity, ideal for  
executive suites or  
co-working providers

#### BUILDING SPECS

**BLDG SIZE:** 19,067 SF  
**RENTABLE SF:** 18,970 SF  
**BUILT:** 1999  
**STORIES:** TWO  
**ELEVATORS:** ONE  
**PARKING RATIO:** 3.37 PER 1,000 SF  
**LEASE RATE:** \$16.50 PSF NNN



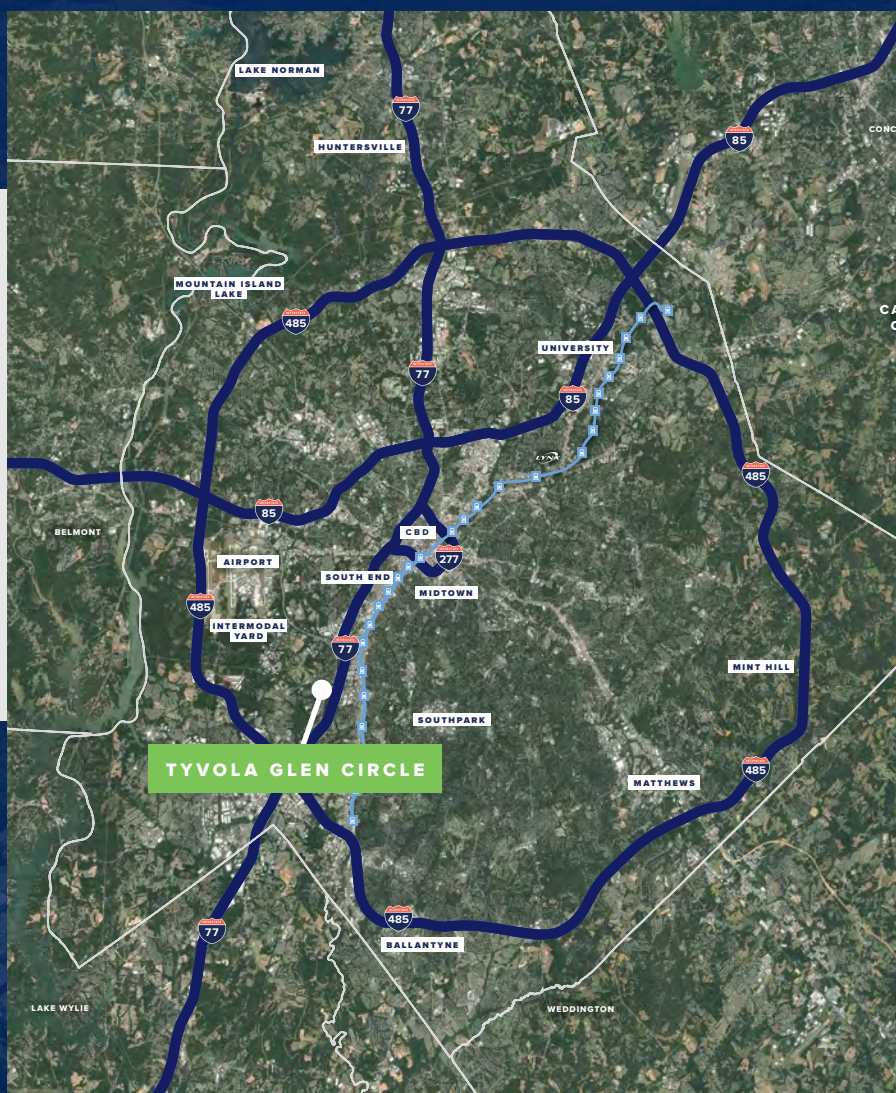
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## LOCATION

6047 Tyvola Glen Circle provides a **central location that is ideal for employees and clients** coming from all over the city of Charlotte.



Less than 5 minutes to **I-77**

10 minutes to **I-485**

Less than 15 minutes to **South End submarket**

Less than 15 minutes to **SouthPark submarket**

15 minutes to **CBD Charlotte**

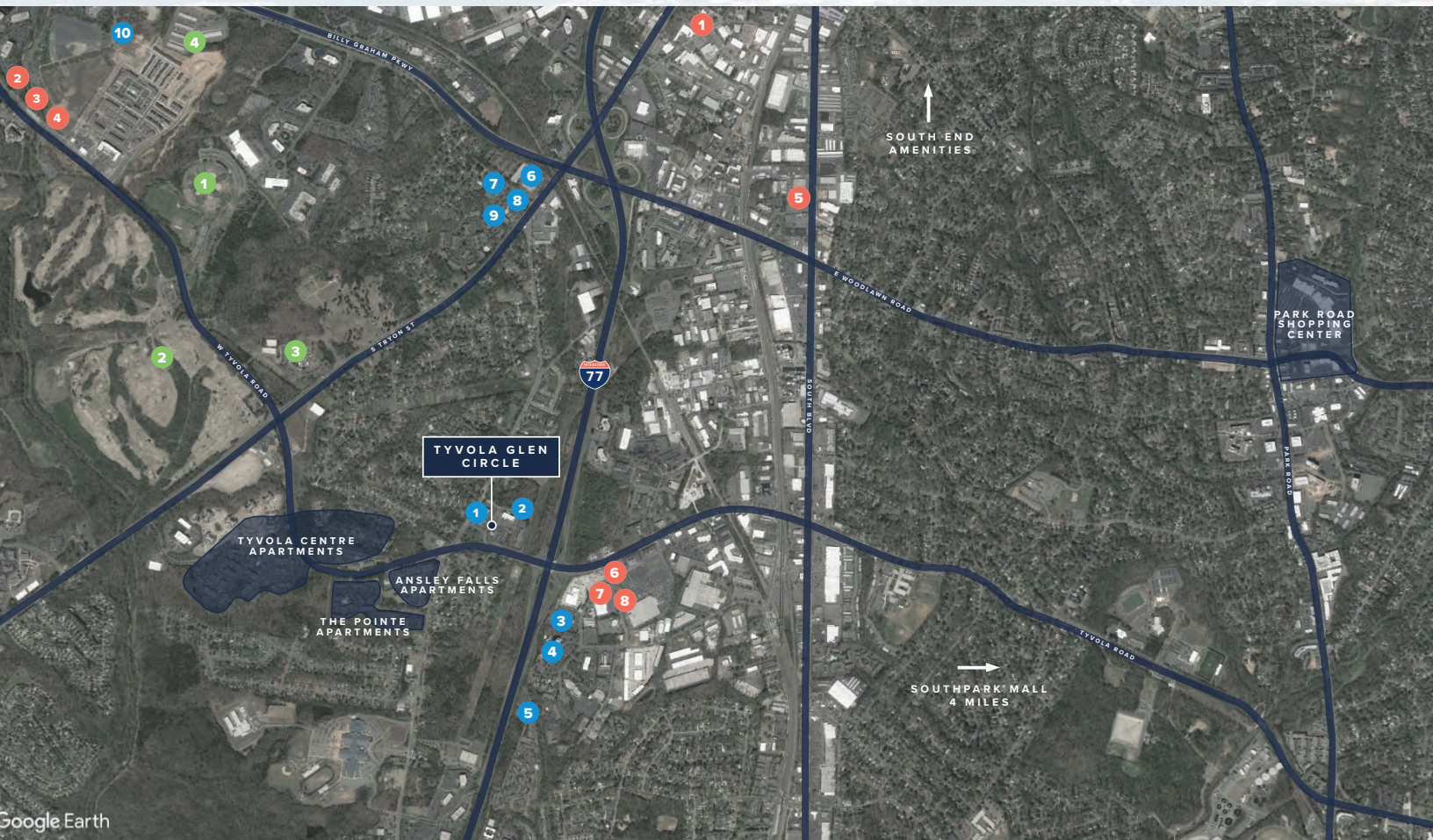
15 minutes to **Charlotte-Douglas International Airport**

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# SURROUNDED BY AMENITIES



## ALL LESS THAN THREE MILES AWAY

### RESTAURANTS

- 1 Old Mecklenburg Brewery
- 2 Panera
- 3 Chiptole
- 4 Starbucks
- 5 Beef 'n Bottle
- 6 Sonny's BBQ
- 7 Chilis
- 8 Kabuto Japanese Steakhouse

### HOTELS

- 1 Wingate by Wyndham
- 2 Home 2 Suites by Hilton
- 3 Hilton
- 4 Crowne Plaza
- 5 Comfort Inn
- 6 Embassy Suites
- 7 Sleep Inn
- 8 La Quinta
- 9 Hyatt House
- 10 Renaissance Hotel

### ENTERTAINMENT

- 1 Renaissance Park
- 2 Harry L. Jones Sr. Golf Course
- 3 Jeff Adams Tennis Center
- 4 Charlotte Regional Farmer's Market

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FIRST FLOOR




SECOND FLOOR



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**WANT TO LEARN MORE  
ABOUT 6047 TYVOLA GLEN  
CIRCLE? REACH OUT TO  
TRINITY PARTNERS.**

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