

S O U T H P A R K ' S

ROTUNDA

B U I L D I N G

4 2 0 1 C O N G R E S S S T R E E T

CLASS-A, 230,790 SF FOUR-STORY OFFICE BUILDING
AT CONGRESS STREET AND CARNEGIE BOULEVARD,
ACROSS FROM SOUTHPARK MALL



TRINITY
PARTNERS



CLASSIC SOUTHPARK, ELEVATED.



Four stair towers, three elevator bays, and multiple entry points to allow for safe social distancing.

Expansive fully-furnished outdoor patio space; ideal for socially-distanced outdoor meetings and collaboration space.

Recently renovated lobby and common areas.

Modern tenant amenity lounge with Wi-Fi, Canteen, and meeting space.

Regular cleaning and sanitizing of high-touch surfaces, elevators, and common areas.





ACCESS + LOCATION

In the center of SouthPark's urban core, surrounded by over 2.5 million SF of the highest-quality retail, restaurant, and grocery options and minutes from some of Charlotte's most desirable neighborhoods.



DRIVE TIMES

I 77	8 MINUTES
I 85	12 MINUTES
DOWNTOWN CLT	15 MINUTES
AIRPORT	15 MINUTES
I 485	18 MINUTES



COME AND GO WITH EASE

Easy access to the building from anywhere in SouthPark, with three ways to enter and exit the parking deck; very convenient for employees and clients to come and go.



On-site, high-touch property management team.

Excellent parking with a dedicated underground parking deck and a 3.3 per 1,000 SF parking ratio.

Home to Village Tavern restaurant, a Charlotte staple.

RATE \$36.50 Net of Electric

CURRENT AVAILABILITIES

Suite 174: 3,773 RSF
(spec suite)

Suite 210: 12,559 RSF

Suite 295: 11,587 RSF

Suite 320: 5,481 RSF

Suite 345: 3,282 RSF

Suite 320/345: 8,763 RSF

Suite 420: 3,778 RSF

Suite 440: 2,814 RSF

Suite 460: 2,565 RSF

FUTURE AVAILABILITIES

Suite 245: 10,007 RSF (12/1/2021)

Suite 300: 17,986 RSF (4/1/2021)

CONTIGUOUS SUITES

2nd Floor: 210, 245, 295 (34,153 RSF)

3rd Floor: 300, 320, 345 (26,659 RSF)

4th Floor: 420, 440 (6,592 RSF)



**FOR MORE INFORMATION OR
TO TAKE A TOUR, CONTACT:**

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