



# **GATEWAY CENTER**

A premier, 310,745 SF Class-A  
Multi-Tenant Office Building in  
Charlotte's CBD

901 WEST TRADE STREET CHARLOTTE, NC 28202

 **Hamilton**eq.

**TRINITY**  
PARTNERS

# Downtown perks without the downtown price tag.

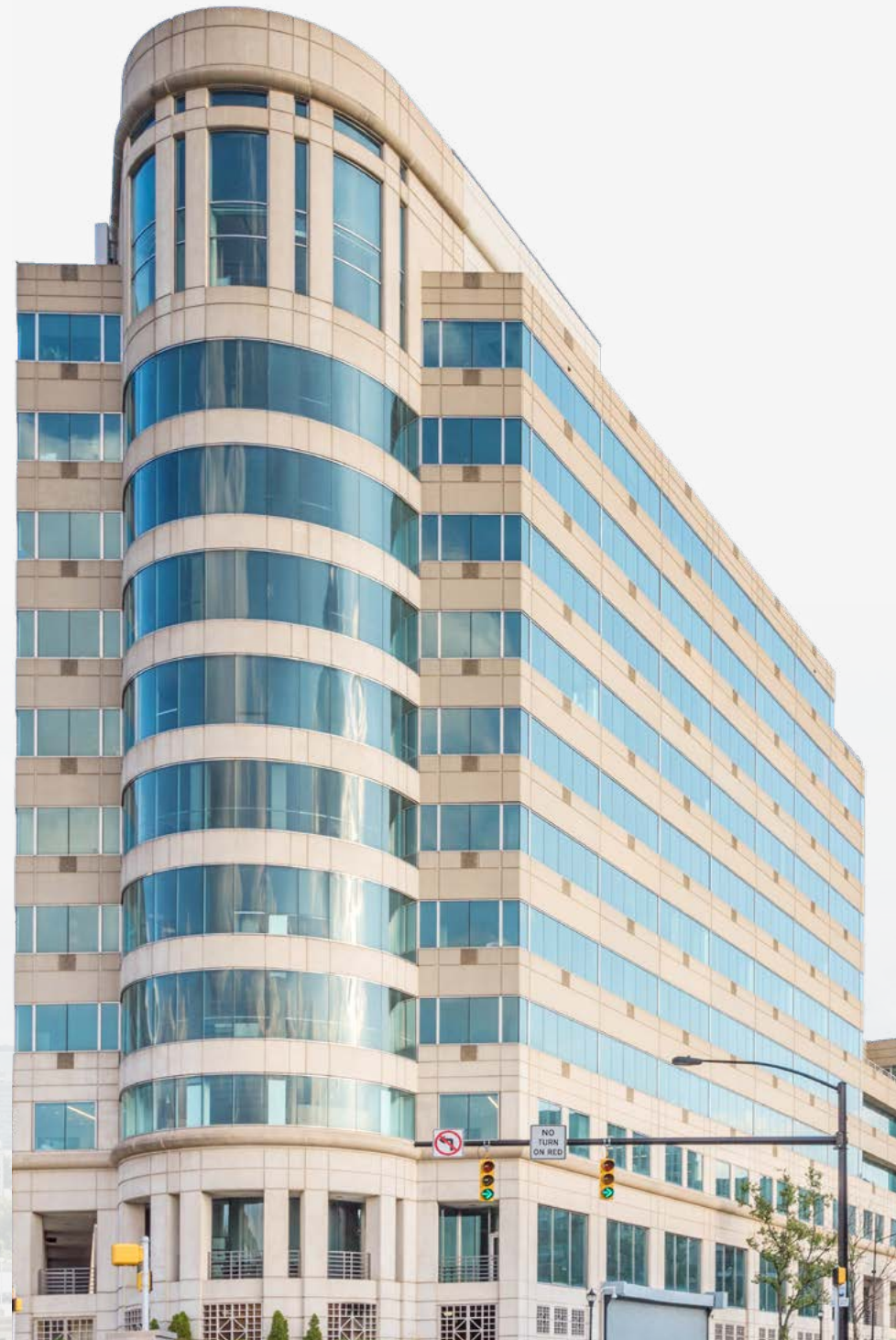
Gateway Center's rental rates let you soak in downtown's business advantages, without paying the premium for a Trade and Tryon location.

Flexible floorplates bring in natural light and allow tenants to create an efficient layout, no matter the use.

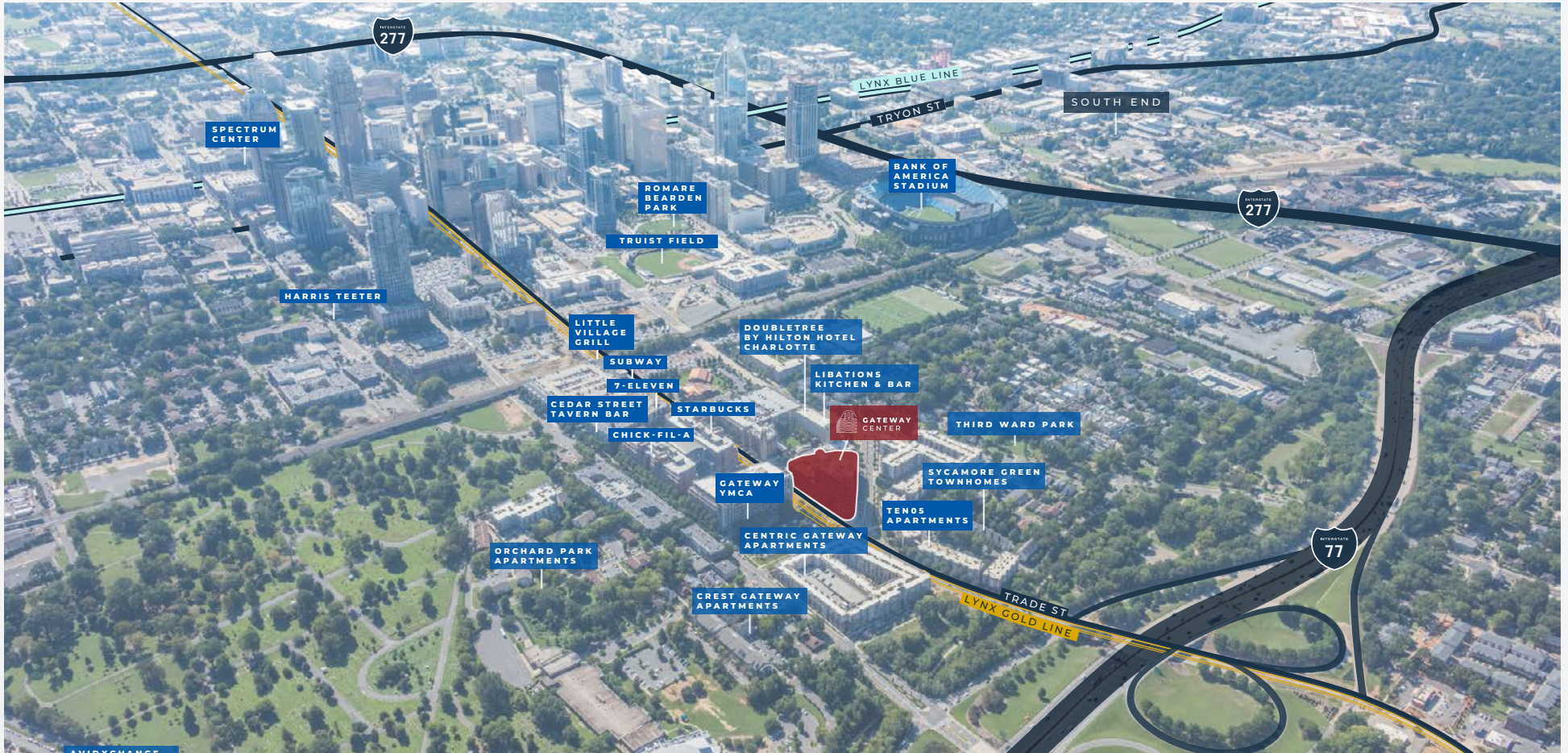
Awarded an Energy Star label in 2014, 2016, and 2017 for its operating efficiency.

<b>BUILDING SF</b>	310,745
<b>LEASE RATE</b>	\$25.50/SF FULL SERVICE
<b>PARKING</b>	.55/1,000 RSF ONSITE CONSISTING OF 147 SPACE IN THE UNDERGROUND PARKING GARAGE AND 25 SPACES ON THE SURFACE LOT.

\*Additional parking may be available



# EASY ACCESS & AMENITY-RICH LOCATION



Immediate access to Interstate 77; Less than five minutes to Interstate 277

8 restaurants within a 3-block radius, including Starbucks and 3 pubs; 9 multi family complexes/apartment units within a 3-block radius

Direct access to the Lynx Gold Line (near completion), a free shuttle service to the heart of downtown

# CURRENT AVAILABILITIES

<b>TOTAL AVAILABLE</b>	39,947 SF
<b>MIN. AVAILABLE</b>	2,290 SF
<b>MAX CONTIGUOUS</b>	39,947 SF

Floorplans available by request



# DESIGN A HEALTHY WORKSPACE

Gateway Center's fifth floor features and finishes allow tenants to create a safe and healthy work place to fit their needs.

Various floor plan options available for tenants prioritizing health & safety in the work place

Dedicated & flexible individual workspaces

Open-air collaboration spaces



# Contact

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