



Discover the art of doing business *at Carillon.*

 227 West Trade Street, Charlotte, NC 28202

Located within a block of 'Main & Main' in downtown Charlotte, Carillon is a distinctive icon on the city's skyline and shares an amenity courtyard with the newly completed luxury Grand Bohemian Hotel next door. Featuring dramatic, neo-Gothic architecture and iconic artwork, this trophy-quality office tower offers tenants a truly exceptional office experience and opportunity to make a striking first impression.



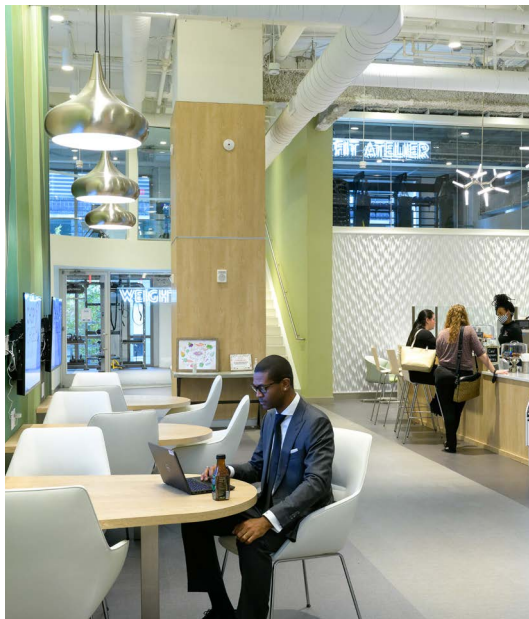
Conference Center

The open, collaborative conference and training center features a catering kitchen and AV for meetings and events.



Grand Bohemian Hotel

You're steps away from Charlotte's finest boutique hotel, featuring a shared courtyard, Starbucks, a full-service spa and three restaurants.



Chop + Chisel and Tenant Lounge

Enjoy a meal from Chop + Chisel's gourmet café and relax in Carillon's new tenant lounge. Grab dinner to take home at the end of the day.



Fitness Center

Carillon's new fitness center features state-of-the-art equipment, locker rooms with showers, and exclusive fitness programming with Fit Atelier.

The LEED Silver-certified building features museum-quality interiors and artwork, and a luxurious fitness center with showers and includes Chop & Chisel gourmet café and Fit Atelier boutique fitness operator. The newly refurbished two story lobby features Italian Verona marble floors, a 40' kinetic sculpture by world renowned Jean Tinguely and a grand side entry leading to the newly completed tenant amenity courtyard. Carillon also offers a state-of-the-art conference center, an on-site Bright Horizon's childcare, car wash and Morton's Steakhouse.

FOR LEASING INFORMATION, PLEASE CONTACT:

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Availabilities

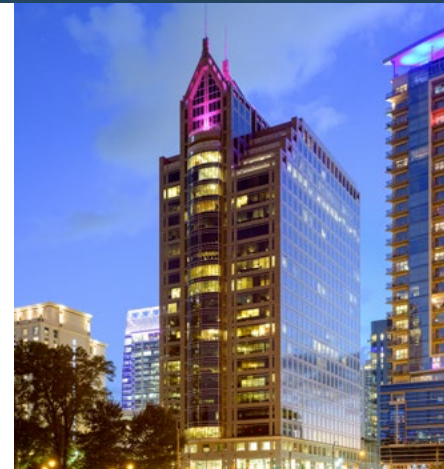
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Carillon features highly efficient 22,000 SF floor plates, providing maximum flexibility for small, medium and large users. The building's 9' floor-to-ceiling windows maximize natural light and provide unobstructed views overlooking Truist Field and the 5.2-acre Romare Bearden Park. The 10-level attached parking garage accommodates 834 cars and three levels of underground parking. Nine high-speed passenger elevators provide efficient service to the office floors above.

46,988 SF OF CONTIGUOUS SPACE AVAILABLE ON TOP FLOORS (24 – 22)

VACANCIES

FLOOR	SUITE	SQ FT	RATE (FULL SERVICE)	AVAILABLE
3RD	305	7,323 RSF	\$34.50	3/1/21
4TH	400	6,541 RSF	\$34.50	NOW
5TH	550	14,241 RSF	\$34.50	NOW
9TH	900	5,043 RSF	\$34.50	NOW
14TH	1450	15,067 RSF	\$34.50	NOW
18TH	1820	2,825 RSF	\$35.50	NOW
18TH	1870	1,846 RSF	\$35.50	4/1/21
19TH	1980	1,410 RSF	\$35.50	NOW
20TH	2040	2,774 RSF	\$35.50	NOW
20TH	2060	2,866 RSF	\$35.50	NOW
21ST	2150	4,248 RSF	\$35.50	NOW
21ST	2160	3,180 RSF	\$35.50	NOW
21ST	2170	2,870 RSF	\$35.50	NOW
22ND	2250	4,117 RSF	\$38.00	6/1/22
23RD	2300	21,654 RSF	\$38.00	6/1/22
24TH	2400	18,675 RSF	\$38.00	6/1/22
24TH	2400 Mez	2,542 RSF	\$38.00	6/1/22



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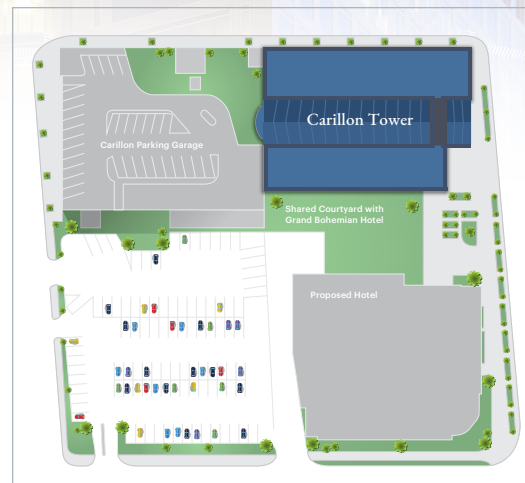
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Go from *work to play* in minutes

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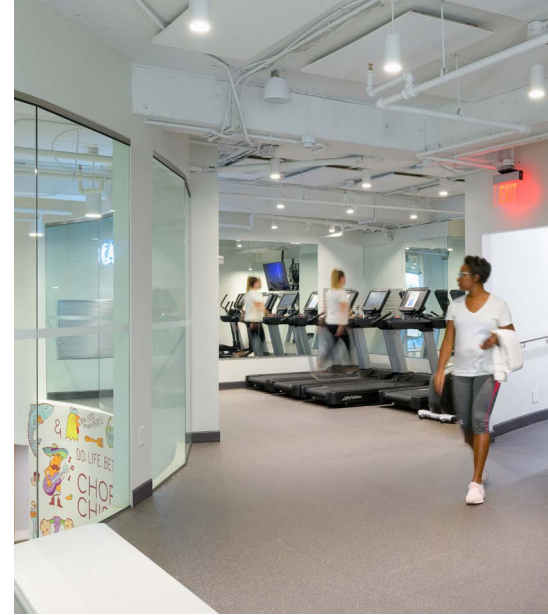
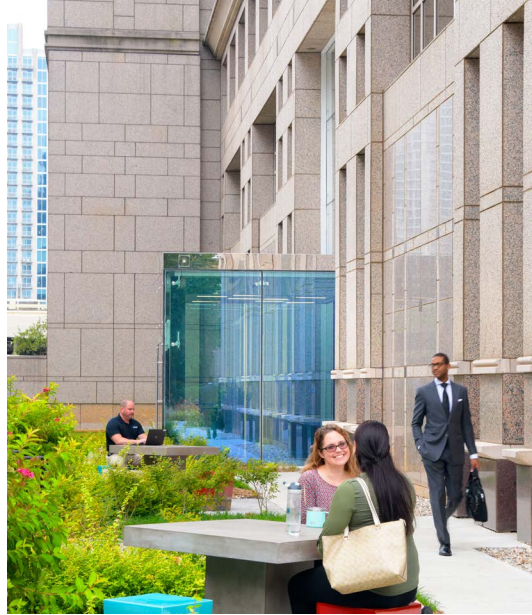
1	Tower
24	Stories
488,243	Rentable Sq. Feet



TOP AMENITIES

- Fitness Center (locker rooms / showers) and Fit Atelier Class programming
- Chop + Chisel Café
- Conference Center
- Shared amenity courtyard with the Grand Bohemian

BUILDING ADDRESS:	227 West Trade Street, Charlotte, NC 28202
OWNER:	KBS
YEAR BUILT/RENOVATED:	1991
BUILDING SIZE:	24 stories; 488,243 rentable square feet
COMMON AREA FACTOR:	Single Tenant: 12% Multi-Tenant: 18%
WALKABLE SCORE	93
BASE RENTAL RATE:	Floors 1- 21: \$34.50 - \$35.50 Floors 22-24: \$38.00/RSF
EXPENSES:	2020 expenses estimated to be \$10.03/RSF (CAM: \$5.87/RSF; Taxes: \$4.16/RSF)
BUILDING HOURS:	Monday - Friday: 8:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m.
PARKING:	1/1,000 RSF overall parking ratio
TELECOMMUNICATIONS:	AT&T, Cogent, Spectrum, T W Telecom, Verizon, Windstream



AVAILABLE ISPS

PROVIDER	CABLE TYPE	NETWORK TYPE	CABLE DISTRIBUTION
AT&T	Fiber	Type 1	Direct to tenant space only
AT&T	Copper	Phone or Cable	Full Coverage
Cogent	Fiber	Type 1	Full Coverage
Spectrum	Fiber	Type 1	Full Coverage
TW Telecom	Copper	Phone or Cable	Full Coverage
Verizon	Fiber	Type 2	Direct to tenant space only
Spectrum	Coaxial	Type 1	Full Coverage
Windstream	Copper	Type 2	Direct to tenant space only

RELIABLE CONNECTIVITY

- Eight fiber providers can provide dedicated, business-grade internet access with guaranteed upload and download speeds.
- Additional riser capacity is available to support future needs of tenants and ISP's throughout the entire building.
- Multiple riser pathways support tenants with diverse pathway requirements.

CONSISTENT SUPPORT

- Telecom equipment is kept in a protected space, separate from other utilities, reducing the potential for service disruption.
- Telecom equipment is located above ground to prevent damage from flooding.
- Coaxial cabling can provide bundled phone, cable TV, and basic internet.
- Dedicated risers are present to contain and protect telecom cables from risk of damage.

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Downtown Charlotte's Carillon

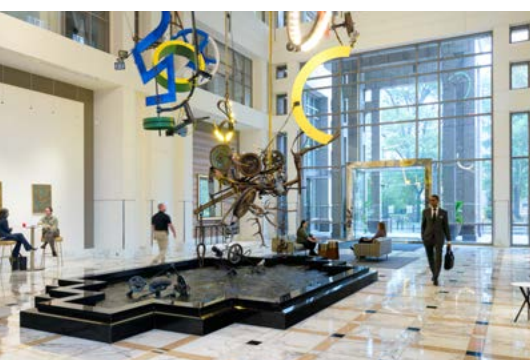


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1. Daycare center
2. ATM and Autospa
3. Sundry Shop
4. Fitness Center with Locker Room, Fit Atelier, Chop + Chisel Gourmet Café (main floor)
5. Conference Center and Coffee Bar (third floor)
6. Morton's Steakhouse
7. Bocce and Cornhole Courts
8. Grand Bohemian Hotel (3 restaurants, full service spa, meeting rooms)
9. Starbucks



PRODUCTIVITY	LIFESTYLE	FOOD & DRINK	TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES
In-Place Fiber Optics	Fitness Center	Chop + Chisel Gourmet Café	Along Streetcar Line	 
Conference Rooms	Fitness Programming / Fit Atelier	Sundry Shop	Four Blocks from Light Rail Stop	
On-Site Management	Tenant Lounge	Morton's Steakhouse	Near Restaurants and Bars	
On-Site Storage	On-Site Daycare Center	Grand Bohemian Restaurants: Mico, The Bohemian Garden, Buho	15 Minutes from Airport	
Janitorial	U.S. Postal Service	Starbucks (Grand Bohemian)		
Security	Full-Service Spa via Grand Bohemian			



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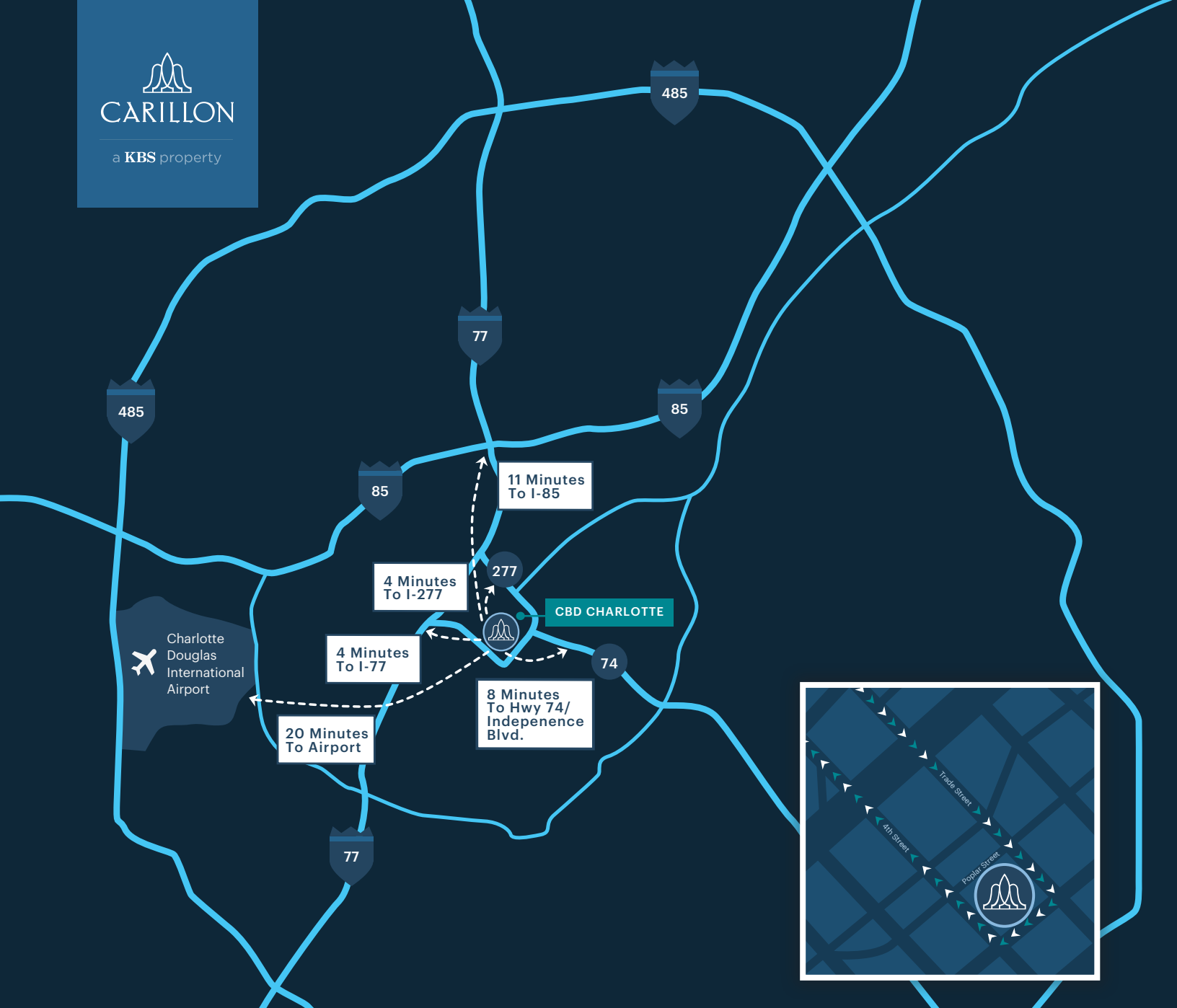
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Experience Charlotte's Carillon

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Downtown Charlotte's Carillon is within a block from Trade and Tryon Streets, considered downtown's crossroads and the center of the city. It's located directly along the new CityLYNX Gold Line and a short walk to the LYNX Blue Line station. Easy ingress and egress to Carillon's parking garage allows for quick access in and out of downtown to all of Charlotte's major thoroughfares and highways.

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