

±60,000 SF  
OFFICE SPACE AVAILABLE  
Delivering 2Q 2028



QUEENS — BRIDGE  
Collective



*redefining the skyline*

1111 South Tryon Street | Charlotte, NC 28203

RIVERSIDE  
INVESTMENT & DEVELOPMENT

CBRE

# *connect with the heart of charlotte*

Make Charlotte your own at Queensbridge Collective. QBC links the dynamic South End and established Uptown neighborhoods at Charlotte's premier mixed-use destination. Tenants, locals, and visitors alike can enjoy a higher standard of living, working, and unwinding within an all-inclusive community. Here, everyone is a Charlottean.

## Office

- Class A trophy asset
- ± 60,000 SF available
- Level 42 amenity roof deck
- Conference & banquet facilities & co-working
- Ample on-site and adjacent parking
- Unmatched light, air and views

## Residential

- Levels 5-23
- 304 units of luxury multi-family

## Shared Amenities

- 10th floor amenity deck above parking podium
- 10,800 RSF State-of-the-Art Fitness Center



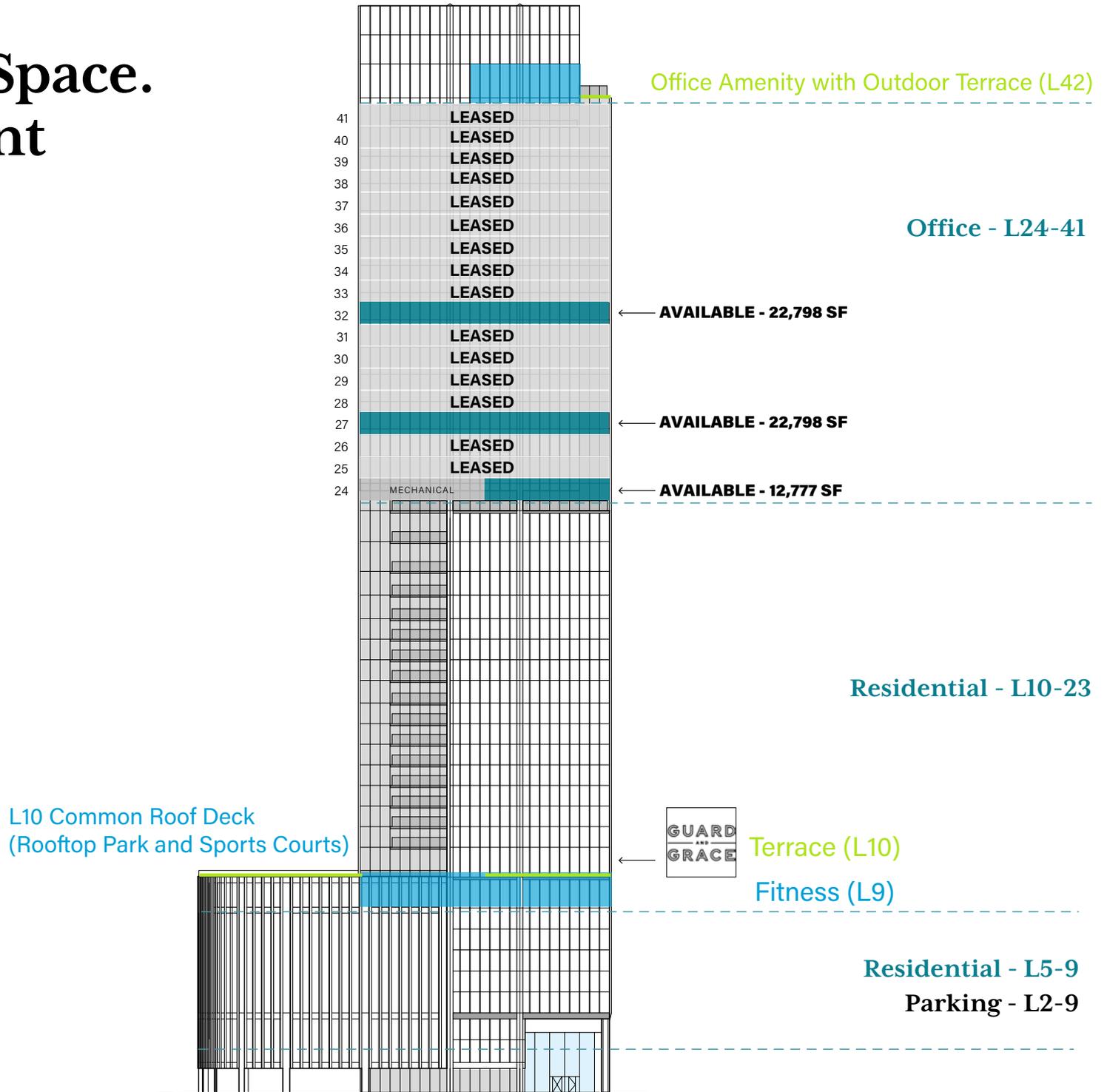
# Creating a Higher Standard for Workplace

## QBC SITE PLAN



# Not Just a Space. A Statement

±60,000 SF REMAINING



# Exceptional Environment. Artfully Planned

## LEVEL 24 FLOOR PLAN

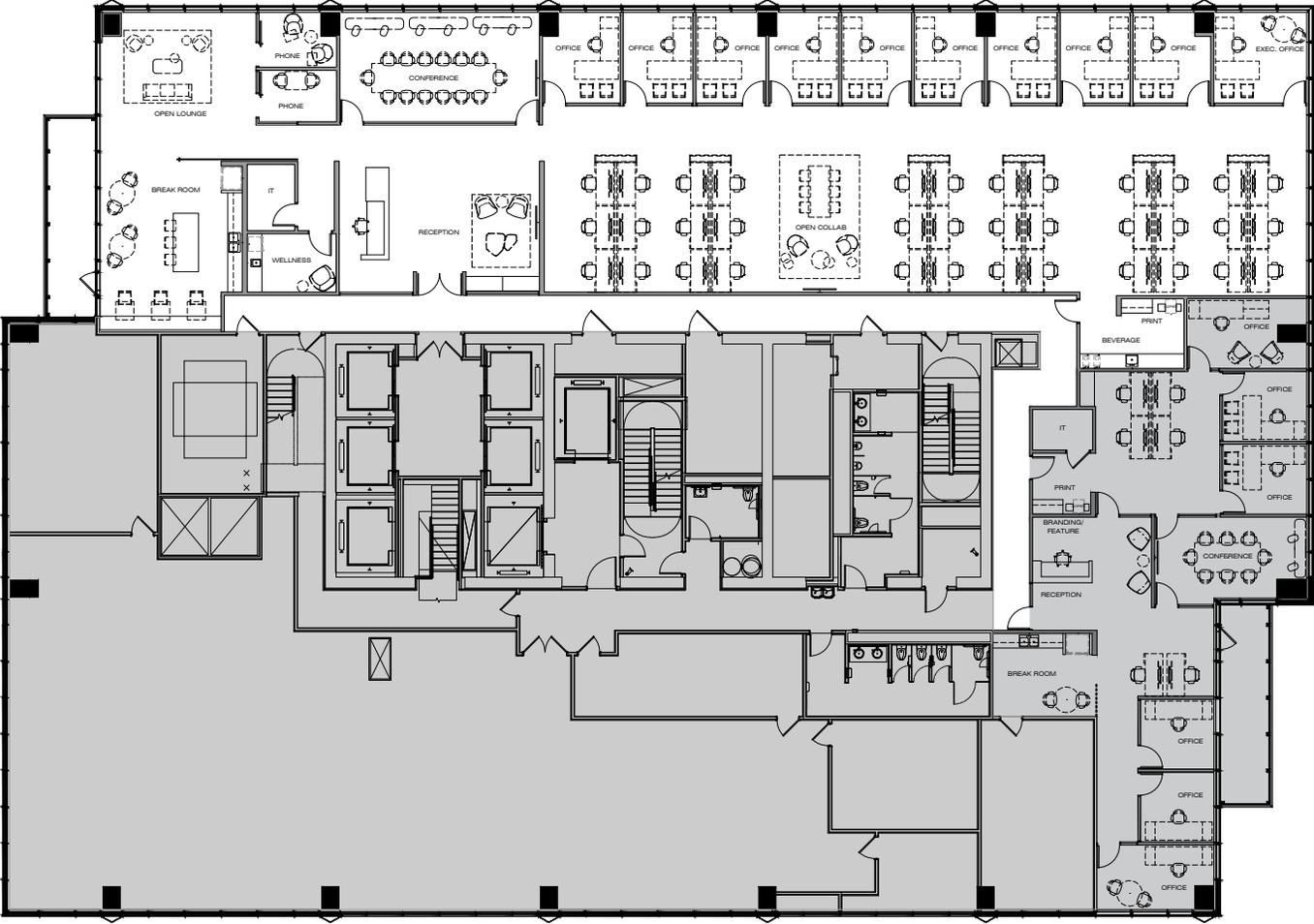


QUEENS—BRIDGE



# Exceptional Environment. Artfully Planned

LEVEL 24 TEST FIT



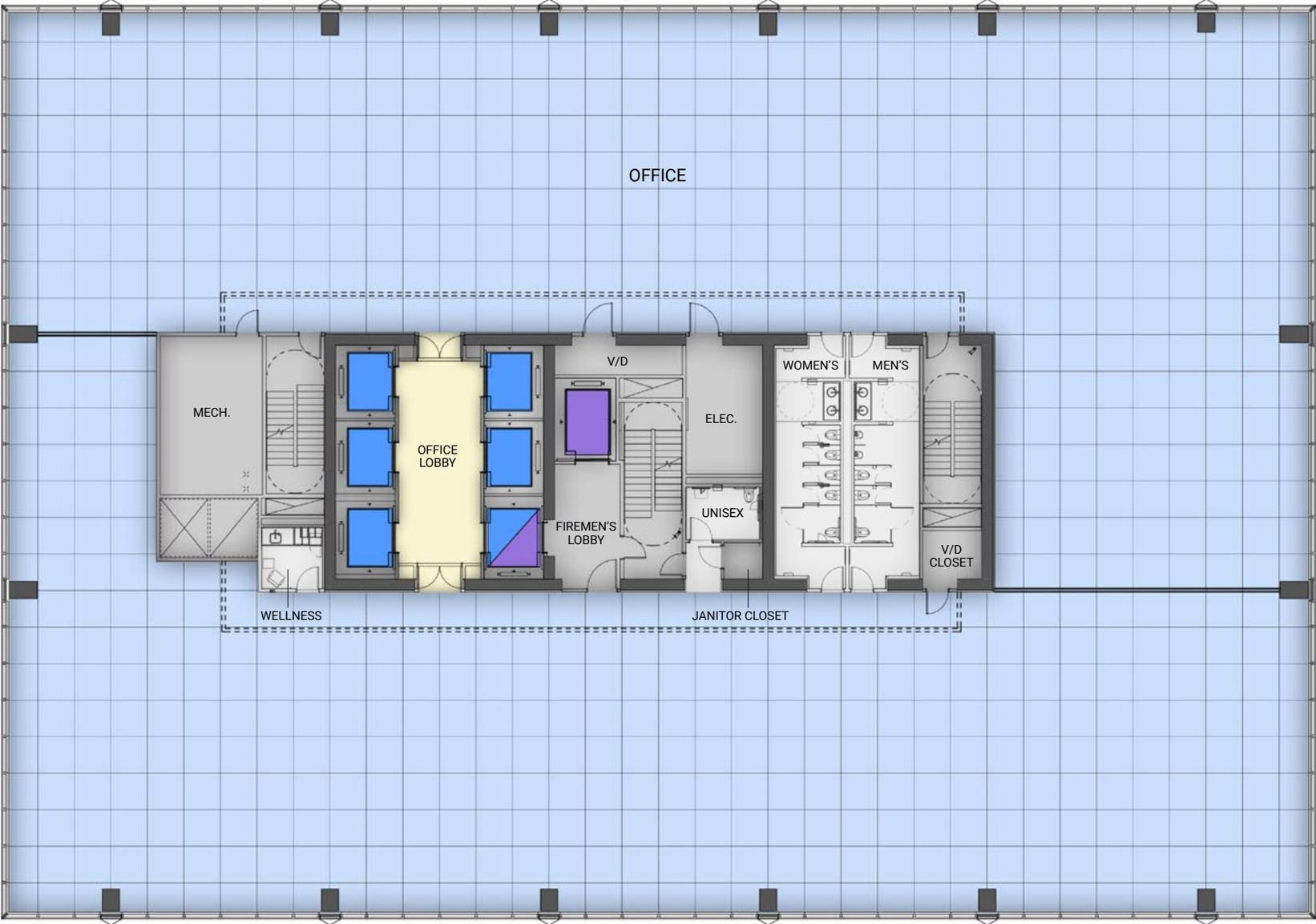
## Spec Suite Test Fit

- 9 Private Offices
- 1 Executive Office
- 1 Large Conf Room (14 seats)
- 2 Phone Rooms
- 36 Workstations
- 1 Open Collaboration
- 1 Open Lounge
- 1 Wellness
- 1 Reception
- 1 Print Area
- 1 IT
- 1 Break Room
- 1 Beverage Area



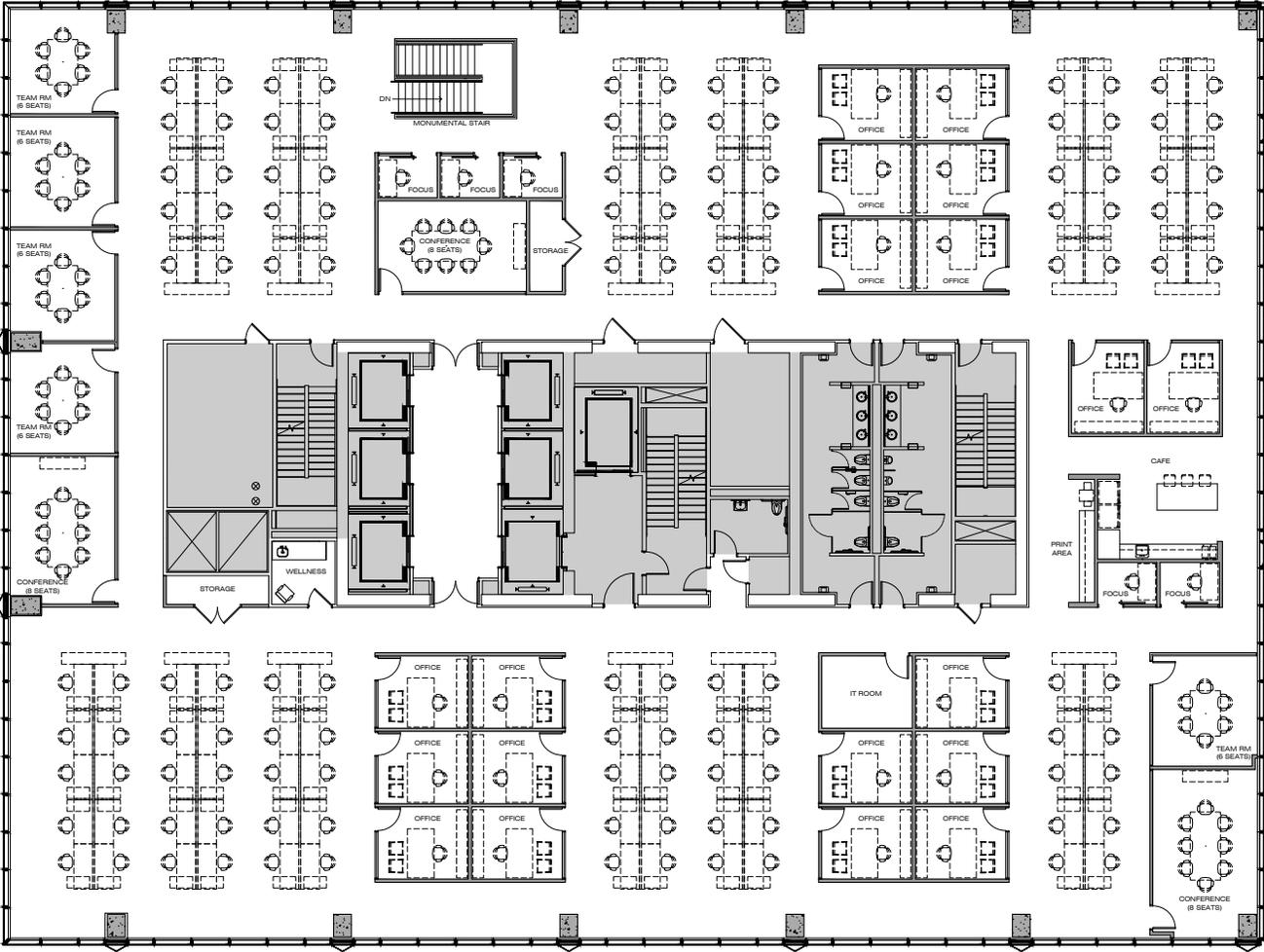
# Exceptional Environment. Artfully Planned

## LEVEL 27 FLOOR PLAN



# Exceptional Environment. Artfully Planned

## LEVEL 27 TEST FIT



### Workspace

- 19 Private Offices
- 120 Work Stations
- TOTAL - 155 RSF/Seat

### Shared Meeting & Focus

- 5 Team Rooms (6 seats)
- 8 Medium Conference (8 seats)
- 5 Focus Rooms (1 seat)

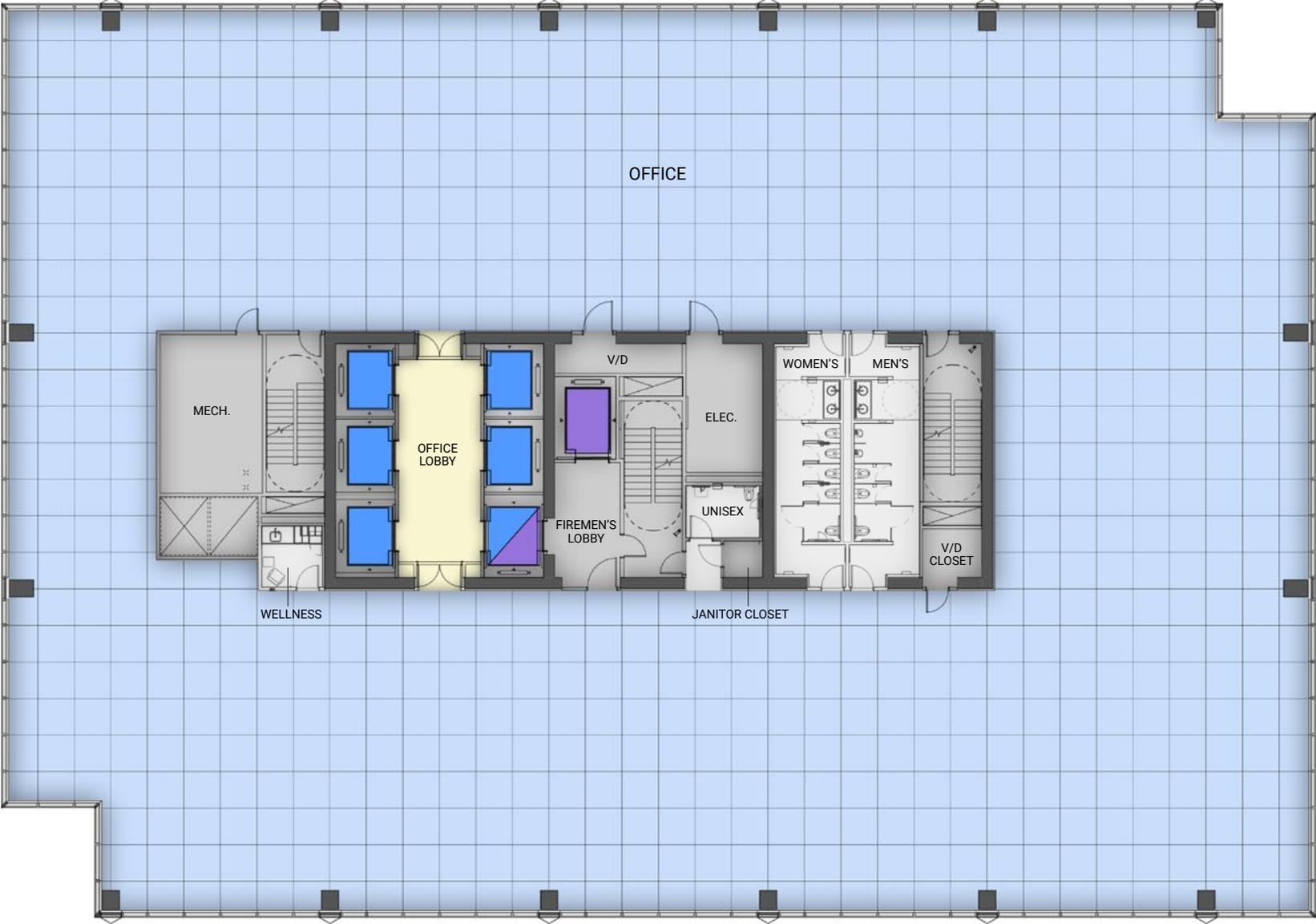
### Shared Space & Support

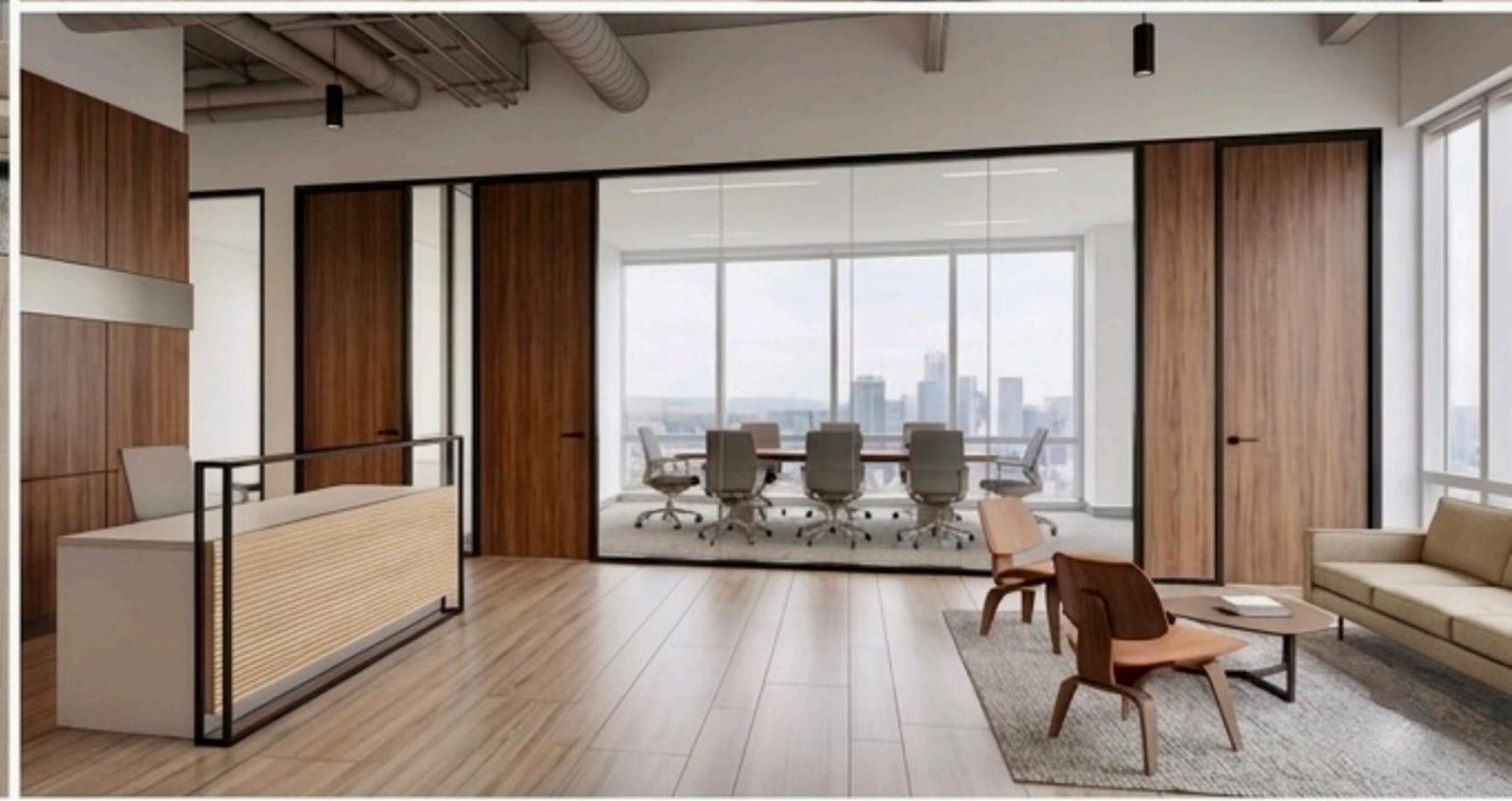
- 1 Cafe
- 1 Wellness
- 1 Print Area
- 2 Storage Rooms
- 1 IT Room



# Exceptional Environment. Artfully Planned

## TYPICAL OFFICE FLOORPLATE





LANDLORD TURNKEY OFFICE SOLUTION



LANDLORD TURNKEY OFFICE SOLUTION

AMENITIES

1 ACRE ACTIVATED  
ROOFTOP PROGRAM

10,800 SQ FT LUXURY  
FITNESS CLUB

GUARD  
AND  
GRACE

RESTAURANT  
UNVEILING  
SOON

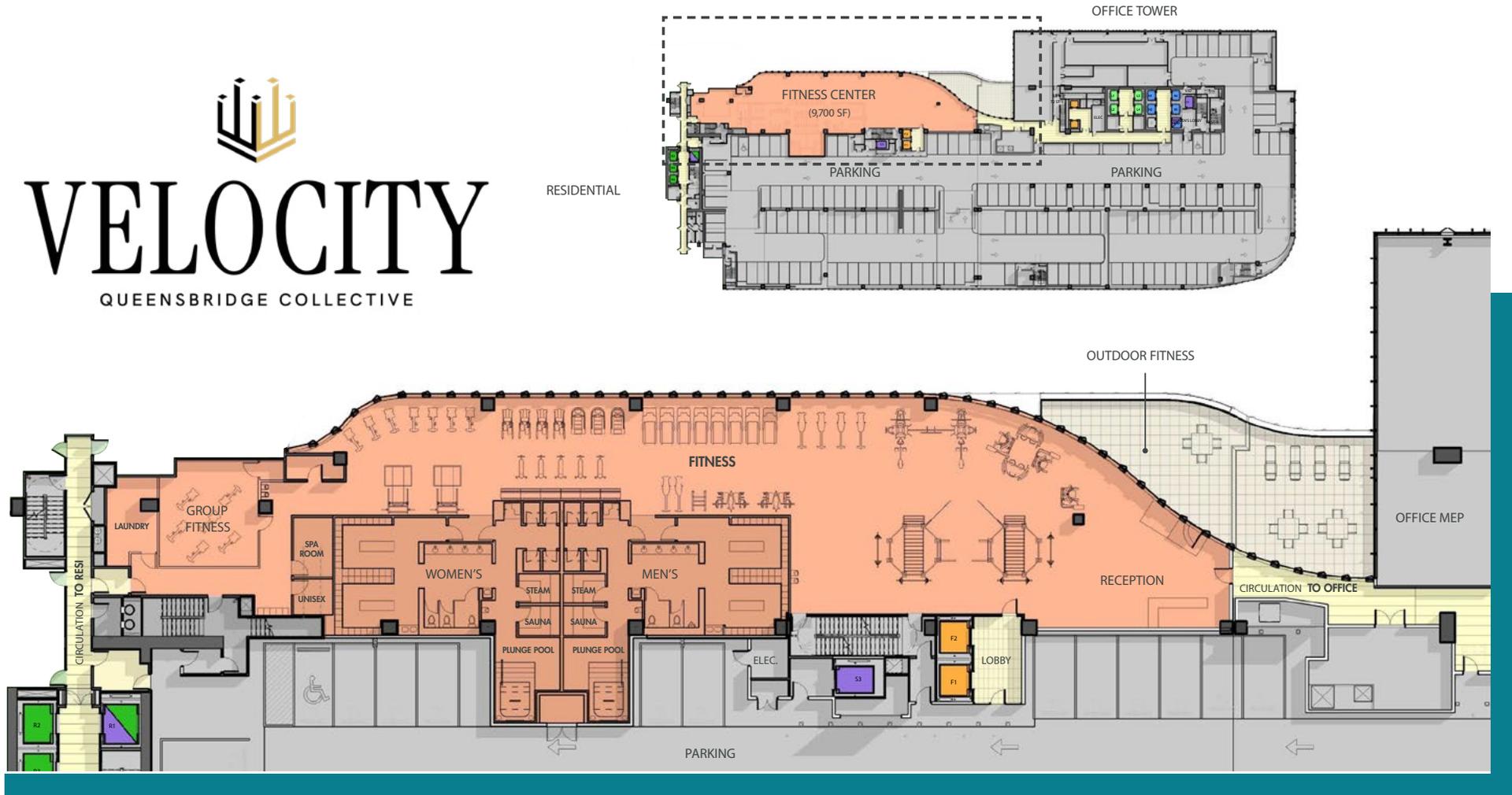
FARE

QUEENS BRIDGE



# Where Wellness is Refined

## LEVEL 9 FITNESS CENTER

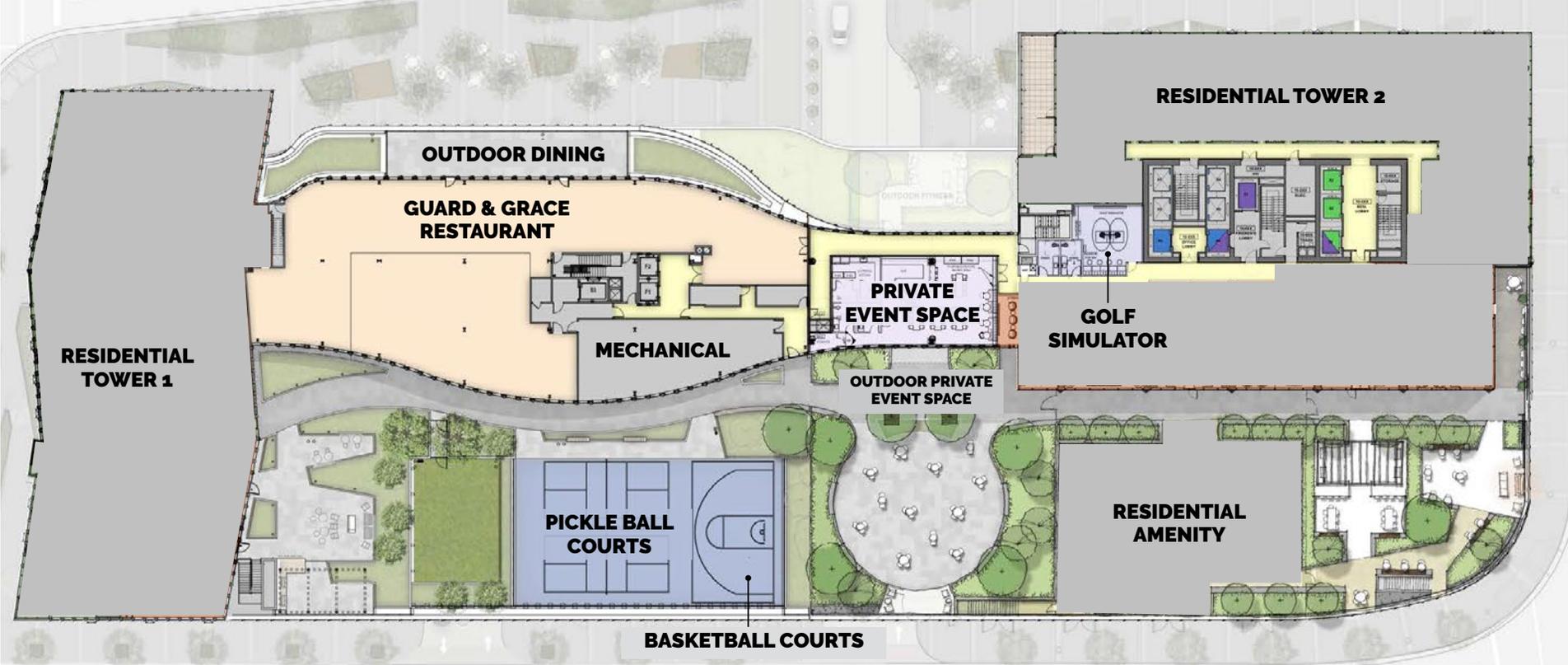


L9 FLOOR PLAN - FITNESS CENTER



# Elevated Amenities for Everyone

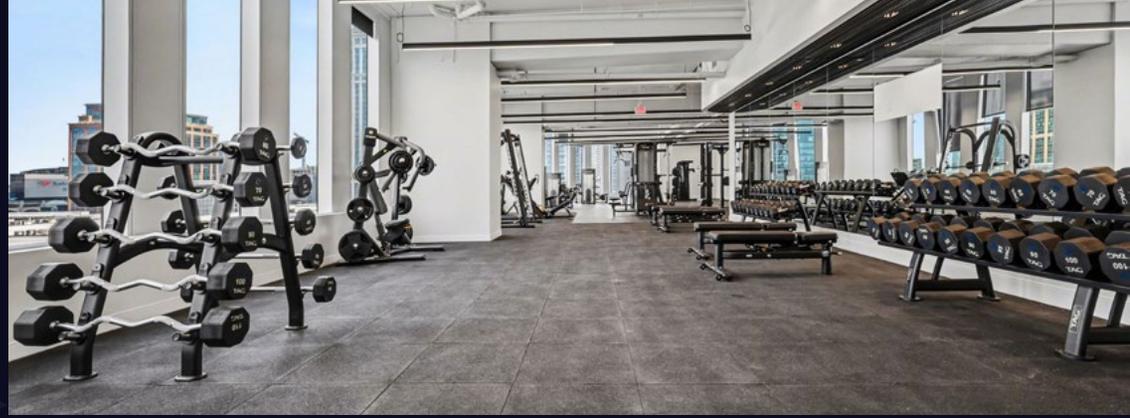
## LEVEL 10 AMENITY FLOOR



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Fully staffed luxury fitness facility, operated by a third party, offers a range of services including group exercises, personal training, steam and sauna rooms, cold plunge, spa treatment rooms, laundry and towel service.



**FITNESS STUDIO (Level 9)**

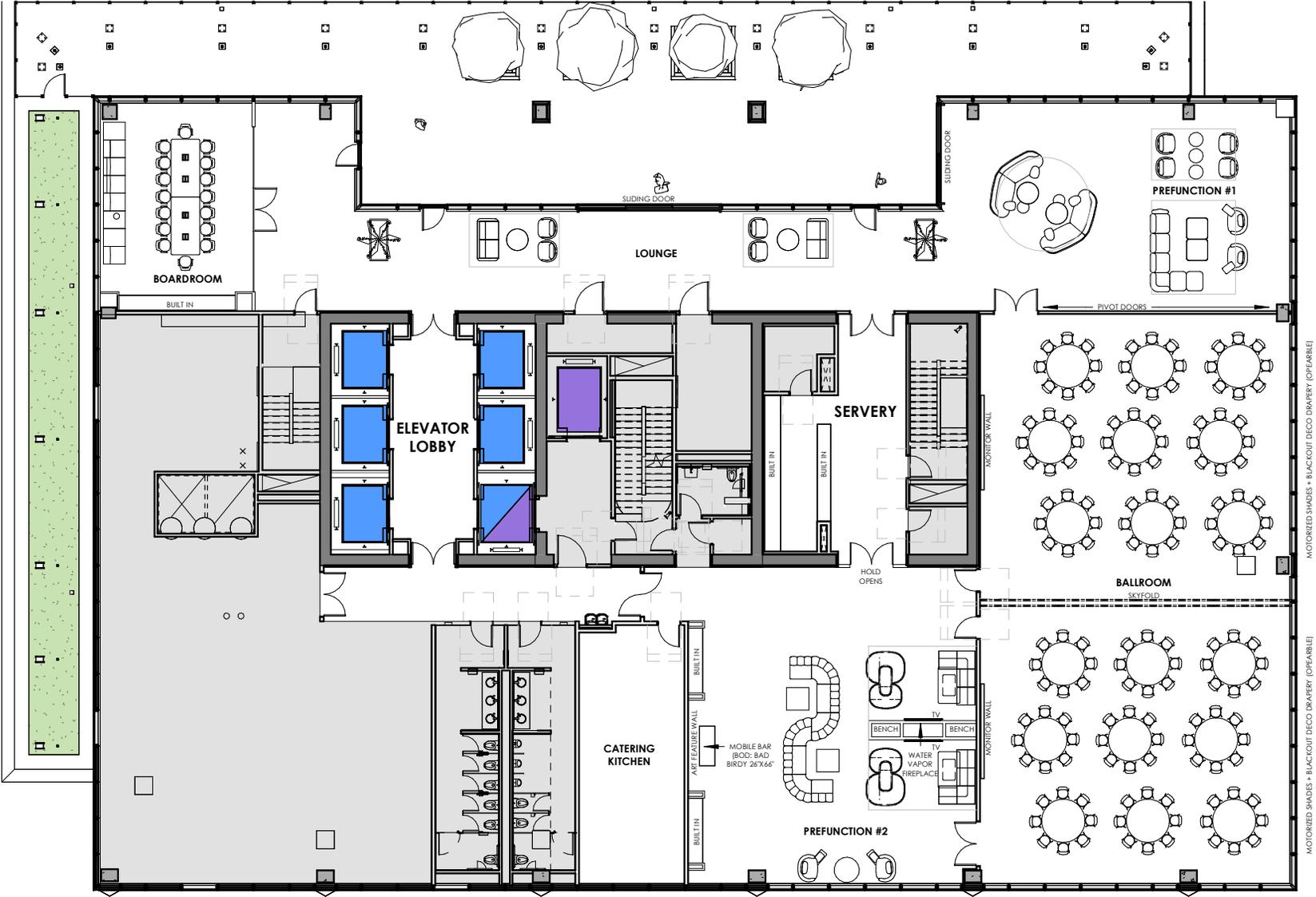
State-of-the-Art Boutique Fitness Studio



**GUARD AND GRACE RESTAURANT** (Level 10)  
 Curated for Sophisticated Palette's & Vibrant Social Scene

# Hospitality Driven On-Site Luxuries

## LEVEL 42 CONFERENCE CENTER & TENANT LOUNGE





300-seat ballroom / event space



Multiple Luxurious Tenant Lounge / Prefunction Spaces



High-end Boardroom



Servery & Catering Kitchen



LEVEL 42 EVENT SPACE



# Find Your Connection at QBC

Located on at the intersection of South Tryon Street and Morehead Street, QBC is helping redefine Charlotte's central business district. Surrounded by Fortune 500 Companies, niche eateries and breweries, entertainment venues, and fine art galleries, QBC is the ideal combination of enterprise and recreation.

## 2 Blocks

From Uptown

## 35+

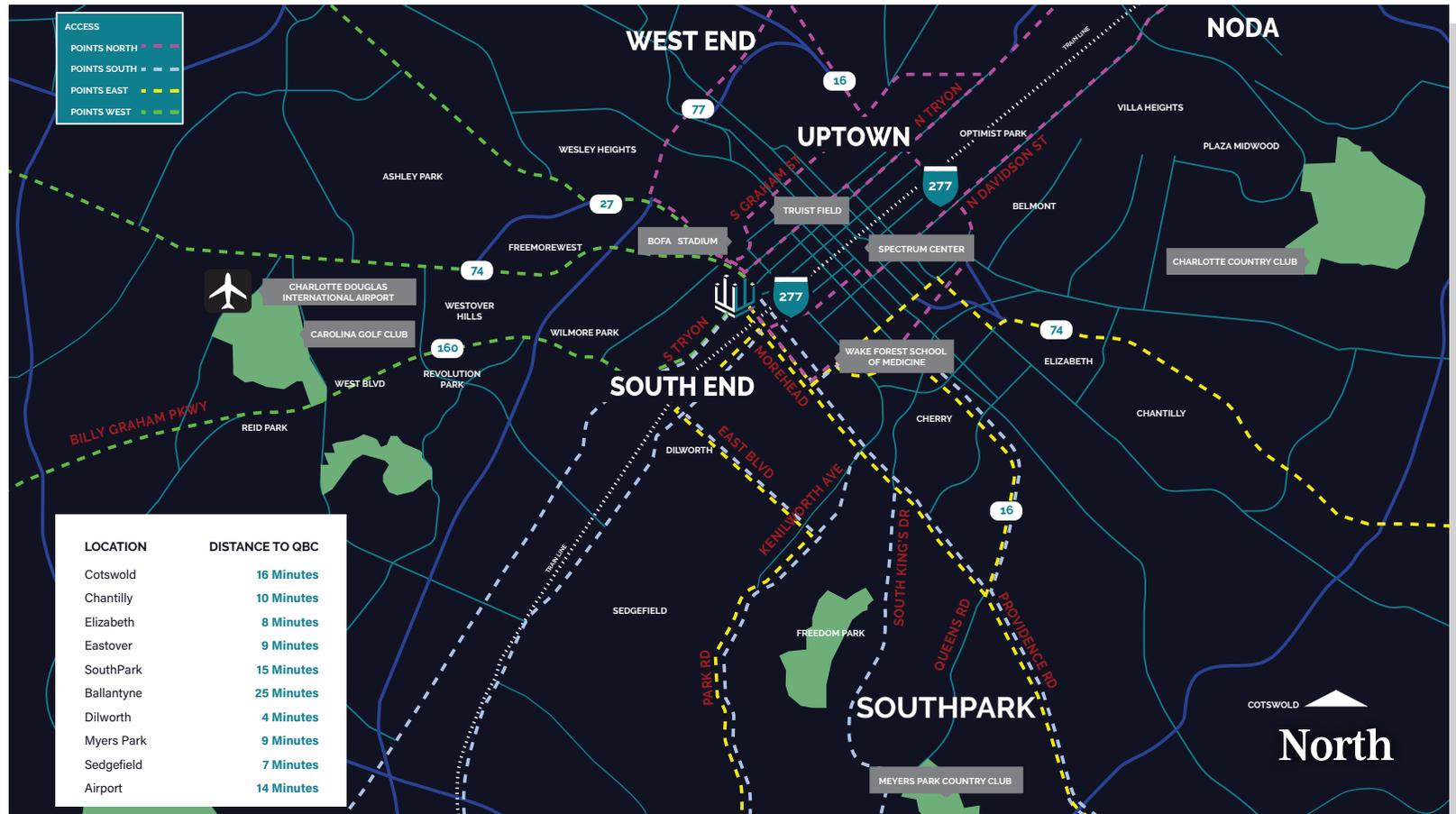
Restaurants and Bars in the immediate area

## <1 Block

From Carson Station, LYNX Light Rail

## 1 Min

From I-77



# A Storied & Prestigious Neighborhood





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Collective

*let's connect*

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