

TowneBank Building

6337 CARNEGIE BLVD. CHARLOTTE, NC 28211





INTRODUCING TOWNEBANK BUILDING

See What's Next

TowneBank Building is the first new Class A office development in SouthPark in nearly a decade. Flexible workspace, elevated service, and advanced technology introduce a new generation of office space to one of Charlotte's largest business districts. Anchored by TowneBank on the first two floors, the building presents a limited opportunity to be part of a new standard for business in SouthPark.

CLASS A OFFICE BUILDING

71,000 SF

AVAILABLE FOR LEASE

Floors 3–5

CORE & SHELL DELIVERY

Q4 2027







FEATURES & AMENITIES

Exceptionally Designed

From the spaces you see to the systems behind them, every detail reflects the quality demanded of a premier business address.



Modern lobby and
common areas



171 dedicated parking spaces, visitor parking,
EV charging, and bike storage



Outdoor gathering spaces
and 5th-floor balconies



Floor-to-ceiling
natural light



Redundant fiber, enterprise-level telecom,
advanced security, and touchless access



Professional on-site
property management



TOWNE BANK





WORKSPACE OPPORTUNITIES

AVAILABLE FOR LEASE

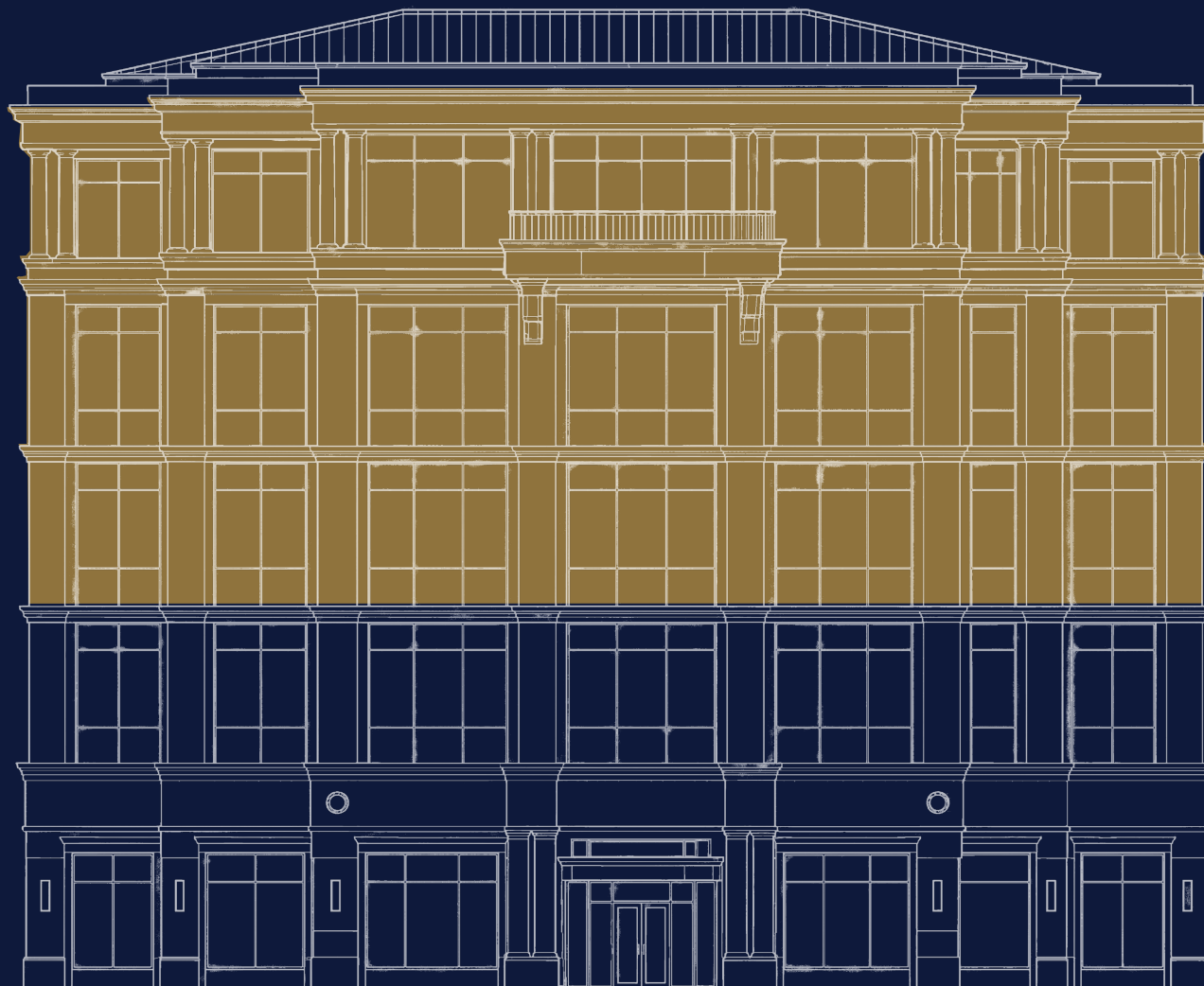
Floors 3–5

SINGLE- AND MULTI-TENANT OPPORTUNITIES

Flexible configurations

OUTDOOR SPACE ON ALL FOUR SIDES

5th-floor balconies



FLOOR 5
14,454 RSF

FLOOR 4
14,454 RSF

FLOOR 3
14,454 RSF

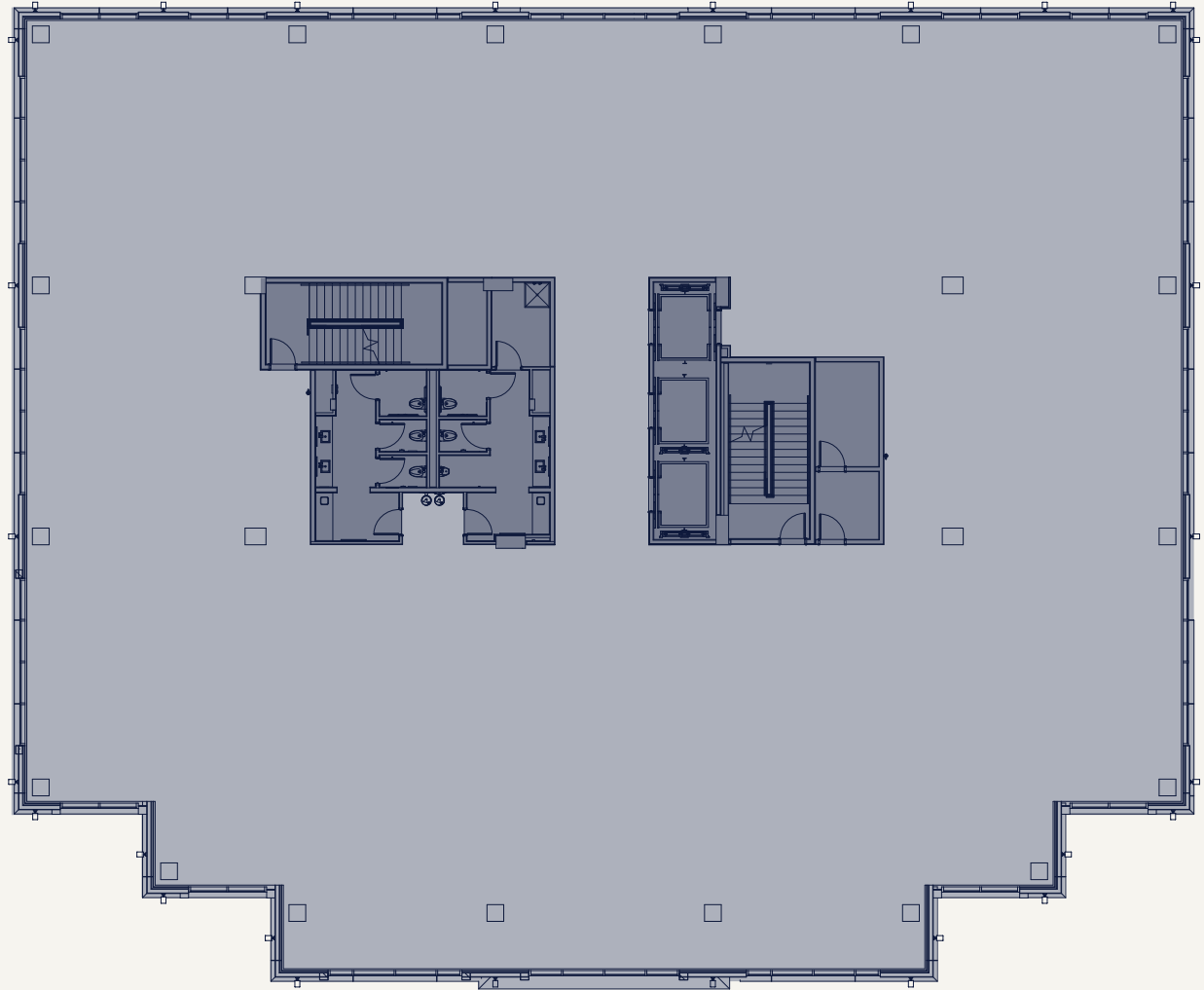
FLOOR 2
TOWNEBANK

FLOOR 1
TOWNEBANK



14,454 RSF

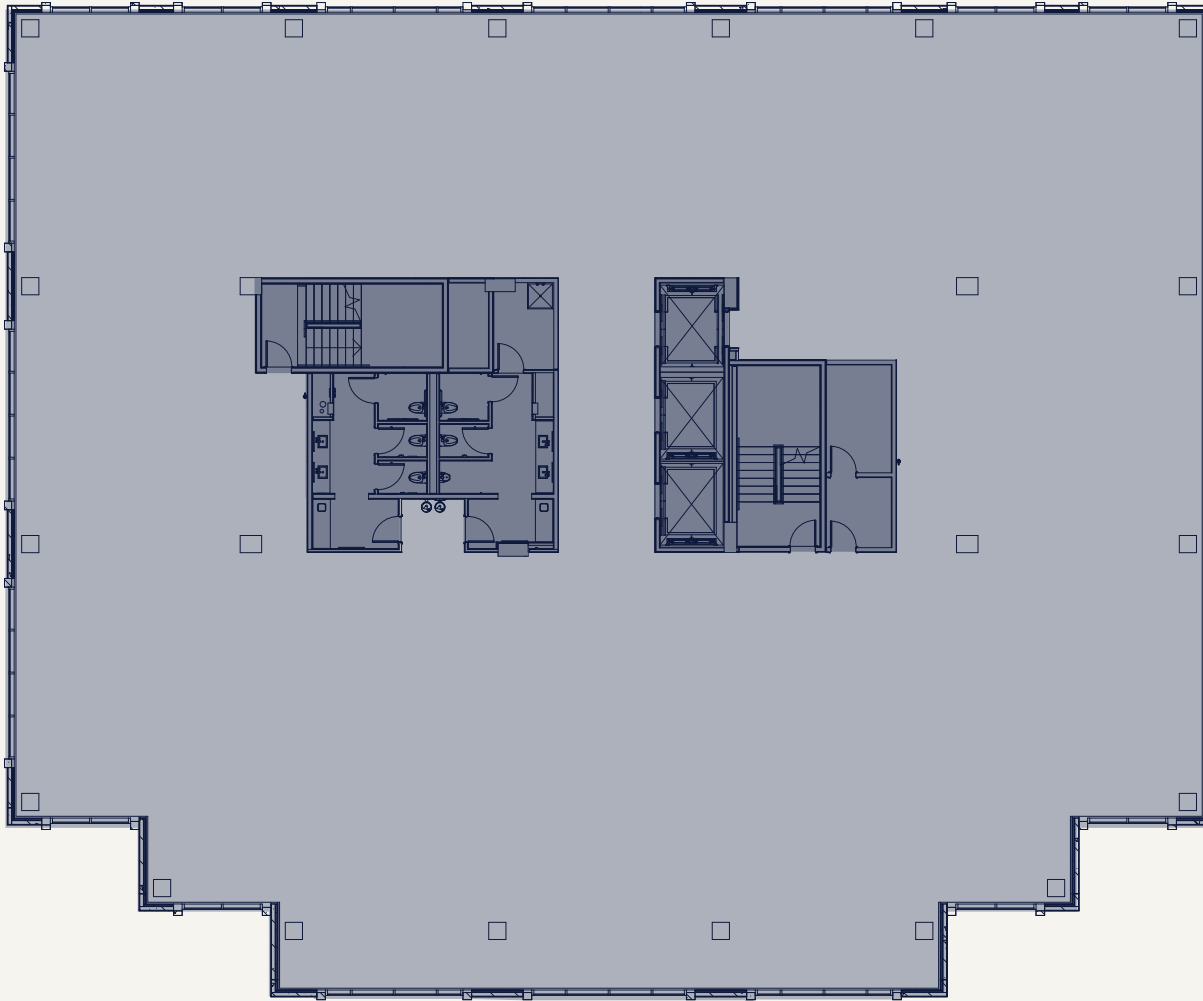
Floor 3





14,454 RSF

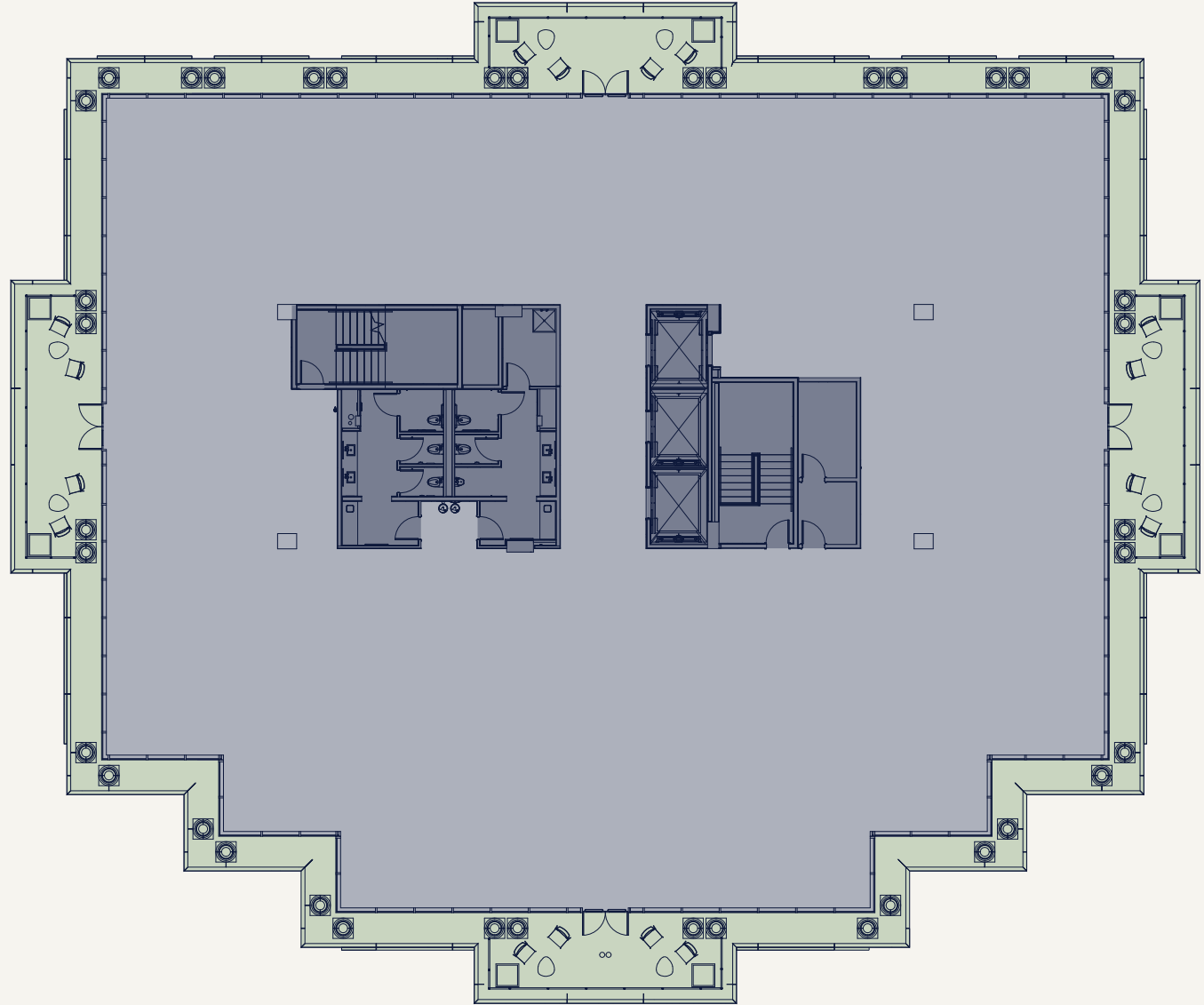
Floor 4





14,454 RSF

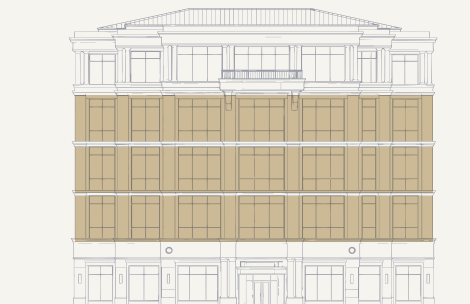
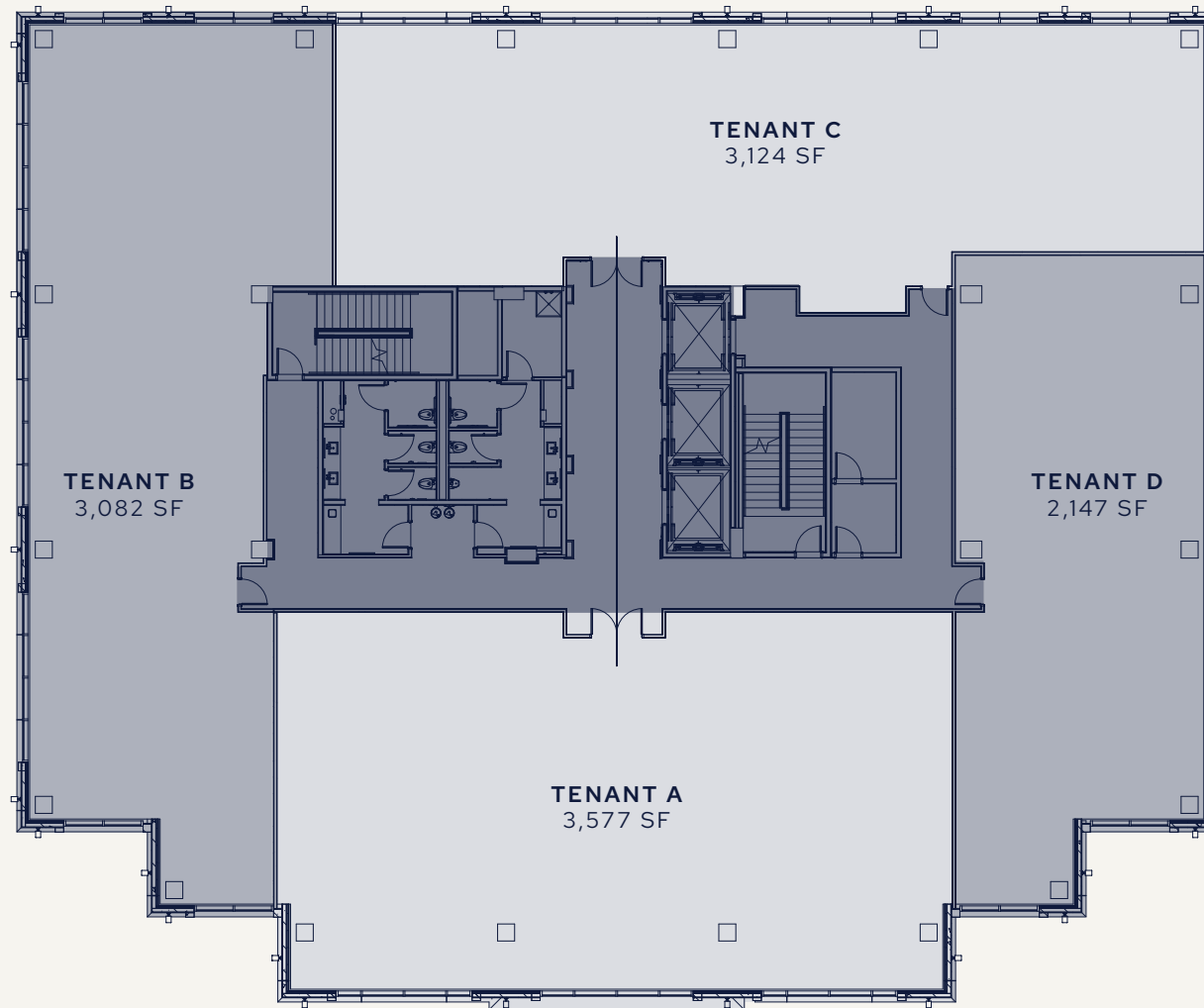
Floor 5





MULTI-TENANT

Floors 3-5







SOUTHPARK DISTRICT

A Powerful Position

SouthPark has long been one of Charlotte's most established business districts. Its strength is in the company it keeps: major corporate headquarters, leading financial and professional services firms, exceptional retail and dining, and some of the city's most desirable neighborhoods.

22

FORTUNE 1000 COMPANIES WITH A
CORPORATE PRESENCE

400+

SHOPS, RESTAURANTS
& SERVICES

10 miles

TO CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT

6 of 10

CHARLOTTE'S WEALTHIEST
ZIP CODES WITHIN 3 MILES

J.P.Morgan

AMWINS®

NUCOR

ALBEMARLE®



National 
Gypsum®

BAIRD

 MarshMcLennan

MassMutual



TOWNEBANK SYMPHONY PARK

An Extraordinary Backyard

Opening in 2027, the reimagined TowneBank Symphony Park will bring 7.5 acres of green space, dining, trails, and year-round programming to the building's doorstep.

7.5

ACRE PUBLIC PARK

9,000

SQUARE FEET OF NEW
RESTAURANT SPACE

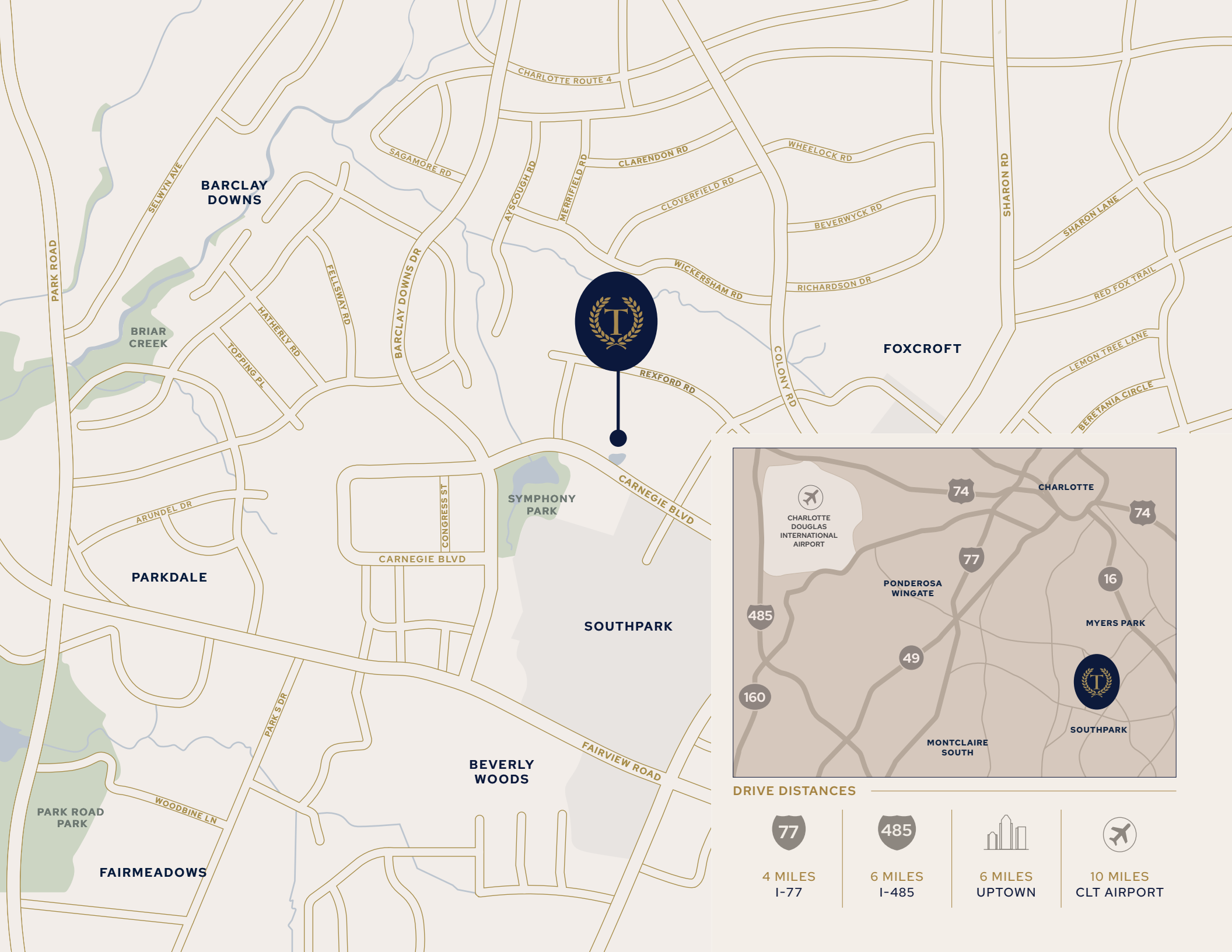
500+

FEET OF NEW TRAIL ON
THE SOUTHPARK LOOP

4,000

PERSON CAPACITY
EVENT LAWN





DRIVE DISTANCES



4 MILES
I-77



6 MILES
I-485



6 MILES
UPTOWN



10 MILES
CLT AIRPORT



DEVELOPER

Harris Investment Company is a Charlotte, North Carolina-based firm focused on identifying, acquiring, and developing strategic real estate and investment opportunities. With a strong connection to the Charlotte business community, Johnny Harris serves as Managing Partner of Harris Investment Company and is a leader within the Charlotte business and sports community.

Harris Investment Company has pursued opportunities in some of the region's most established and desirable areas. The company's activities include real estate investment, development, and the strategic repositioning of properties to maximize their long-term potential.

Harris Investment Company continues to expand its investment portfolio while maintaining a disciplined approach to partnerships, financing, development, and asset management. Recent activity includes the planned redevelopment of approximately 1.5 acres along Carnegie Boulevard in SouthPark, a project approved by the City of Charlotte in 2025.

Today, Harris Investment Company remains focused on responsible growth, strong relationships, and investments that contribute to the continued growth and vitality of the Charlotte community.



ANCHOR TENANT

Founded in 1999, TowneBank is a \$22B regional bank built on relationships, offering a full range of financial services, with a focus on serving others and enriching lives. Today, TowneBank serves as a local leader in promoting the social, cultural, and economic growth of each community, with over 70 banking offices throughout Charlotte and other select markets in North and South Carolina, as well as its founding region of Hampton Roads, Virginia, and the capital area of Greater Richmond, Virginia.

Ranked as one of Forbes Best Banks in America since 2019, TowneBank is committed to serving businesses, professionals, and families across Charlotte, with offices in SouthPark, Myers Park, and Ballantyne. The new SouthPark facility will serve as the TowneBank Charlotte headquarters, providing space for our growing family of local bankers and insurance, mortgage, wealth management, and trust professionals.





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FOR LEASING

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