



**Providence
Park**

10706 Sikes Place
Charlotte, NC 28277



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EXCLUSIVELY MARKETED & LISTED BY:



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PROPERTY SUMMARY

Providence Park is a 280,000 Square Foot Class A office park with seven multi-tenant office buildings. Nearby to major retail centers including Waverly, Rea Farms, and the Promenade. There are 50+ dining options, easy access along Providence Road off I-485, and a signalized intersection at McKee Road.

OFFERING SUMMARY

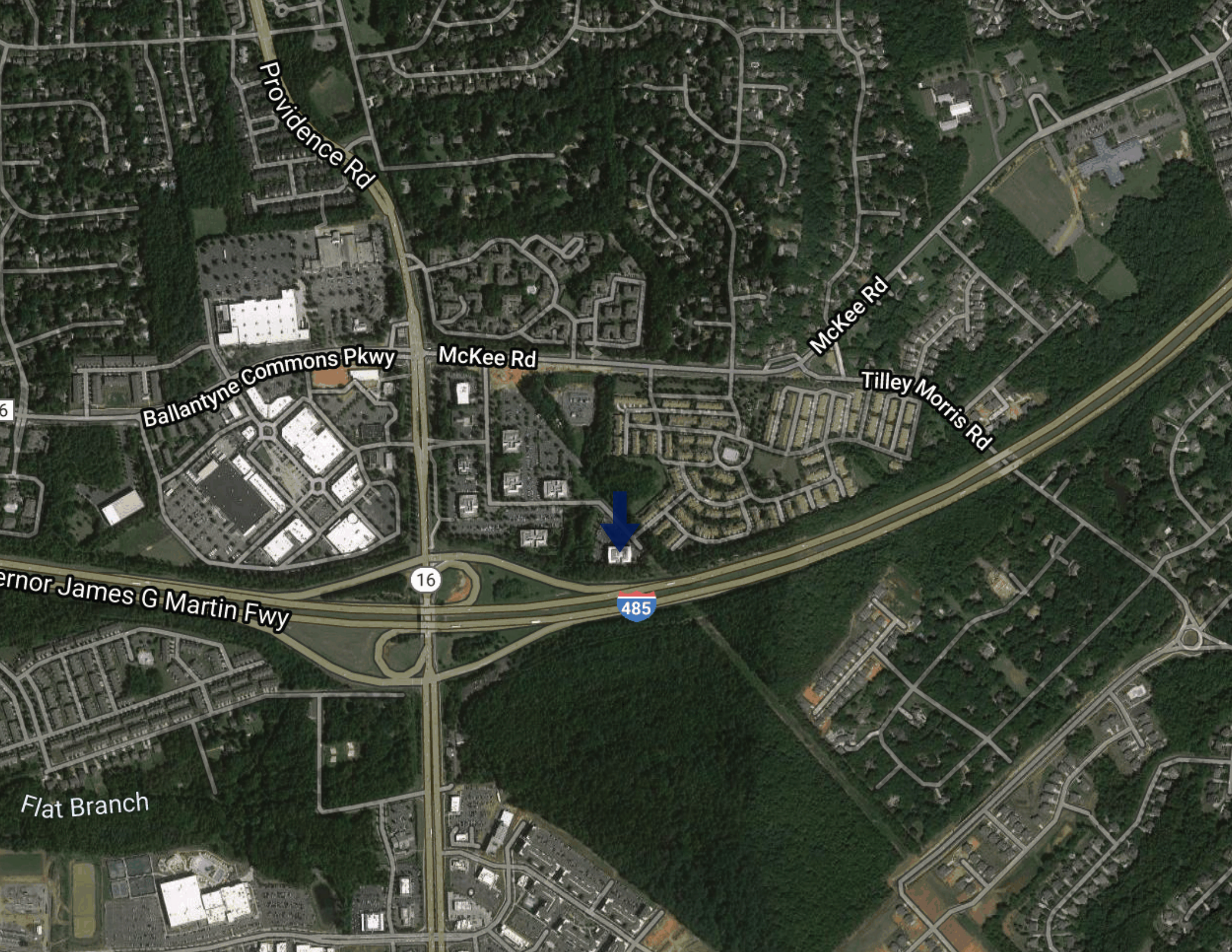
ZONING	O-15(CD)
AVAILABLE SQUARE FEET	2,714 SF
LEASE RATE	\$6,147.04/ MONTH (Full Service)
SUBLEASE	THROUGH JAN. 31, 2025
LOT SIZE	5.23 ACRES
BUILDING SIZE	46,809 SF

PROPERTY HIGHLIGHTS

- Providence Park
- Fully built-out modern office suite
- Great combination of office and open workspace
- Easy Freeway Access
- Amenities nearby
- Roaming Security
- Rate includes utilities, building services, and property expenses
- Furniture and equipment available if needed







Providence Rd

Ballantyne Commons Pkwy

McKee Rd

McKee Rd

Tilley Morris Rd

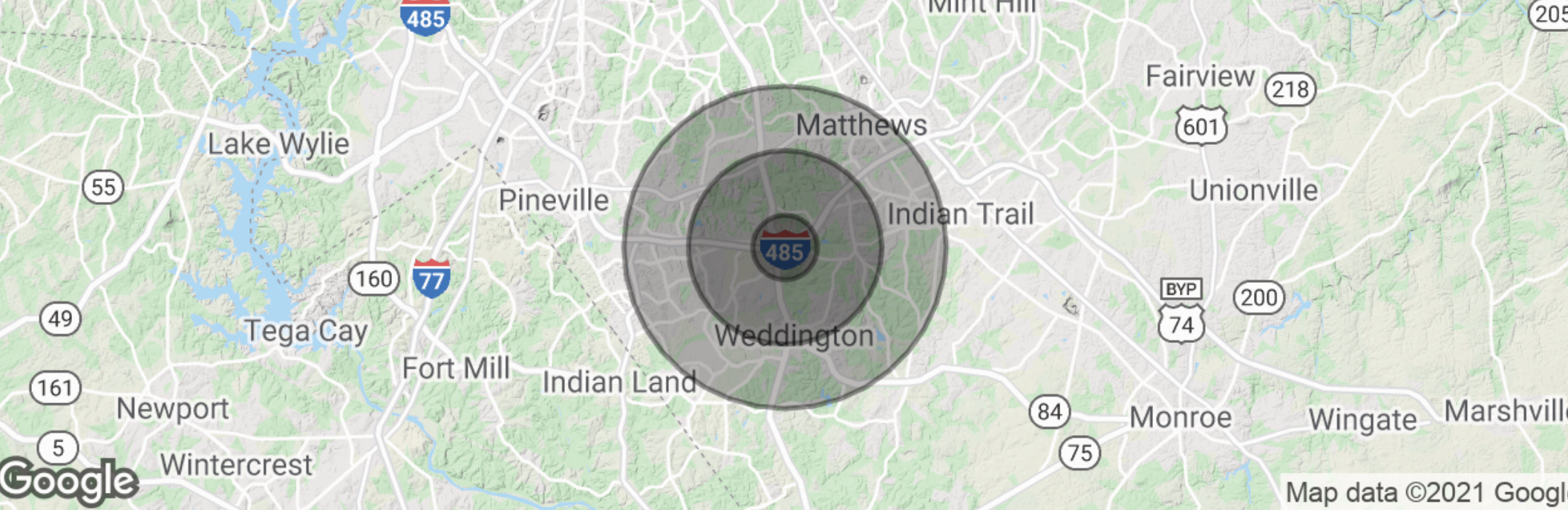
Governor James G Martin Fwy

16

485

Flat Branch





DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,133	48,914	137,198
Median Age	39.0	39.3	38.5
Median Age (Male)	38.5	38.0	37.2
Median Age (Female)	39.4	39.8	39.3

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,843	17,207	50,403
# Of Persons per HH	2.8	2.8	2.7
Average HH Income	\$117,160	\$127,489	\$123,703
Average House Value	\$521,759	\$470,508	\$367,748

*Demographic data derived from 2010 US Census

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