

# RARE STANDALONE OFFICE SPACE LEASE OR PURCHASE

**150 IVERIFY DR, CHARLOTTE NC 28217**



**40,280 SF SINGLE TENANT OPPORTUNITY**



Ideal site for user, to lease or own, looking for a campus environment with outstanding highway visibility, street naming rights and future expansion opportunity.

## **SPACE PROFILE**

Size: 40,280 SF  
Rate: \$18.50 / SF NNN  
Sale Price: Negotiable  
Availability: 1/1/2020  
Parking: 6.01 / 1,000 SF, EXPANDABLE TO 8/1,00 SF

## **PROPERTY HIGHLIGHTS**

- Located on 15.45 acres, the building is right of Exit 5 in the Airport Submarket
- Property has approximately 242 parking spaces currently and can accommodate another 100+ with adjacent graded pad
- A second graded pad exists for a second building or building expansion
- Building located on private 15.45 acres surrounded by manicured landscaping



**Mark Ayers, Broker/Owner**  
(704) 756-2588

**Virginia Luther, Broker/Owner**  
(704) 291-6136

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## **BUILDING HIGHLIGHTS**

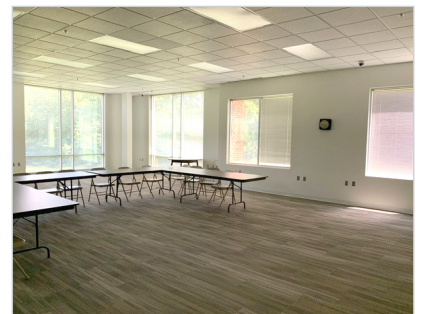
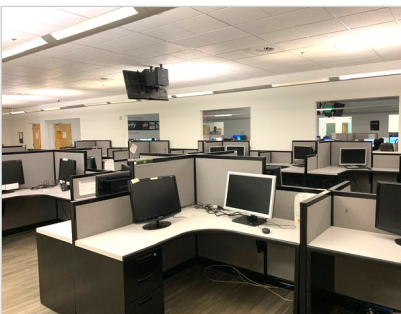
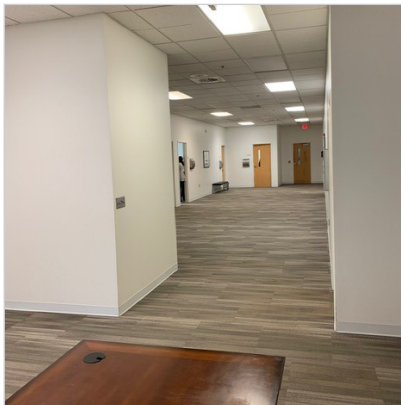
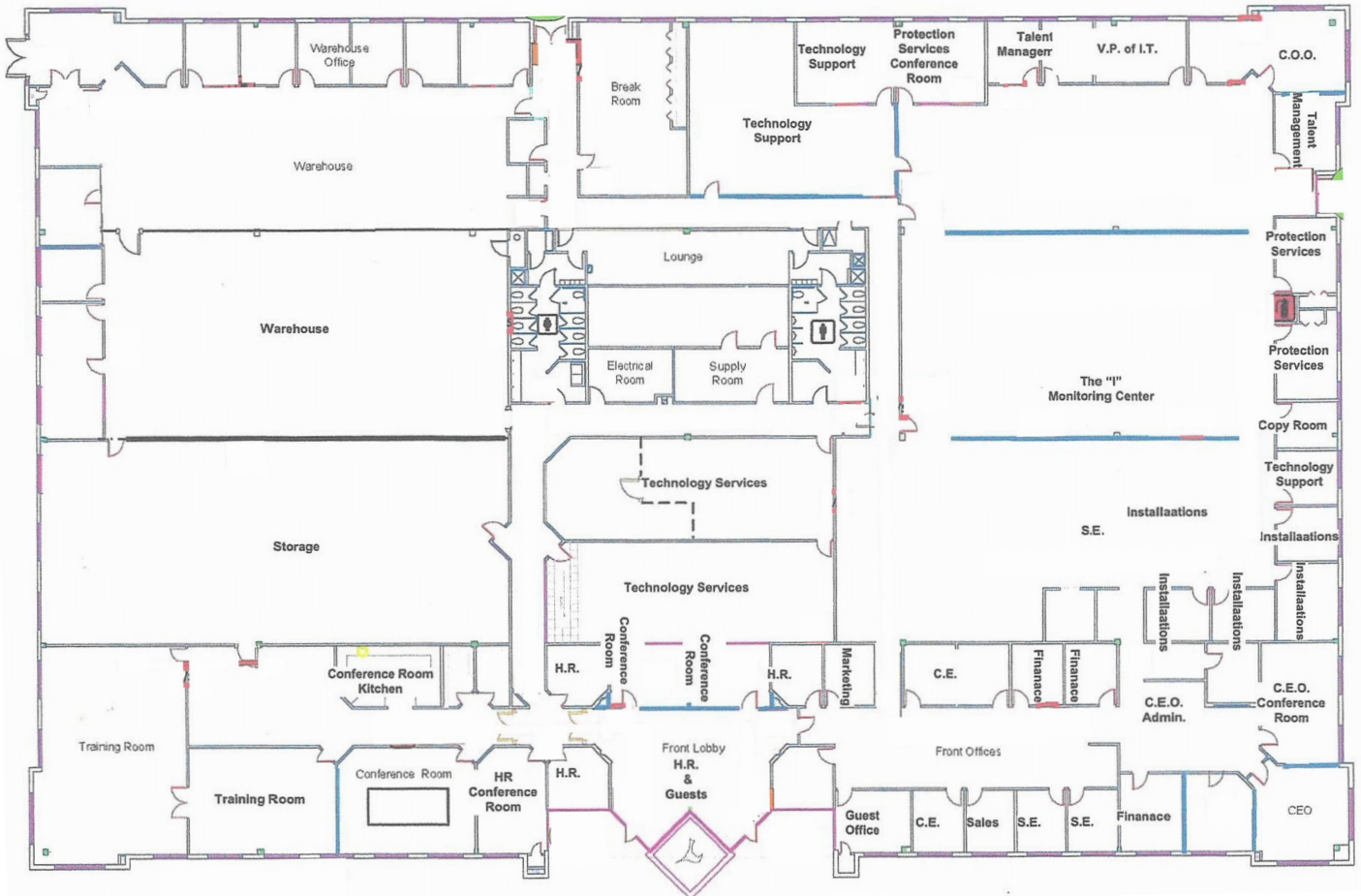
- Located between two major exits off I-77 – Tyvola Road and Nation Ford Road
- Street naming rights
- Monument signage at street
- Building signage available
- Private, secluded driveway
- 242 dedicated parking spaces
- Controllable lobby entrance
- Executive area with 15 private offices
- Boardroom and conference room with kitchenette
- Two large training rooms
- +/- 45 private offices, mostly located on the glass
- Large dedicated breakroom
- Rectangular floor plate for efficient office configuration
- 10' High ceilings throughout
- Upgraded indirect lighting and sound masking throughout

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