

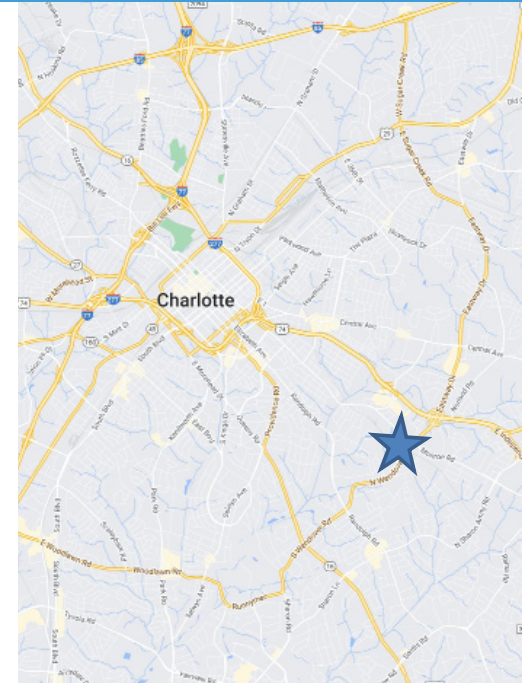
3909 MIRIAM DRIVE

CHARLOTTE, NC 28205

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 4,919 SF BUILDING AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Conveniently located in East Charlotte off of Monroe Road in one of Charlotte's fastest growing corridors
- Free standing, brick single story office/flex building
- Property is on .283 acres and zoned I-1
- Office area includes 3 offices, open space, conference room, kitchen

- 2,500 square feet of warehouse with 10' tall ceilings and drive-in door
- Close proximity to Independence Boulevard and Uptown Charlotte
- **Asking \$14.00 per SF NNN**



Taxes: \$3,336.97 per year

BROKER CONTACT

HOLLY ALEXANDER
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AERIAL

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**Redevelopment
Oakhurst Commons**
12,500 SF - Office Space
10,000 SF - Retail Space

CONVENIENT TO:

Cotswold	1.3 miles
Plaza Midwood	2.5 miles
Uptown Charlotte	4.1 miles
Matthews	7.5 miles

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INTERIOR

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Main Entrance



Office Space



Common Area



Office Space



Common Area



Office Space

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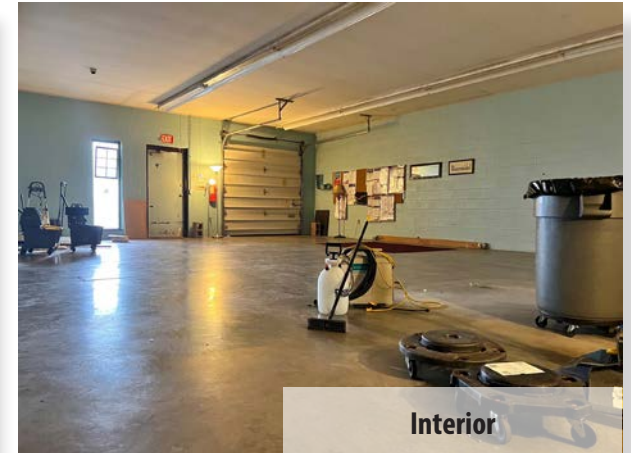
WAREHOUSE

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Properties
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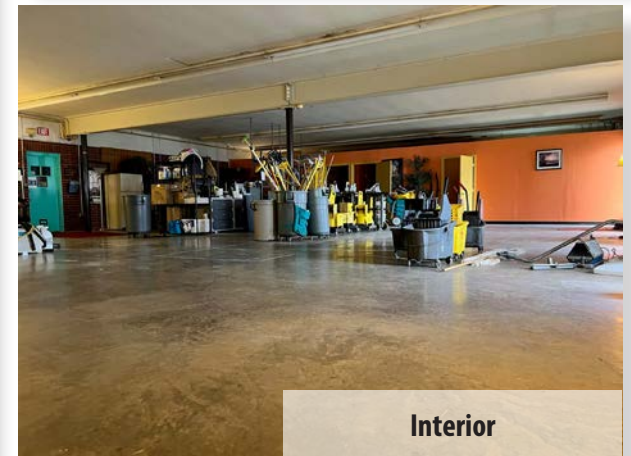
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Main Entrance



Interior



Interior

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