

1310 S TRYON STREET, SUITE 105
CHARLOTTE, NC 28262

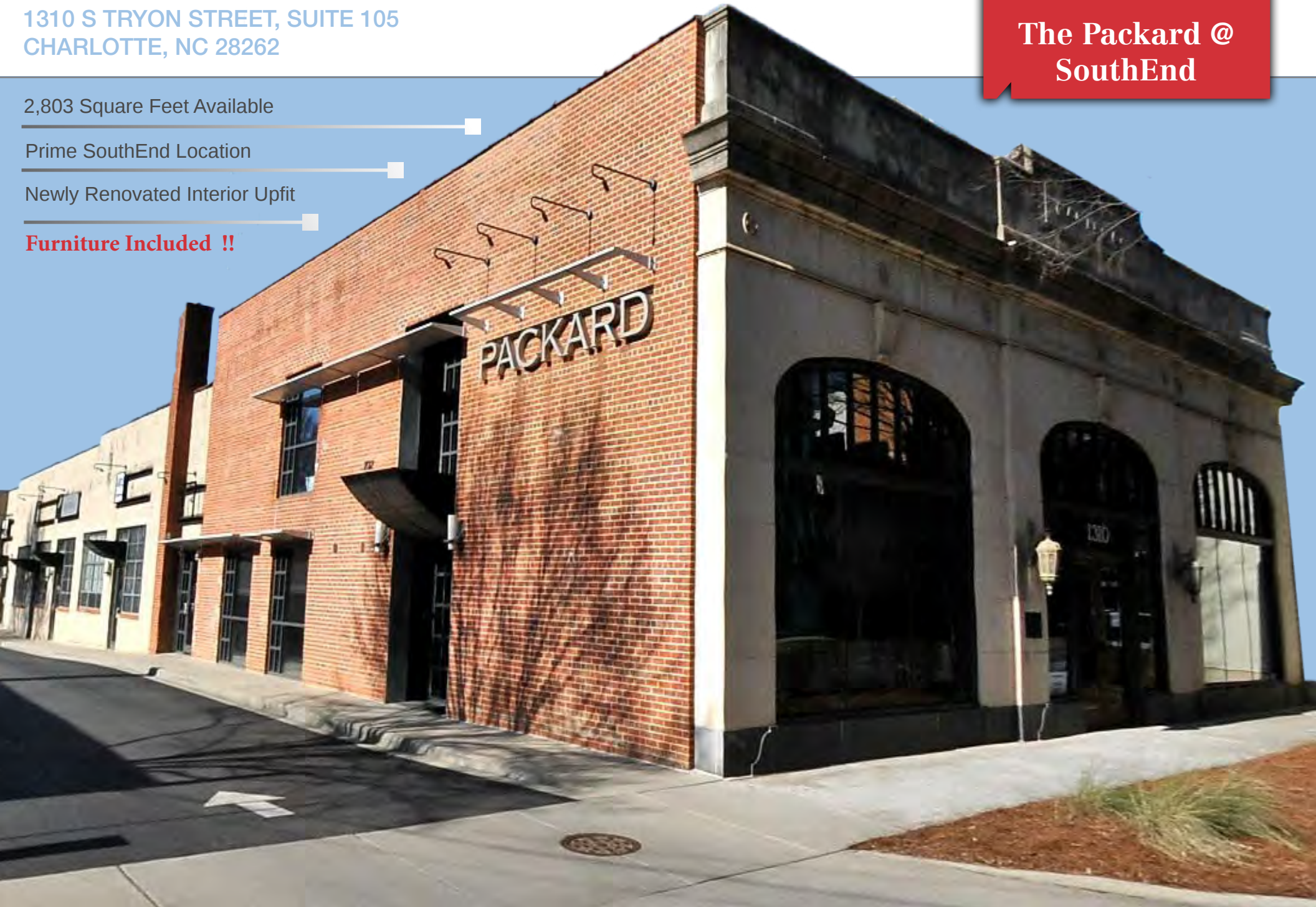
**The Packard @
SouthEnd**

2,803 Square Feet Available

Prime SouthEnd Location

Newly Renovated Interior Upfit

Furniture Included !!



The Packard @ SouthEnd Highlights:

2,803 SF Available

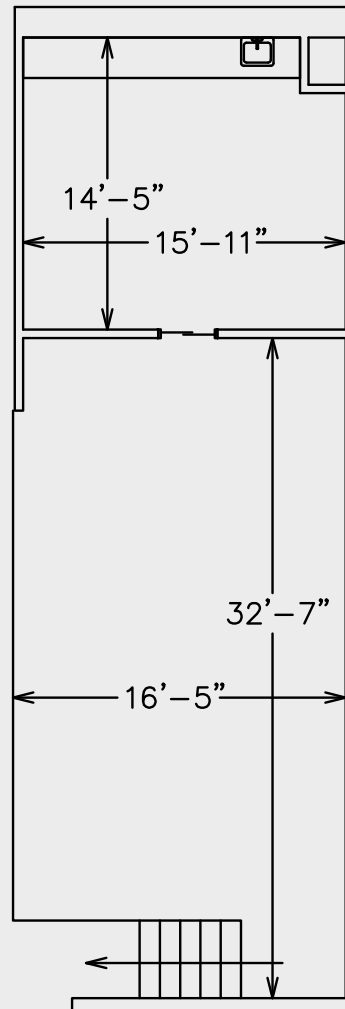
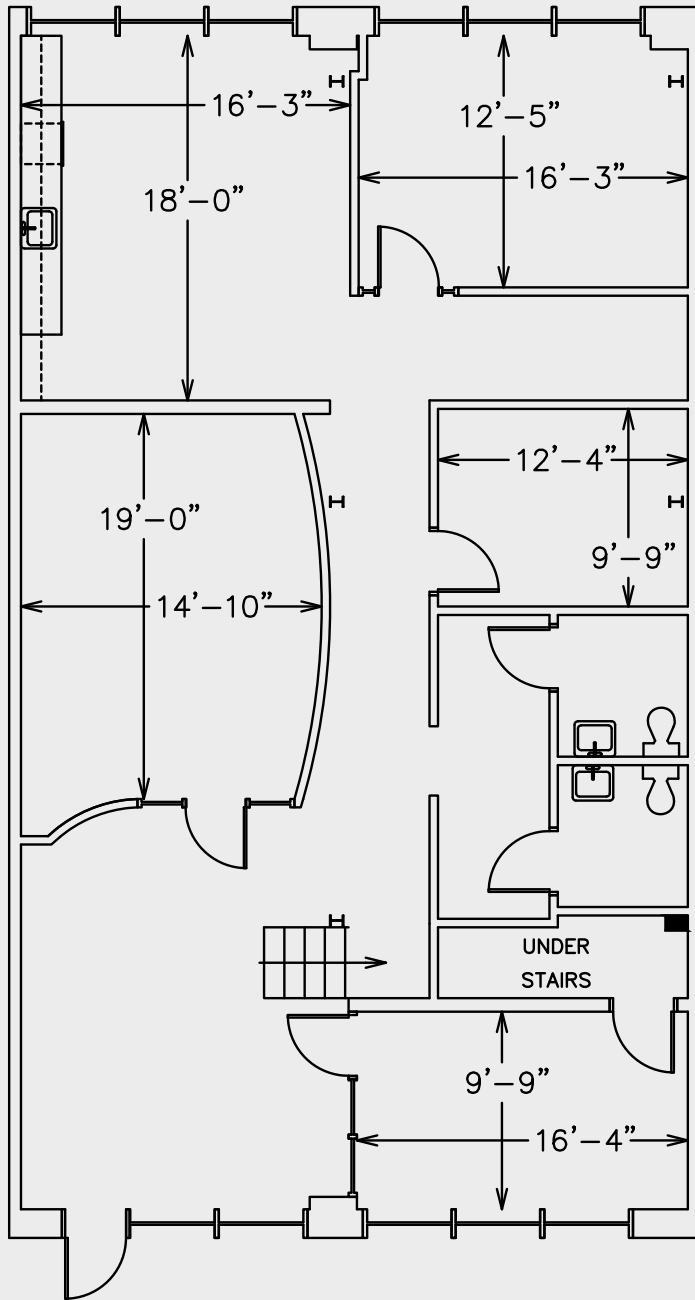
**Lease Rate:
\$38.50 PSF NNN**

Take advantage of this rare opportunity to lease 2,803 square feet of space along vibrant South Boulevard in South End — Charlotte's premier destination for dining, retail, and creative business. This high-visibility location offers strong foot and vehicle traffic and convenient access to the LYNX Blue Line light rail and major highways.

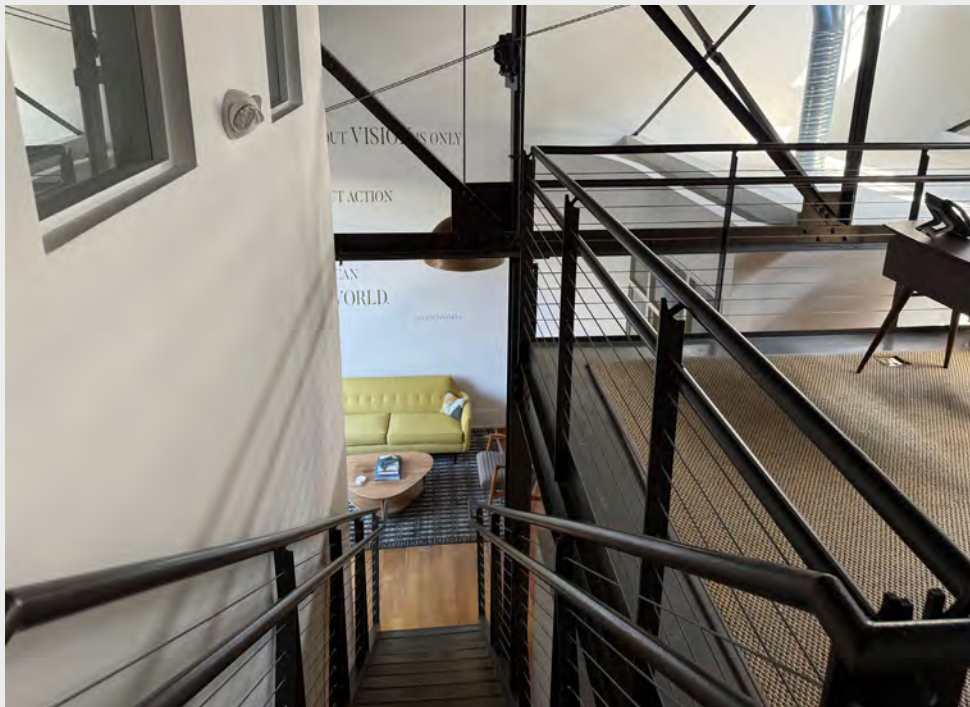
Surrounded by new multifamily developments, office buildings, and some of the city's most popular restaurants and retailers, this space is ideally positioned for a variety of business.



The Packard @ SouthEnd

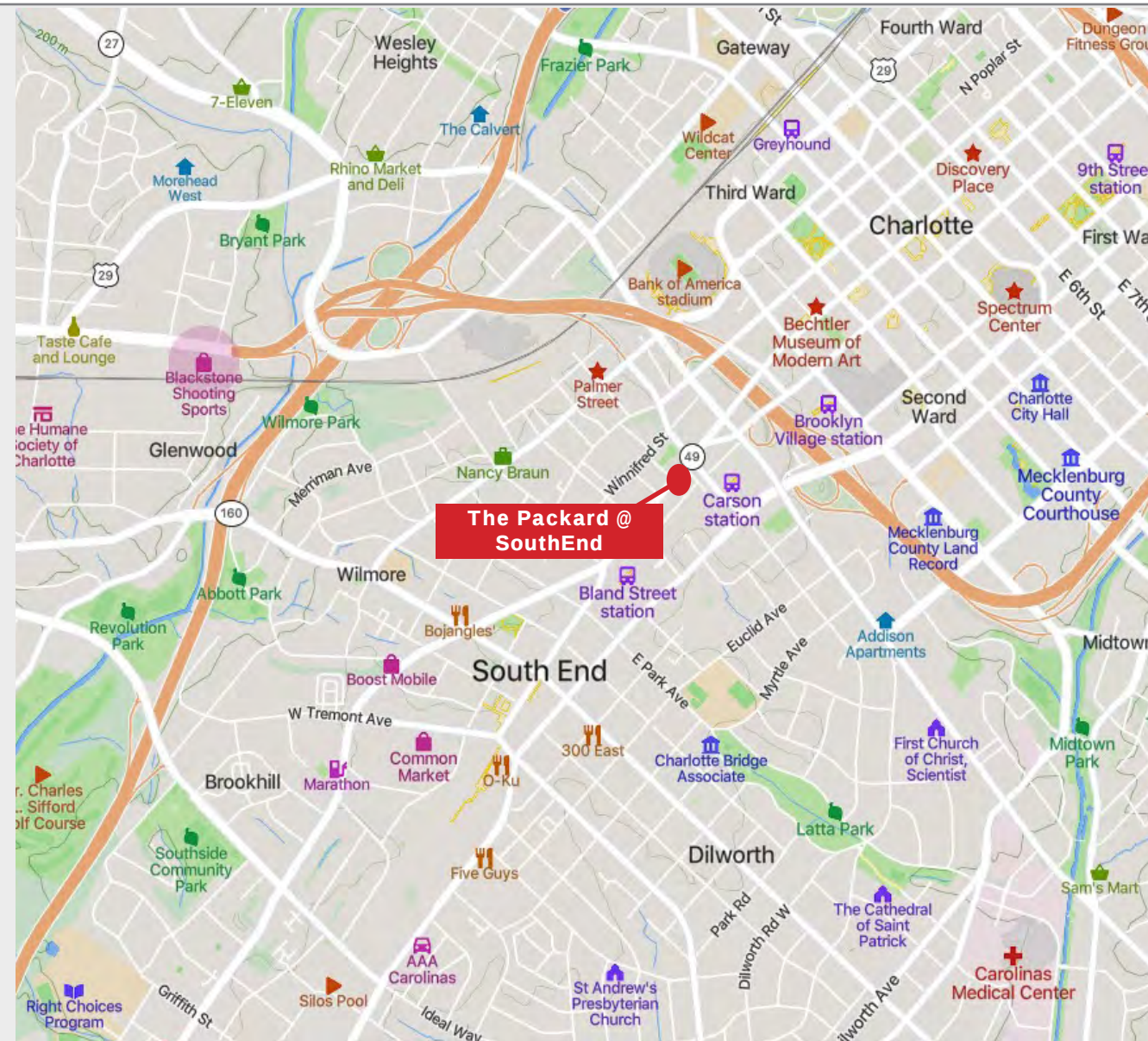






1310 S TRYON STREET, SUITE 105
CHARLOTTE, NC 28262

The Packard @ SouthEnd



Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential lease / purchase of the subject property, as applicable. Independent estimates of rates, square footage, size and scope of the property, pro forma income and expenses should be developed by you before any decision is made on whether to lease or make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Southern Real Estate, and their respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s), or lease space at the subject property is subject to prior placement and withdrawal, cancellation or modification without notice. The terms and conditions set forth above, apply to this offering memorandum in its entirety.