

SouthEnd Office Space for Sale

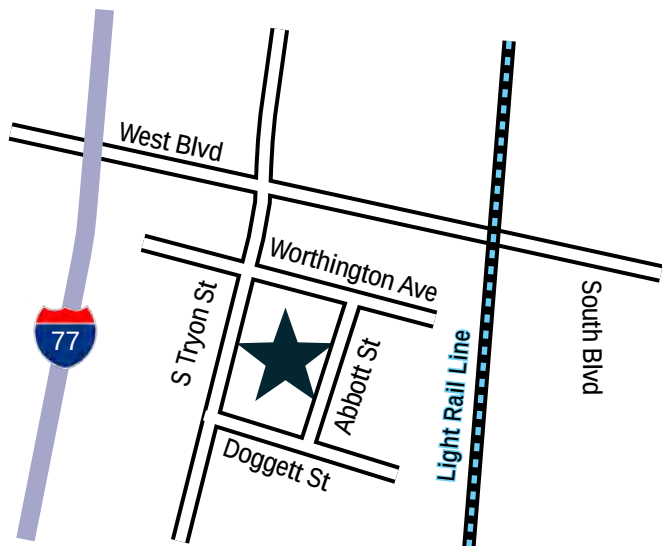
1900 Abbott St. #102 • Charlotte, NC 28203

FOR SALE



+/- 1,816sf (usf+rsf) | Office Condo FOR SALE

High-Ceiling, Loft-Style, Creative Feel Office Within Walking Distance of Everything!



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FEATURES

- The Camden Square West Development is a Beautifully Designed Multi-Tenant Office Locale in the historic Southend neighborhood of Charlotte. The property has a modern architectural feel and is comprised of numerous separately owned units... Many Occupied By Creative, Design & Technology Oriented Businesses and Entrepreneurs.
- Unit is delivered with no outstanding tenancy or lease term left; Zoned TOD-MUDD; Brand New HVAC unit just installed; HOA Dues = \$560.22/mo.(includes Water); On-site Free Parking lot (interior) has approx. 74 Parking Spaces; 10 free street parking spots on private Abbott St., Both public W. Worthington Ave. and Doggett St. have metered parking and there is a large fee-based parking deck very close by for any desired supplemental spaces.
- Unit 102 has a loft-style aesthetic with a great open-beam ceiling feel. The space has one private office and multiple open collaborative spaces easily divisible and spread over two levels.
- The Locale Is within easy walking distance of numerous Lunch & Entertainment Amenities, Free Parking, The Light Rail Line's (east/west station) & easy access to the interstates, uptown & interesting neighborhoods.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" section at: DurkinCommercial.com

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Southend Stats...

4 Light Rail Stops

4.5 Miles of Light Rail

1.66M SF Of Office Development

621K Light Rail Passengers/Year

197 Shops & Restaurants

16.5K Workers in the Area

LOCATION HIGHLIGHTS

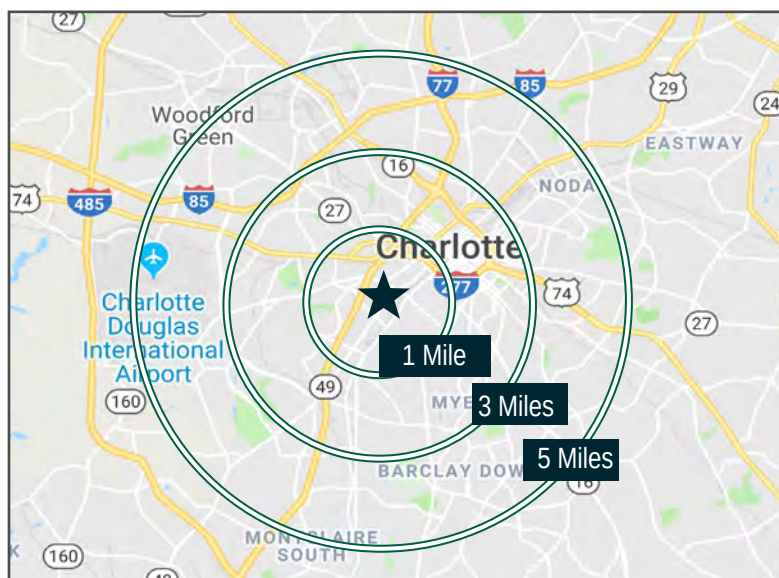
- Location gives companies direct access to the heart of SouthEnd and all its multi-family and retail amenities and the Lynx Light Rail Line.
- The SouthEnd Neighborhood is a place where history meets creative innovation, resulting in a vibrant neighborhood where you can walk to Uptown, ride your bike on Charlotte's Rail Trail and have easy access to I-77, I-85 + the airport.
- The property is a short commute to major highways, Bank of America Stadium, BB&T Ballpark, Charlotte Douglas Airport and is less than two miles from uptown.
- Easy Walking Distance to the Light Rail (Centrally Located between the East/West and Tremont Avenue stations), area retail shops, restaurants and amenities, the rail trail and tons of nearby multi-family residential.
- The Blue Line Extension is projected to serve more than 25,000 people a day by 2030, and the light rail has spurred development all along the corridor and is projected to further accelerate more mixed-use, multifamily, office and retail projects along the line. With the extension, the LYNX Blue Line travels more than 18 miles, connecting Pineville and South Charlotte to NoDa and UNC Charlotte in approximately 47 minutes. Riders can board from 26 stations (11 of which are park and rides) and easily access Uptown, NoDa, and the University area, all the way down to Pineville. During peak hours, trains run on the Blue Line Extension every 7.5 minutes.

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DEMOGRAPHICS			
	1 Mile	5 Miles	10 Miles
Population	20,691	257,258	768,666
Population 5 Yr Growth	12.35%	8.20%	6.83%
Median Age	35.10	35.20	35.00
Households	11,191	111,824	309,111
HH 5 Yr Growth	12.48%	8.47%	6.82%
Ave HH Income	\$107,056	\$97,820	\$88,966
Median HH Income	\$76,240	\$63,933	\$61,164
Median Home Value	\$456,202	\$343,387	\$252,837

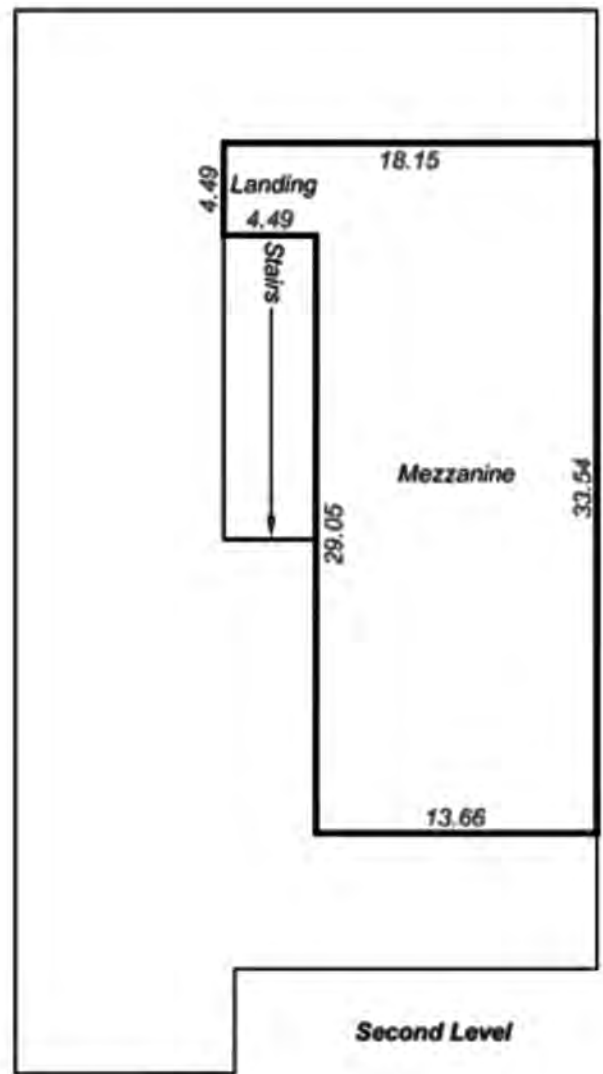
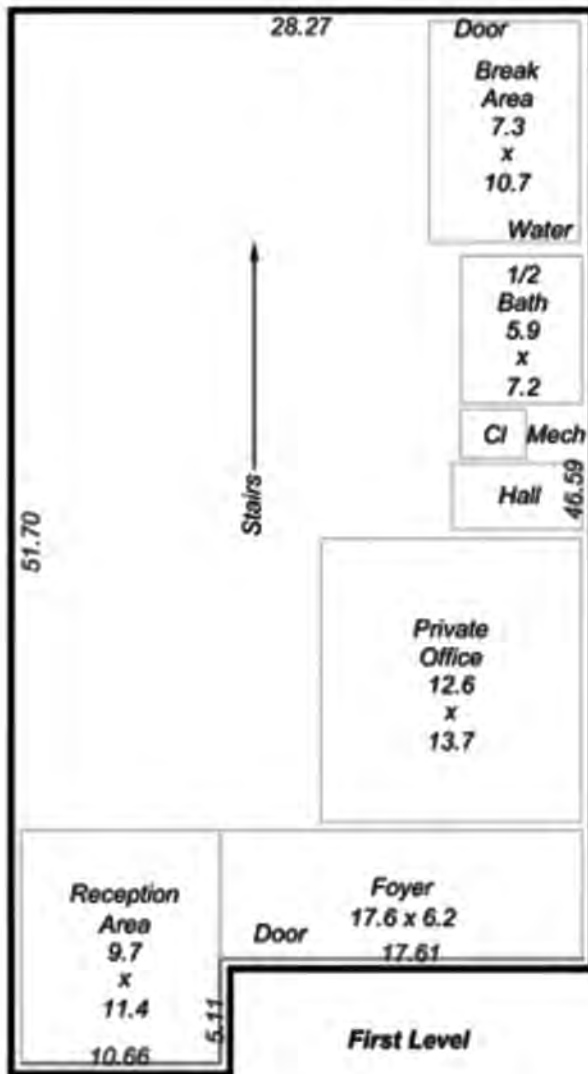
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GENERAL LAYOUT OF UNIT #102



First Level:	1372 Sq Ft
Second Level:	478 Sq Ft
Total HLA:	1850 Sq Ft

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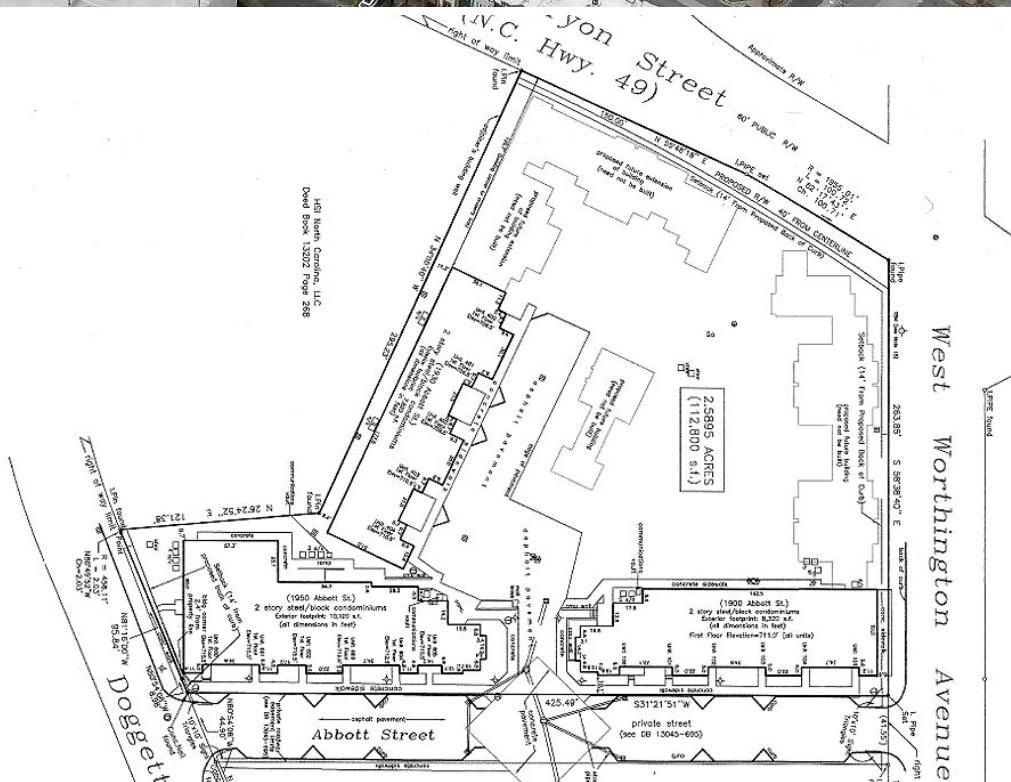
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Property Aerial and Survey



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