



OFFICE PROPERTIES



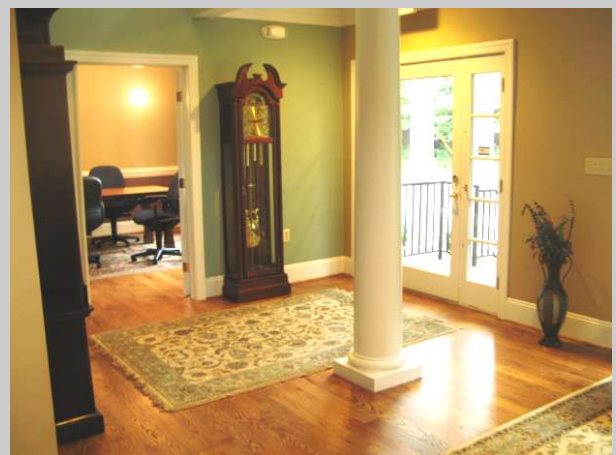
www.CharlotteOfficeSpace.com

Office Building for Lease



714 Royal Court

- Beautiful high end showplace!
- 3,652 sq. ft. plus large 4 car garage/storage.
- Reception, Conference, multiple kitchens, multiple private offices, open area.
- Zoned MUDD (allows office and other specified uses - current permitted use is office).
- \$25 per sq. ft. modified gross.
- Garage/storage has large roll up door.
- In excellent condition.
- SEE NEXT PAGES FOR FLOOR LAYOUTS
- Available upon vacancy by current Tenant sometime between late 2019 and September 30, 2020.



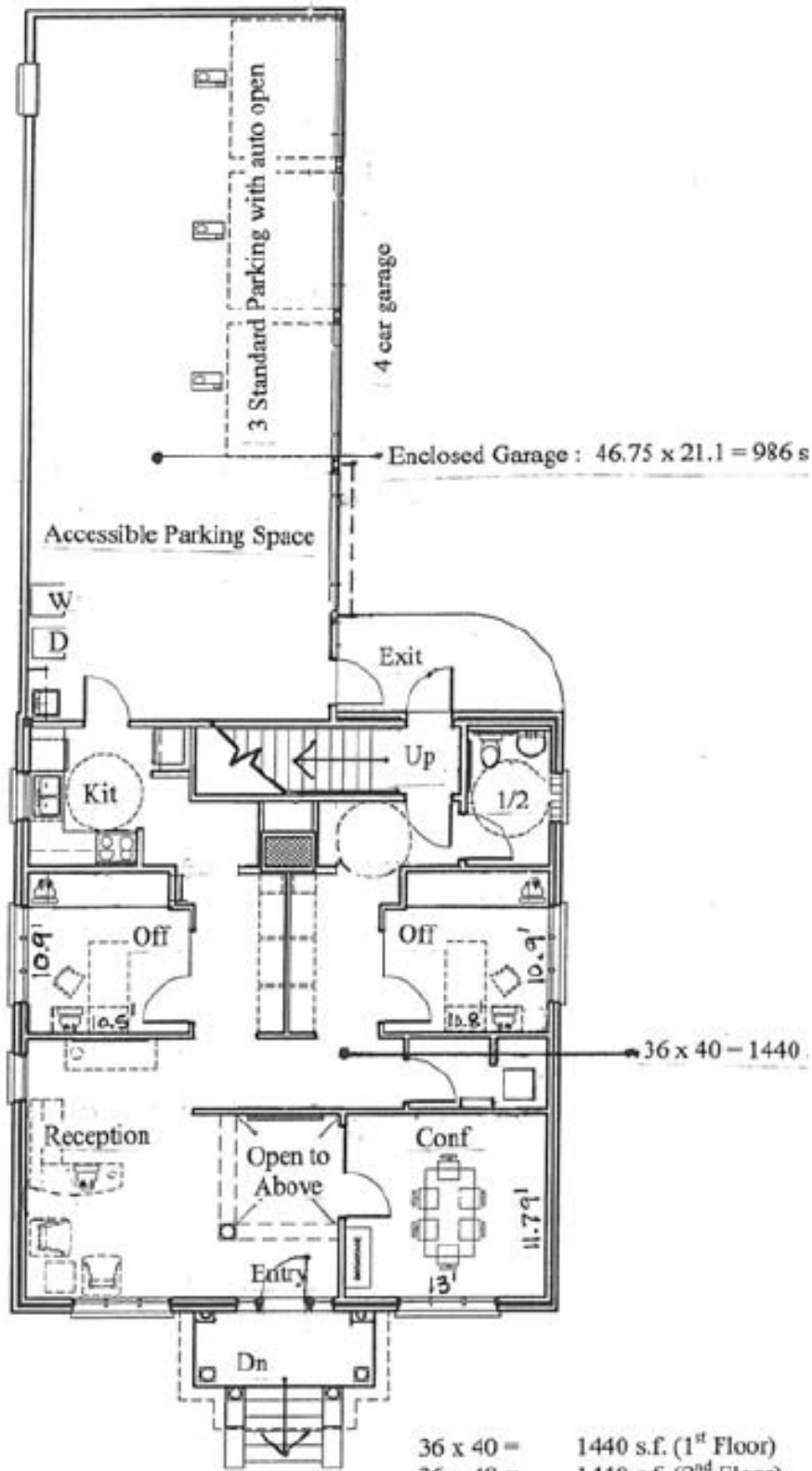
- Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur. Disclosure: *Current Tenant has hired broker to sublease its space for its one year term left, but Landlord has authorized broker to advertize listing for up to 5-7 year lease term as direct deal with Landlord at the quoted price.

John Stipp – Office Properties

8508 Park Road #131, Charlotte, NC 28210

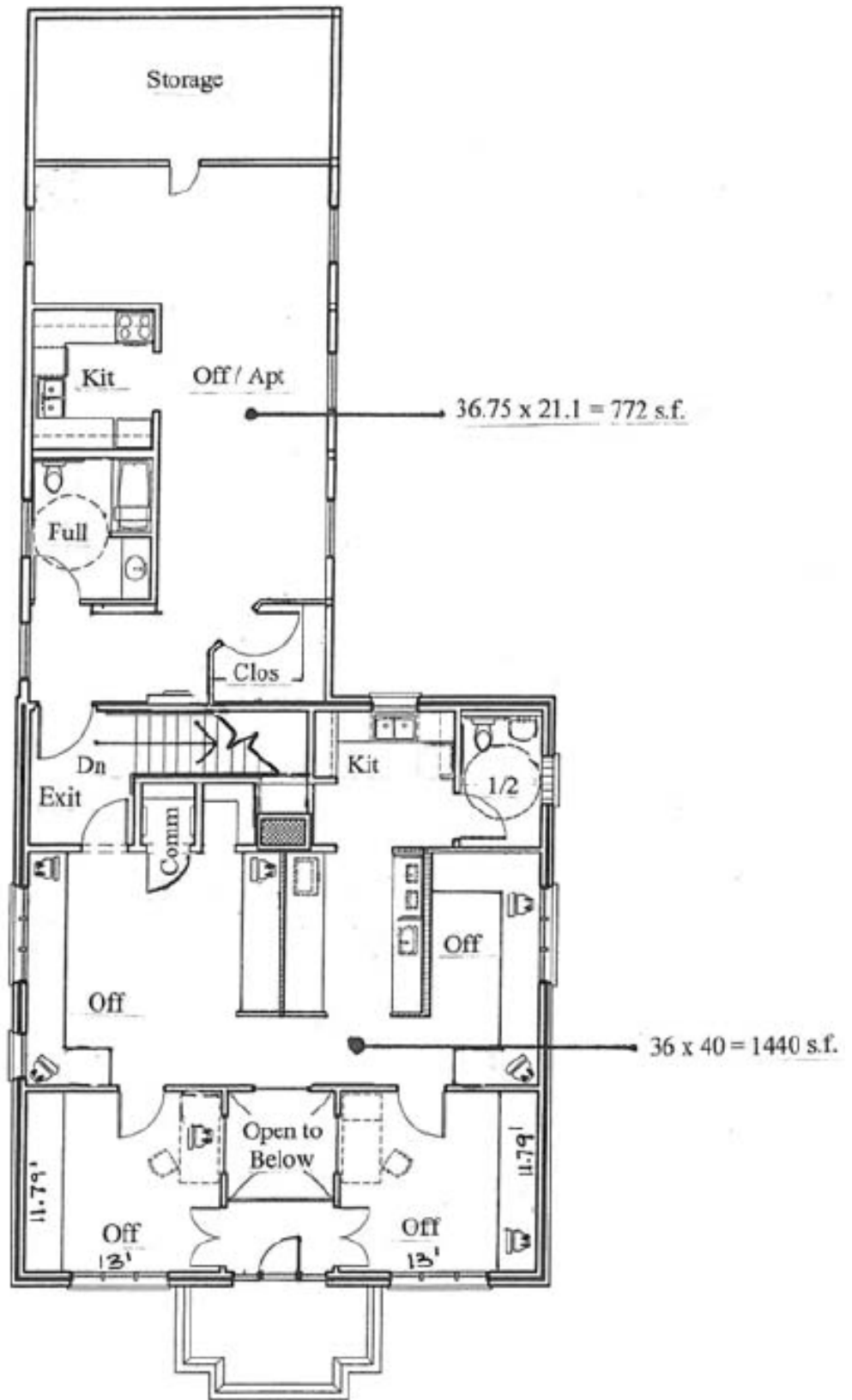
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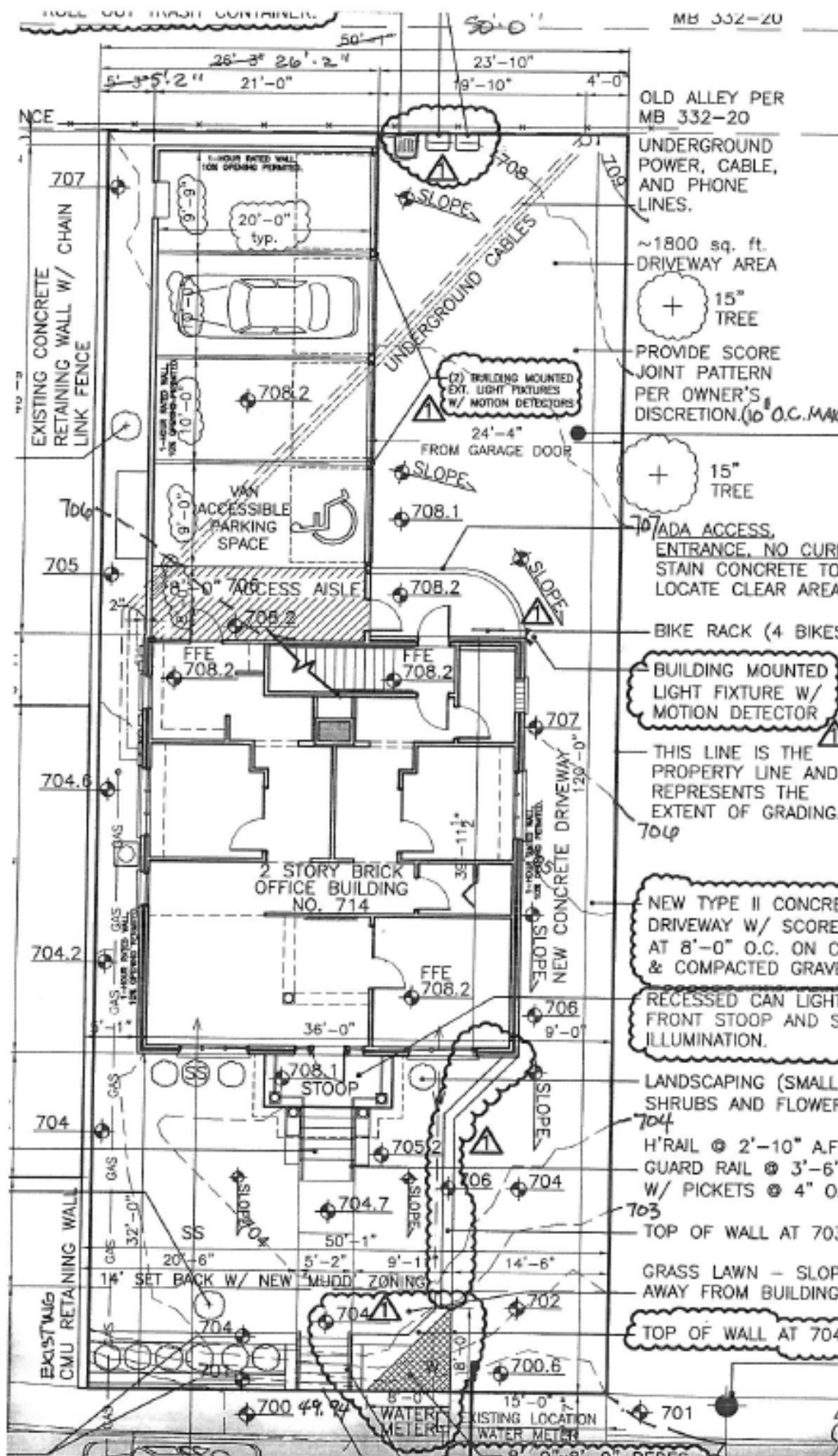


① FIRST FLOOR PLAN

$36 \times 40 = 1440 \text{ s.f. (1}^{\text{st}} \text{ Floor)}$
 $36 \times 40 = 1440 \text{ s.f. (2}^{\text{nd}} \text{ Floor)}$
 $36.75 \times 21.1 = 772 \text{ s.f. (2}^{\text{nd}} \text{ Floor Ar)}$
 Total s. f. 3652 square feet



② SECOND FLOOR PLAN



MB 332-20

OLD ALLEY PER MB 332-20

UNDERGROUND POWER, CABLE, AND PHONE LINES.

~1800 sq. ft. DRIVEWAY AREA

15" TREE

PROVIDE SCORE JOINT PATTERN PER OWNER'S DISCRETION (10' O.C. MAX.)

15" TREE

ADA ACCESS, ENTRANCE, NO CURB, STAIN CONCRETE TO LOCATE CLEAR AREA.

BIKE RACK (4 BIKES)

BUILDING MOUNTED LIGHT FIXTURE W/ MOTION DETECTOR

THIS LINE IS THE PROPERTY LINE AND REPRESENTS THE EXTENT OF GRADING.

NEW TYPE II CONCRETE DRIVEWAY W/ SCORE JOINT AT 8'-0" O.C. ON CRUSH & COMPACTED GRAVEL.

RECESSED CAN LIGHTS FOR FRONT STOOP AND SIDEWALK ILLUMINATION.

LANDSCAPING (SMALL SHRUBS AND FLOWERS)

H'RAIL @ 2'-10" A.F.F. AN GUARD RAIL @ 3'-6" A.F.F. W/ PICKETS @ 4" O.C.

TOP OF WALL AT 703'

GRASS LAWN - SLOPED AWAY FROM BUILDING.

TOP OF WALL AT 704'

EXISTING LOCATION WATER METER

LEC
PO
CAI
PH
RI
AL
THE
LIM
DE
125
T.B
HY
70-