

FOR LEASE

7472-7480 Waterside
Loop Rd
Denver, NC, 28037



Michael Dupree
919-691-4354

BCB Investments

16930 W Catawba Ave, suite 205
Cornelius, NC 28031

David Dupree
704-361-4513

FAST FACTS

- ❑ **\$20 per sqft Modified Gross**
- ❑ **4- [enhanced] warm vanilla suites, ranging from 1440-1692 sqft, can be assembled for more sqft**
- ❑ **1- 6300 sqft+/- Cold Dark Building**
- ❑ **Located at the HWY 16 and 73 hub, off Pilot Knob**
- ❑ **Connected to high-density residential area**
- ❑ **Walking distance to future Brewery, professional parks, retail, grocery, and restaurants**
- ❑ **Ample parking**

Michael Dupree
919-691-4354

BCB Investments

16930 W Catawba Ave, suite 205
Cornelius, NC 28031

David Dupree
704-361-4513

Interior Photos



Michael Dupree
919-691-4354

BCB Investments

16930 W Catawba Ave, suite 205
Cornelius, NC 28031

David Dupree
704-361-4513

Interior Photos



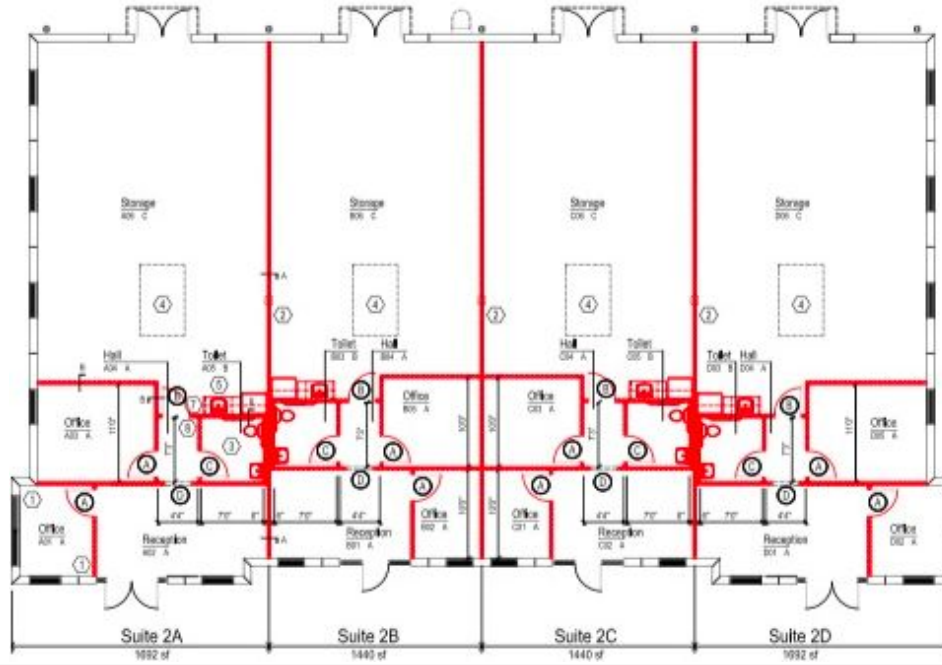
Michael Dupree
919-691-4354

BCB Investments

16930 W Catawba Ave, suite 205
Cornelius, NC 28031

David Dupree
704-361-4513

Layout of Suites



Michael Dupree
919-691-4354

BCB Investments

16930 W Catawba Ave, suite 205
Cornelius, NC 28031

David Dupree
704-361-4513