

**11230 Carmel Commons Blvd.  
Charlotte, NC**

**9,896 SF BUILDING**

## **SPACE AVAILABLE FOR LEASE OR SALE**



### **Property Features**

- ◆ Monument signage opportunity
- ◆ 39 parking spaces
- ◆ In close proximity to area retail
- ◆ Easy access to Carmel Rd and Hwy 51
- ◆ Within 2 miles of I-485 and Johnston Rd, interchange

### **Space Profile**

- ◆ 9,896 SF (8,865 SF office, 1,031 SF Storage)
- ◆ 3 Floors
- ◆ Available immediately
- ◆ Multiple private offices and conference rooms
- ◆ Well-appointed space and finishes
- ◆ Lease rate of \$14.75 per RSF on a Modified Gross Basis
- ◆ For Sale - Price Negotiable

**For more information, please contact:**

**KAREN MANKOWSKI, CCIM, LEED-AP®**  
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**PATRICK MCCOY**  
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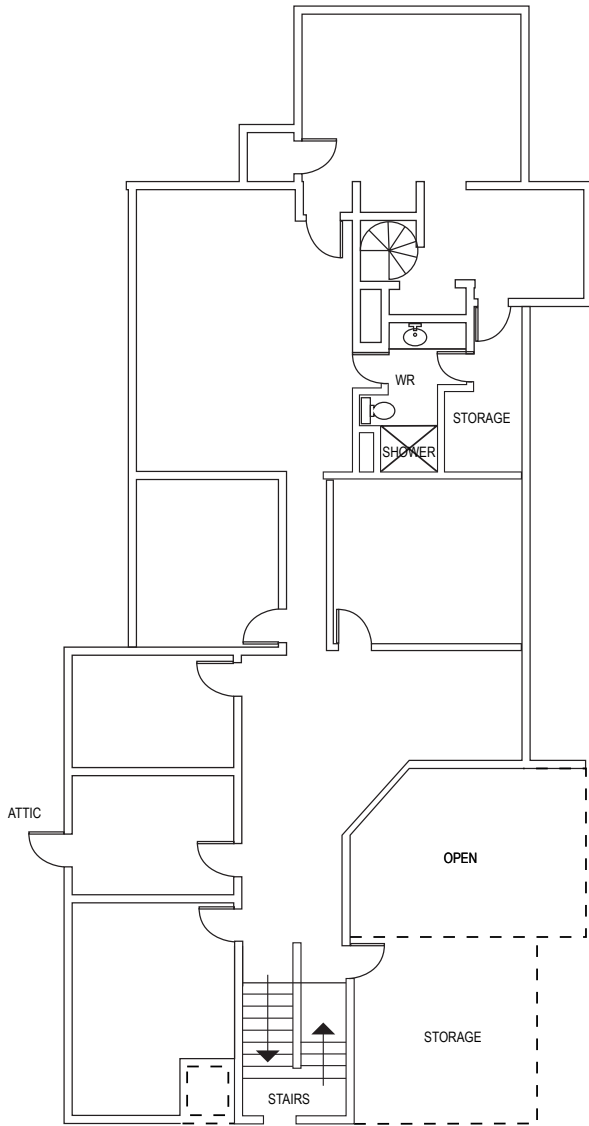


615 S. College Street, Charlotte, NC 28202  
704.208.5858

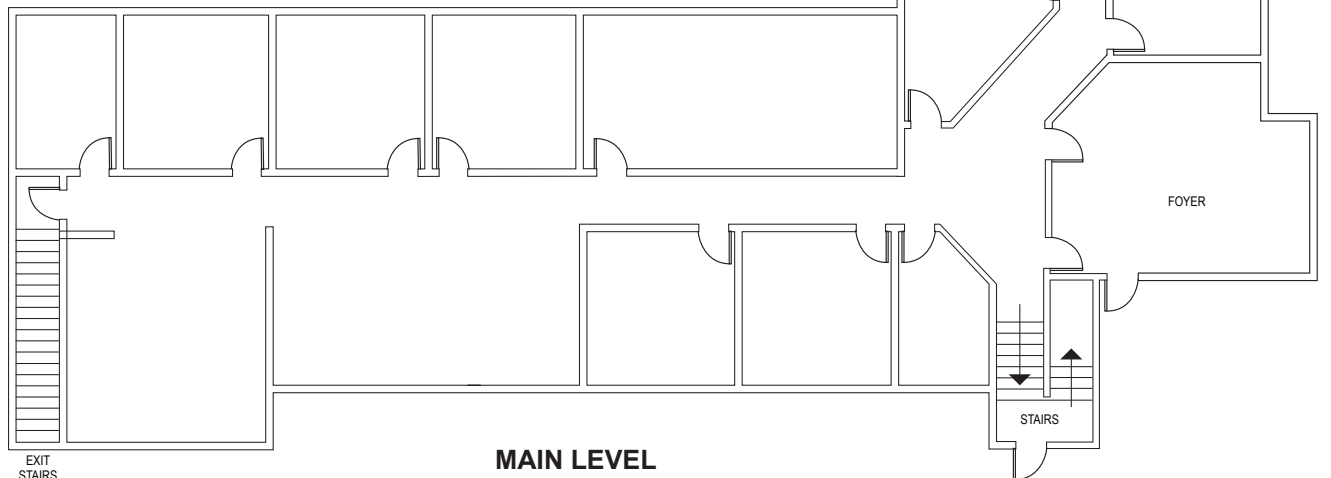
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**OFFICE SPACE  
FOR LEASE  
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**UPPER LEVEL**

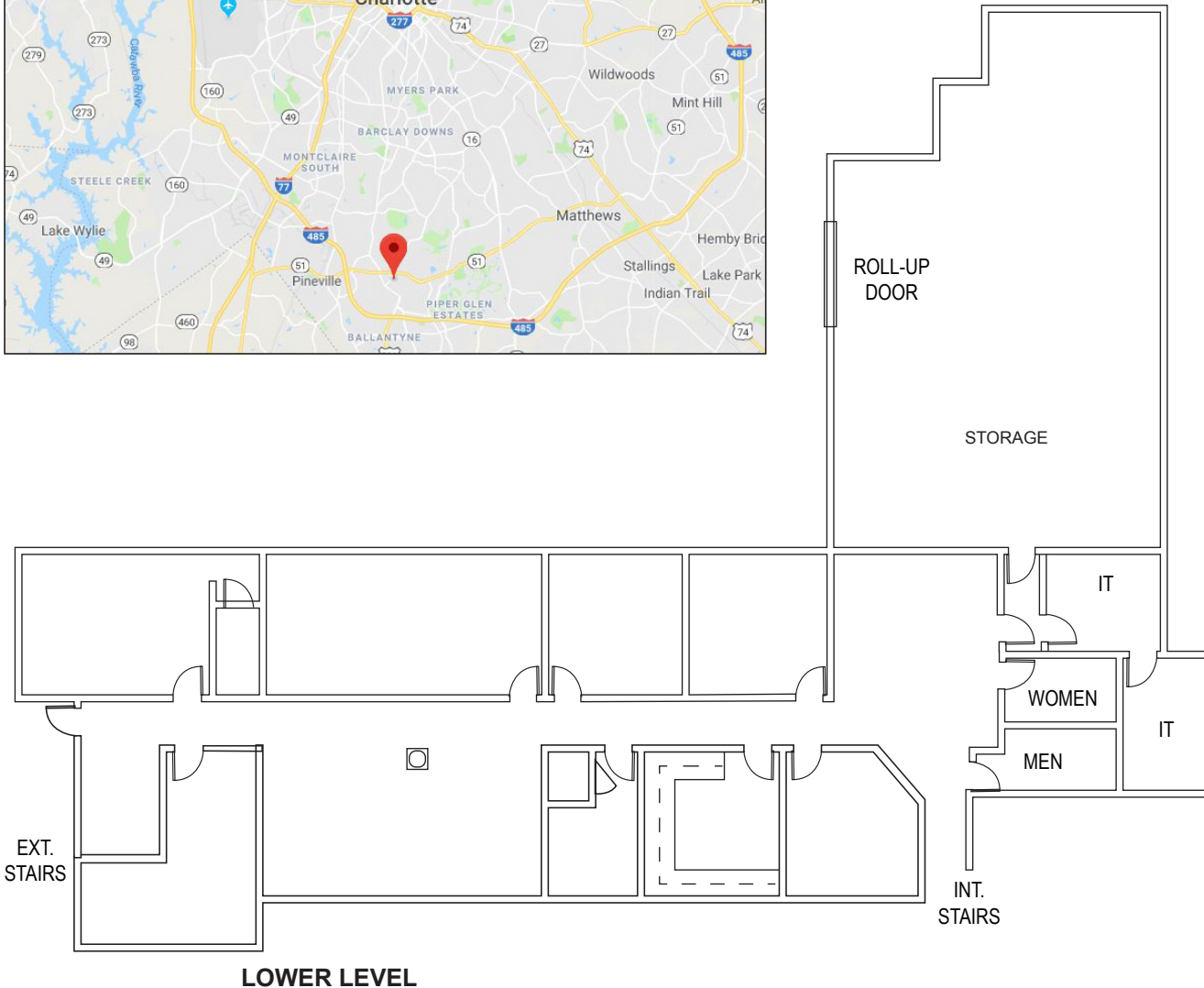


**MAIN LEVEL**

**11230 Carmel Commons Blvd.  
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# OFFICE SPACE FOR LEASE OR SALE



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Procurer broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procurer broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.