



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Office Building for Lease



8030 England Street

- 3481 rentable square feet.
- NEW CARPET, FLOOR TILES, and PAINT underway!
- Free standing building located off E. Arrowood Road near South Boulevard with great access to I-77, I-485 and South Central Charlotte. See Map on page 3.
- Reception, large conference room, large workroom, break room, 2 restrooms, 7 private offices, storage rooms. See layout page 2.
- Fenced in rear area to secure service vehicles, equipment, or stored materials. See aerial of site on page 4.
- Parking on site in front and rear!
- Zoned B-P which allows a variety usings including accessory outdoor storage. (Currently used as a contractor's office.)
- \$18.00 per sq. ft. plus utilities and janitorial. Very good value for office space in Charlotte.
- Available now!
- See interior pictures page 5 but they do not show the new carpet and paint underway,

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.

John Stipp – Office Properties

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1st Floor

Office 13'-2" x 11'-9"

Office 14'-1" x 11'-9"

Work Area 11'-10" x 11'-3"

Office 11'-10" x 14'-7"

Files

Office 13'-0" x 13'-2"

Office 18'-2" x 19'-6"

Men

Women

Corridor

Corridor

Stor.

Break Room

Planning 9'-2" x 10'-0"

Work Room

Reception

Conference 12'-1" x 13'-6"

NOT INCLUDED IN LEASABLE AREA

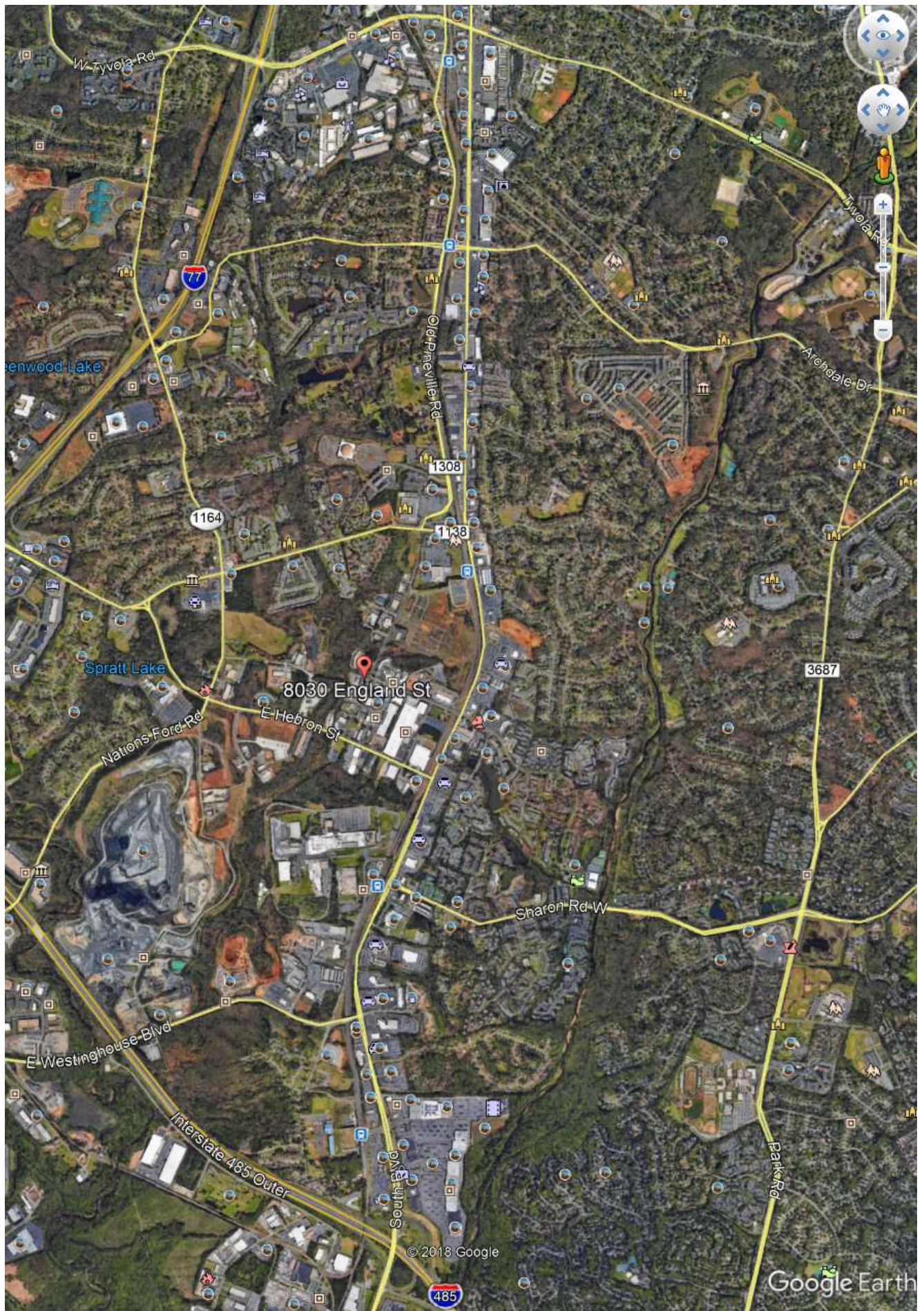
LEASABLE AREA:

**LEASABLE AREA:
3,481 SQ. FT.**

1
A1

Floor Plan

SCALE: 1/4" = 1'-0"





***The carpet and paint is being replaced with light grey wood grain tiles and new carpet in the private offices and the walls will be repainted. Space will look like new!

