

# 809 W. HILL STREET

CHARLOTTE, NORTH CAROLINA 28208



## CONTACT FOR DETAILS

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*Available Office for Sublease*

RARE OPPORTUNITY TO LEASE 21,246 SF IN HISTORIC UPTOWN BUILDING

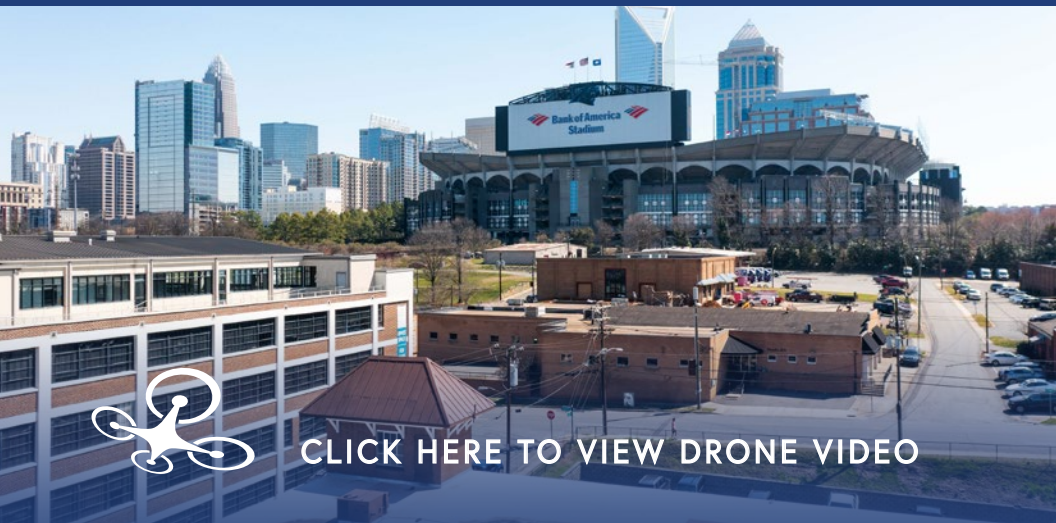
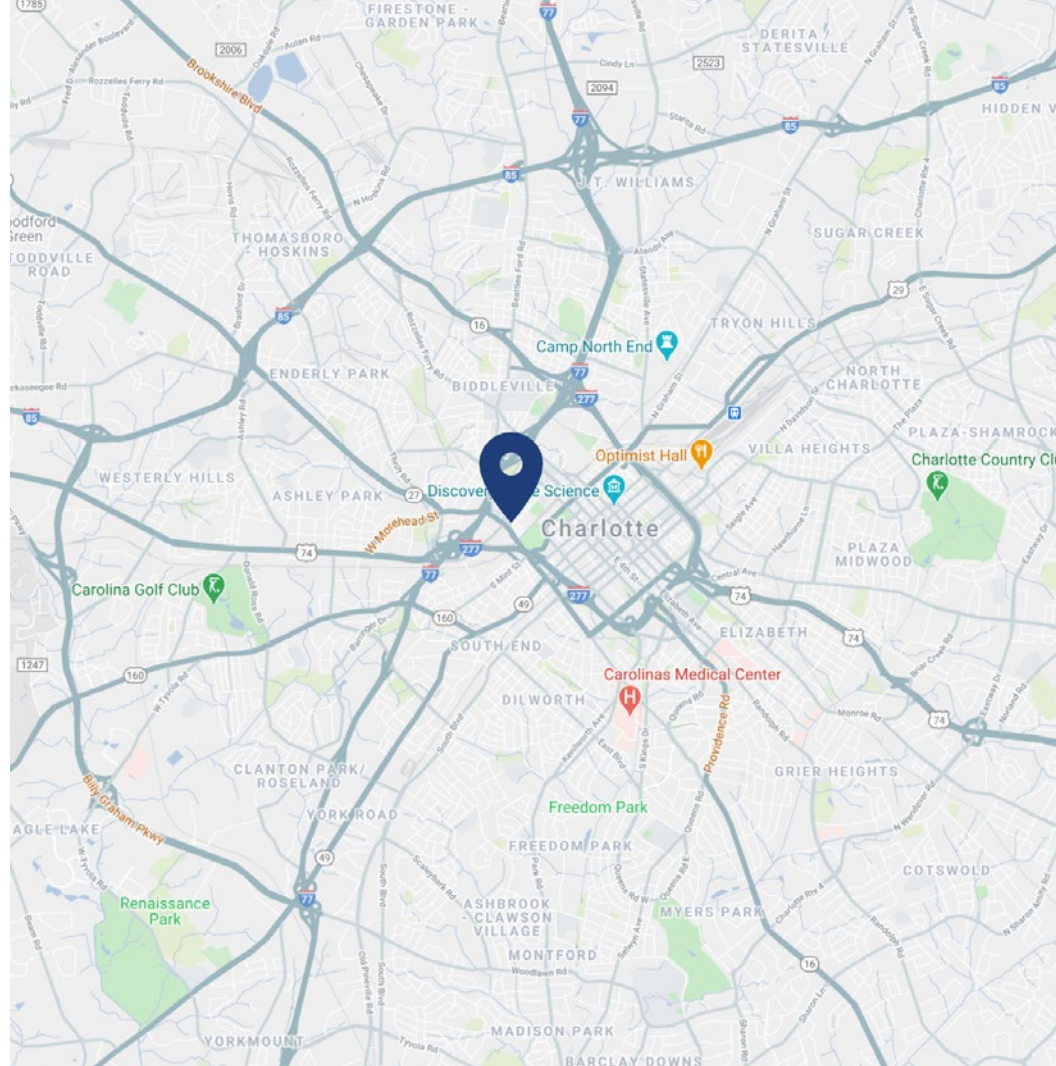
## PROPERTY OVERVIEW

# 809 W. HILL STREET

Opportunity to lease office space in a landmark, historic building adjacent to the Bank of America Stadium. This building offers 21,246 SF of modern Class-A office space spread out between two floors. This building is equipped with high ceilings, exposed ductwork, original interior brick walls and large windows. Conveniently located directly off of Morehead Street with immediate access to I-77, I-277 and Charlotte's Central Business District.

## PROPERTY DETAILS

<b>Address</b>	809 W. Hill Street   Charlotte, NC 28208
<b>GLA</b>	21,246 SF
<b>Parcel ID</b>	7324305
<b>Use</b>	Office
<b>Year Built</b>	Historic Building built in 1928
<b>Zoning</b>	MUDD
<b>Traffic Counts</b>	W. Morehead Street   27,000 VPD
<b>Lease Rate</b>	\$12/SF Modified Gross Lease

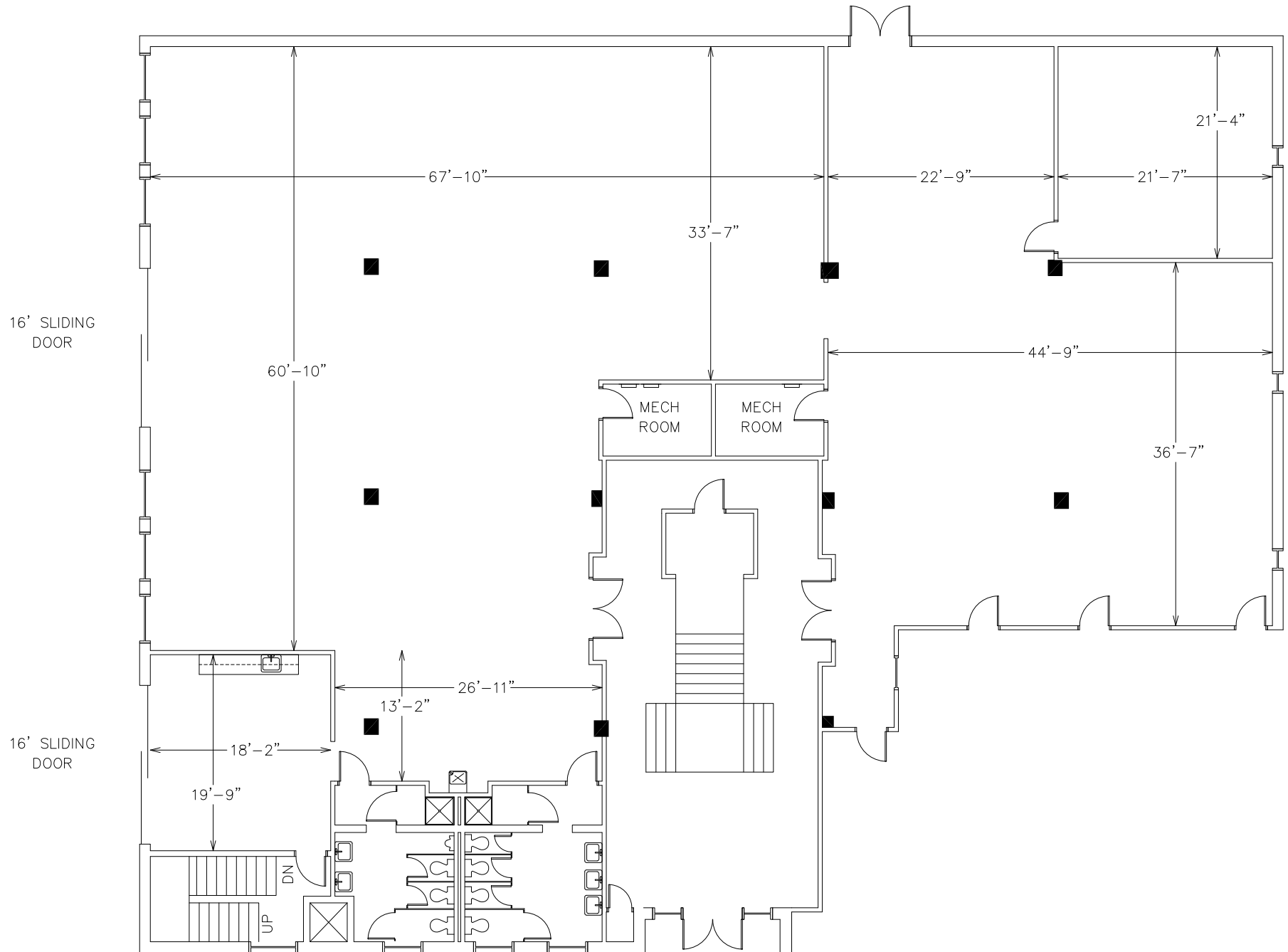


[CLICK HERE TO VIEW DRONE VIDEO](#)

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	22,018	118,067	241,761
Avg. Household Income	\$121,116	\$97,455	\$92,150
Median Household Income	\$88,219	\$58,578	\$54,265
Households	12,657	54,318	104,467
Daytime Employees	47,572	142,530	224,308

FLOOR PLAN | SUITE A



# UPTOWN CHARLOTTE, NC

Uptown Charlotte has come a long way since it grew from two Native American trading paths, now called Trade and Tryon Streets. It's where tradition and innovation come together and it's home to some of the Southeast's most acclaimed businesses, inspired dining and nightlife, vibrant arts & culture scene, three pro sports venues, scenic parks and greenways and nationally celebrated events. Welcome to the center of it all – where there's always a lot going on and always someplace great to be.

The past 10 years has been the most prolific decade of development ever for Center City. Acres of parking lots and underutilized space have been replaced by offices and housing to accommodate highly productive companies and their workforce.

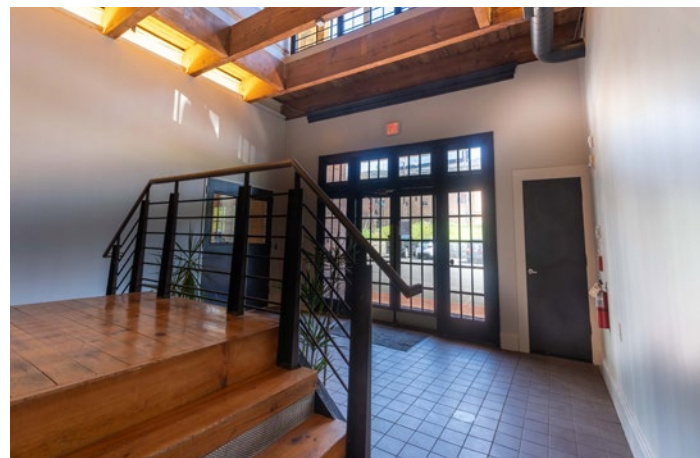
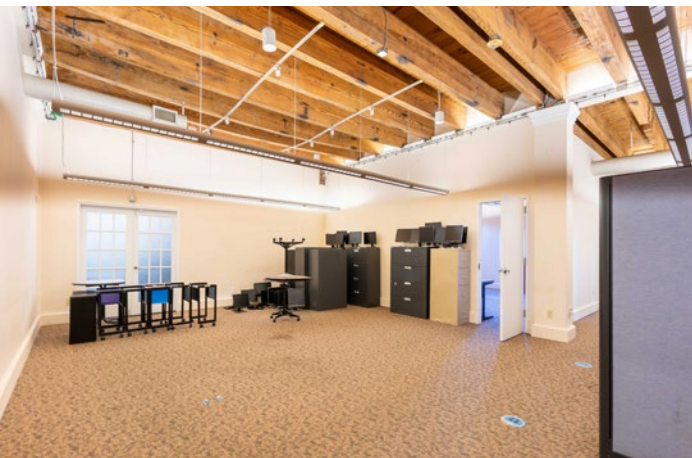
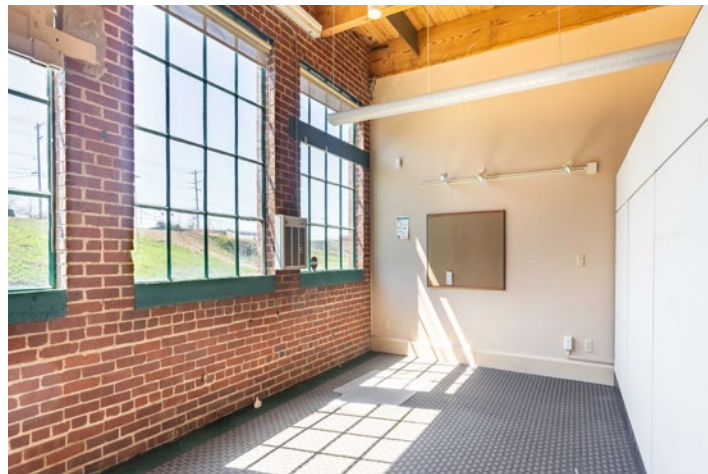
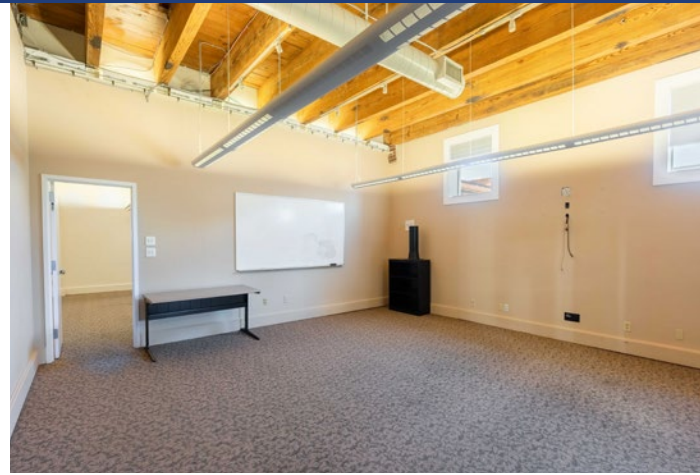
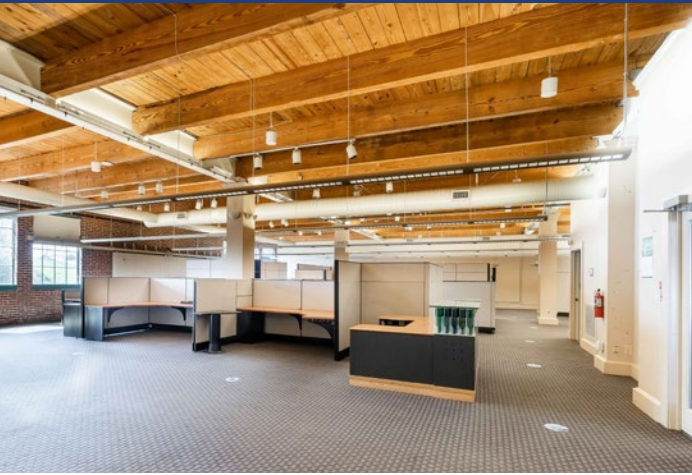
[\*Click here for more information from Charlotte Center City Partners\*](#)



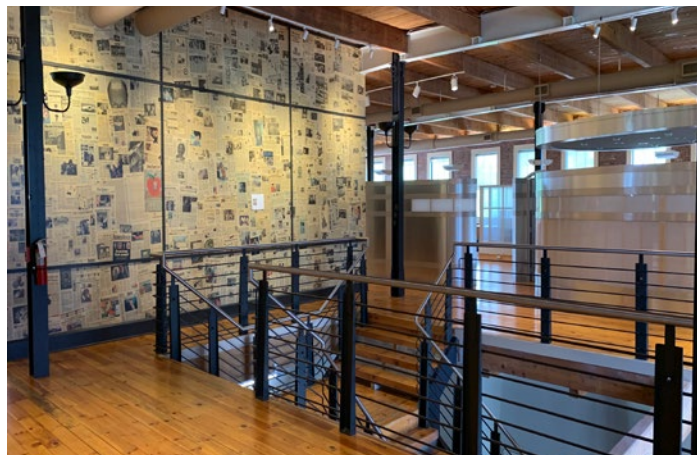
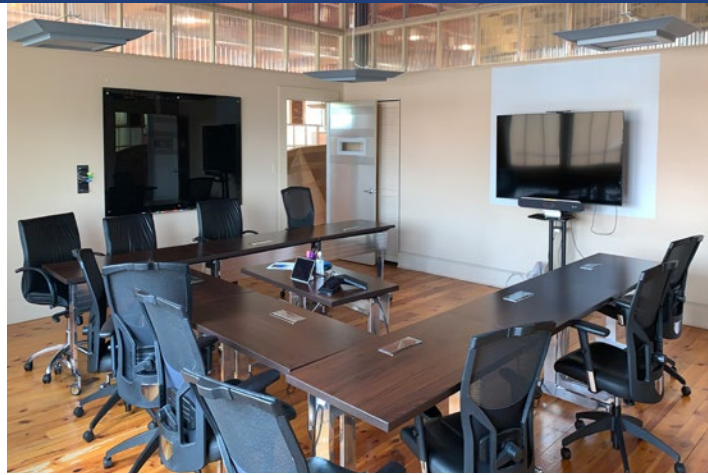
# MARKET OVERVIEW



INTERIOR PHOTOS | SUITE A



INTERIOR PHOTOS | SUITE B





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## THE NICHOLS COMPANY

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.