

OFFICE FOR LEASE

2923 S Tryon Street, Suite 130/120



PRICE: \$21.95 nnn

SIZE(see floor plan): 5,577+/- gross square feet, Loft 497+/- sf

CITY: Charlotte

COUNTY: Mecklenburg

AREA: South End

ZONING: MUDD-O

PARKING: 99 + street parking

COMMENTS: -Recently renovated

YEAR BUILT: 1955

FLOORS: 1 with Loft

SPRINKLERS: Yes

ELECTRICAL: 208y/120 wye 3 phase 4 wire

UTILITY PROVIDERS:

Water/Sewer - City of Charlotte

Power - Duke Energy

Gas- Piedmont Natural Gas

EXPENSES: \$2.87 utilities & janitorial,
\$1.97condo association dues, \$1.36 real estate
taxes, \$6.20 total

B E R T O L I N A

commercial real estate services inc.

Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.

1850 East Third I St., Suite 310, Charlotte, North Carolina 28204

(704) 333-9881 | www.BertolinaCRESI.com | IB@BertolinaCRESI.com

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