



Property Highlights:

- +/- 5,624 SF of Office Space in Mezzanine
 - Large Restrooms
 - Private offices
 - Open work area
 - Large training room
- Private exterior entrance on East side of building with access to parking as well as entry from warehouse
- Close proximity to light rail station
- Easy access to I-77 off Tyvola Rd.
- Walk to restaurants, banks, hotels

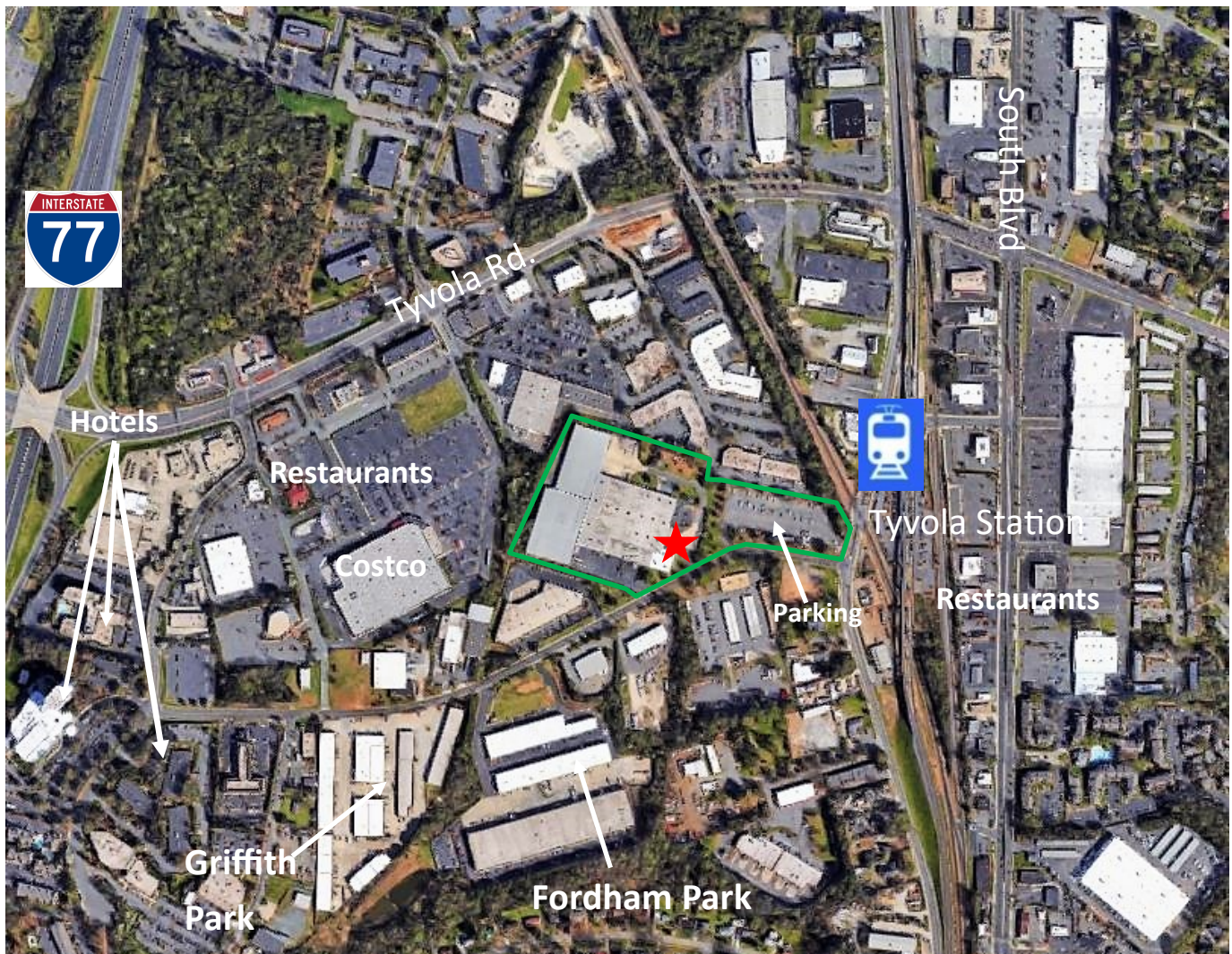
Mezzanine Office
Total ± 5,624 SF

Lease Rate: \$5.35 psf NNN
TICAM: \$0.49 psf

For more information contact:
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Area Amenities:

- * Located in South Charlotte
- * Excellent Interstate Access - less than 1 mile from I-77
- * Close to Griffith Commercial Park and Fordham Commercial Park
- * Across from Tyvola Light Rail Station which provides quick access to Uptown Charlotte
- * Near hotels, dining, and shopping



FOR LEASE

**701 Griffith Rd.
Charlotte, NC 28217**

