

**For Lease**



**Dilworth  
Office / Retail**

**308  
E. Worthington Ave.**

**Gray Gaines**  
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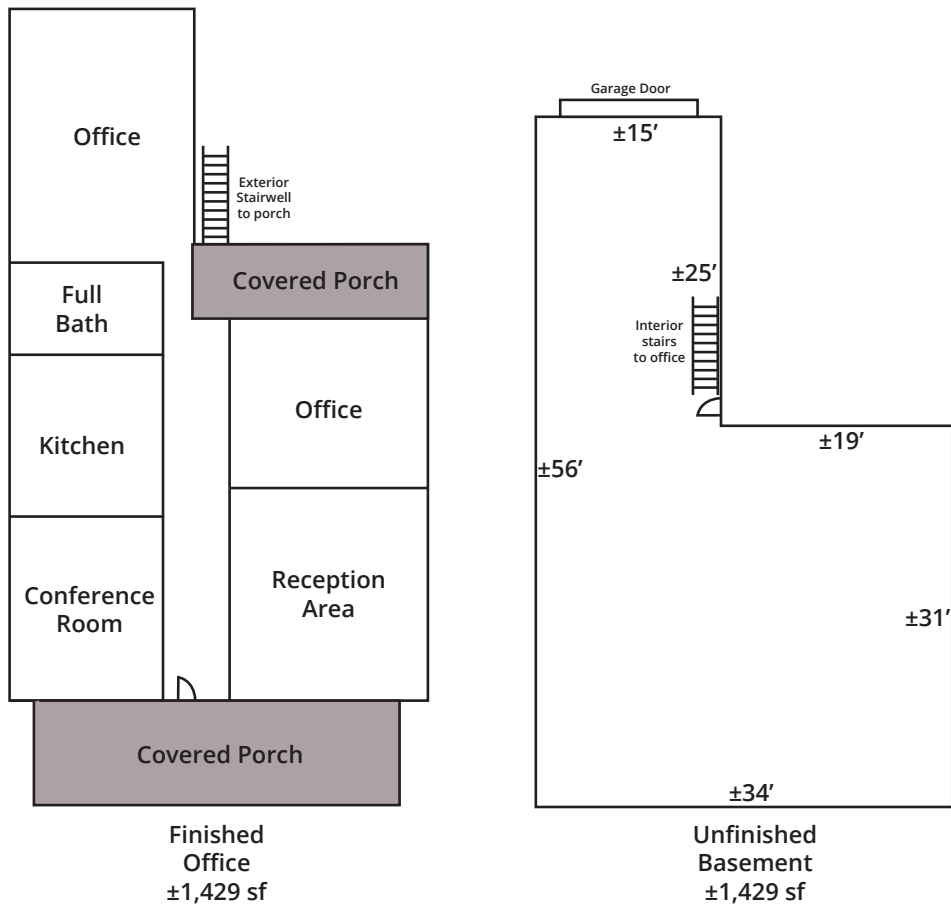
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# Opportunity

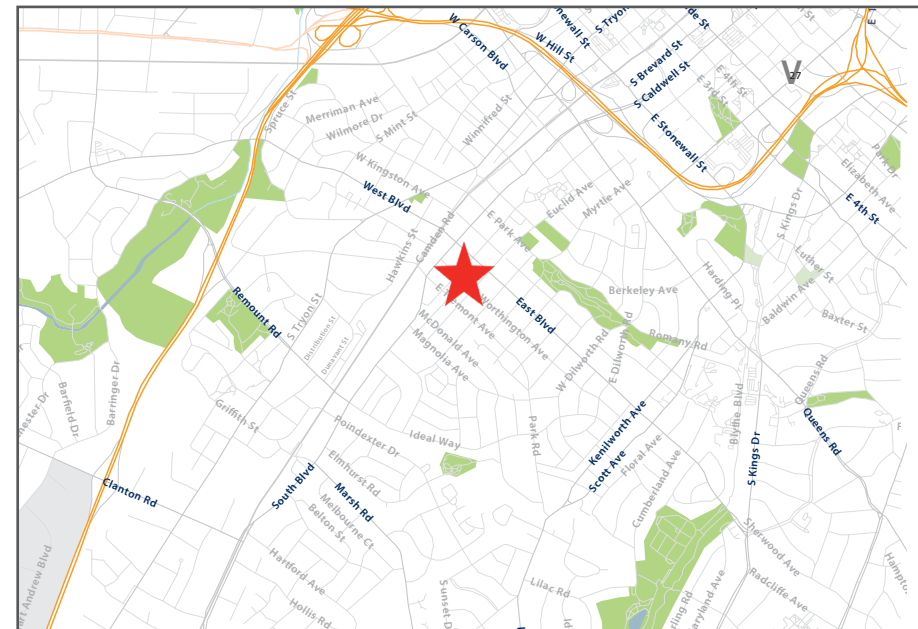
308 E Worthington is a  $\pm 2,858$  sf historic building in the Dilworth neighborhood that features  $\pm 1,429$  sf of finished office space on the top floor, with  $\pm 1,429$  sf of basement/storage area. The basement area has the ability to be finished to create more office space, or could be used as storage via existing garage door. The building is less than a quarter mile to the East Blvd & South Blvd intersection, connecting it to one of Charlotte's most vibrant submarkets. Southend offers plenty of great food and retail amenities making this property a great home for boutique office and retail users alike.



Floor plan is from Mecklenburg County tax records and Avison Young - NC, LLC makes no representation on the accuracy.

308 E WORTHINGTON AVE. CHARLOTTE, NC 28203

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| <b>Address</b>      | 308 E Worthington Ave<br>Charlotte, NC 28203             |
| <b>Available SF</b> | $\pm 1,429$ sf office<br>$\pm 1,429$ sf basement/storage |
| <b>Zoning</b>       | B-1 (general business)                                   |
| <b>Site Size</b>    | $\pm 0.155$ ac                                           |
| <b>Parcel ID</b>    | 12105616                                                 |
| <b>Parking</b>      | Shared lot, $\pm 10$ spaces                              |
| <b>Availability</b> | For lease<br>January 2022                                |
| <b>Pricing</b>      | Office - \$3,900 / monthly NNN<br>Storage - Negotiable   |





# AMENITIES MAP

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