

LEASE

SOUTHEND CREATIVE OFFICE

2133 Southend Drive, Suite 108 Charlotte, NC 28203



PROPERTY DESCRIPTION

Suite 108 offers a highly efficient 1,602 SF first floor creative office in the center of South End, delivering a turnkey layout well suited for professional users. The space features a large conference room, three full size private offices, a defined reception area, a dedicated break room, and a fully built out private restroom with shower—an uncommon amenity in this submarket. High ceilings and strong natural light create a modern, elevated workspace ideal for client facing operations and collaborative teams.

The building is well maintained and provides direct ground level access for seamless daily use. Free on site parking, a rare advantage in South End, significantly enhances accessibility for both staff and visitors. The property sits within immediate walking distance of South End's top restaurants, breweries, fitness concepts, retail, and the light rail, offering tenants a premier location in one of Charlotte's most competitive office corridors. Suite 108 represents a rare opportunity to secure a modern, efficient office footprint with exceptional amenities in the heart of South End.

OFFERING SUMMARY

Lease Rate:	\$33.00 SF
NNN	\$7.02/SF
Number of Units:	1
Available SF:	1,603 SF

Ryan Pilsy
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2133 SOUTHEND DRIVE, SUITE 108

2133 Southend Drive, Suite 108 Charlotte, NC 28203



PROPERTY HIGHLIGHTS

- Large conference room
- Three full size private offices
- Defined reception area
- Break room / kitchenette
- Fully built out private restroom with shower
- High ceilings with strong natural light
- Efficient, turnkey first floor configuration
- Free on site parking
- Highly walkable, amenitized location near restaurants, breweries, fitness, retail, and light rail
- Well maintained building with direct ground level access
- Ideal for Professional services including legal, accounting, consulting, real estate, tech and software teams, architecture, design, or marketing firms and Boutique financial services or investment groups.
- Parcel ID: 12106907, 12106908

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,081	3,336	10,489
Total Population	1,777	5,584	18,056
Average HH Income	\$180,283	\$180,893	\$160,448

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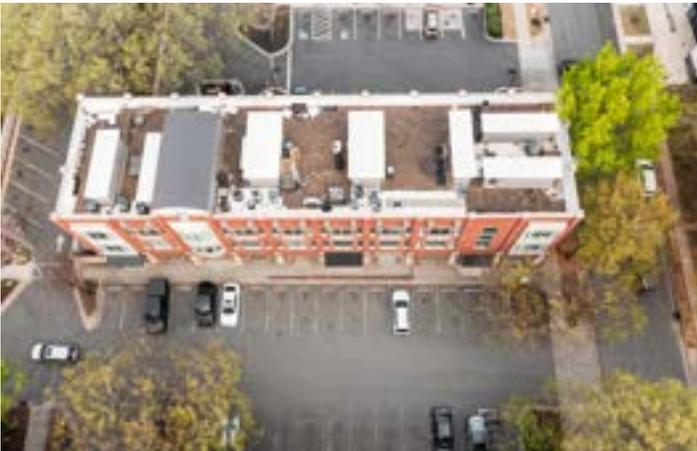


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PHOTOS

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Gross Building Area
1602.7sf

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RETAILER MAP

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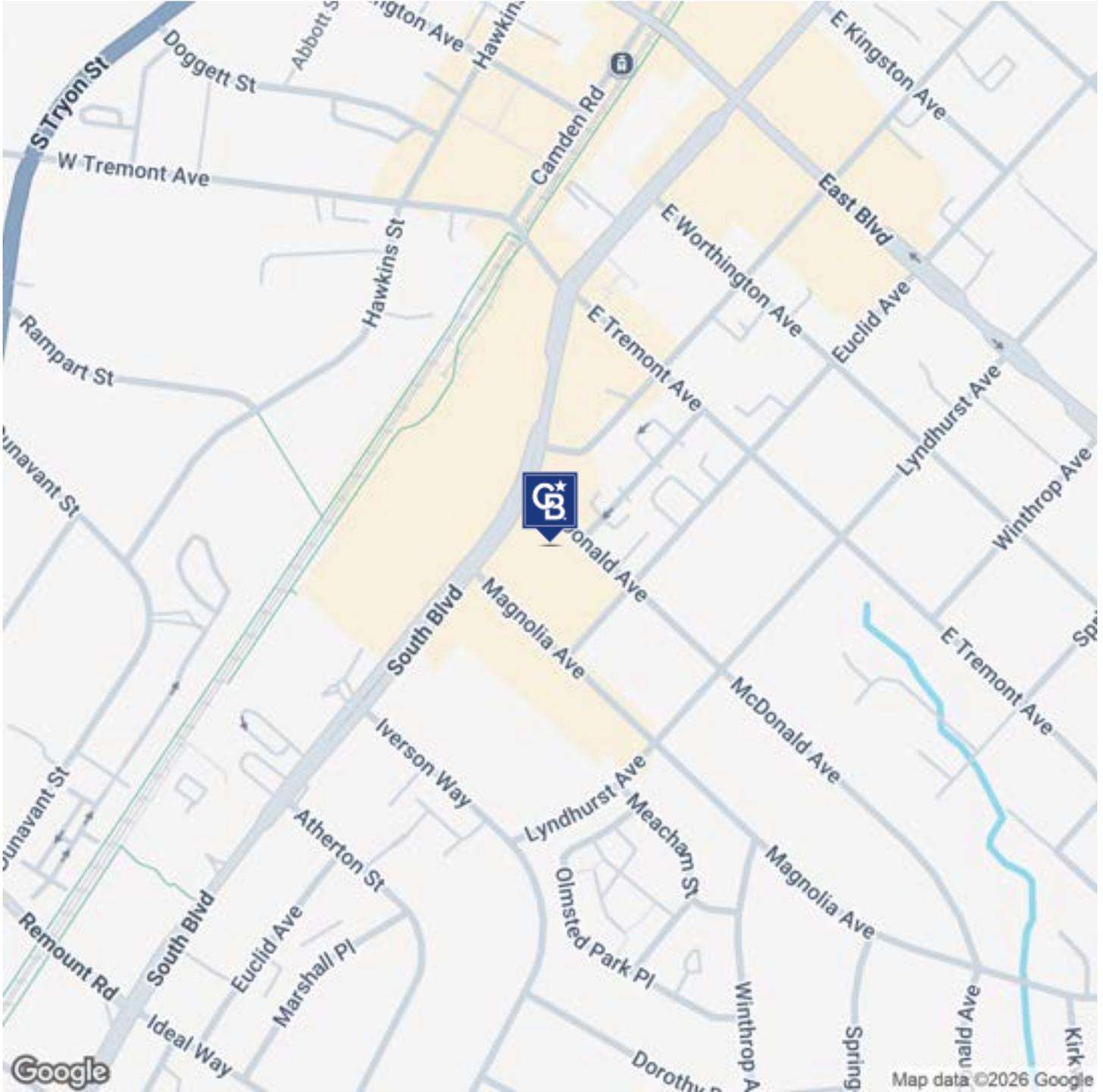


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LOCATION MAP

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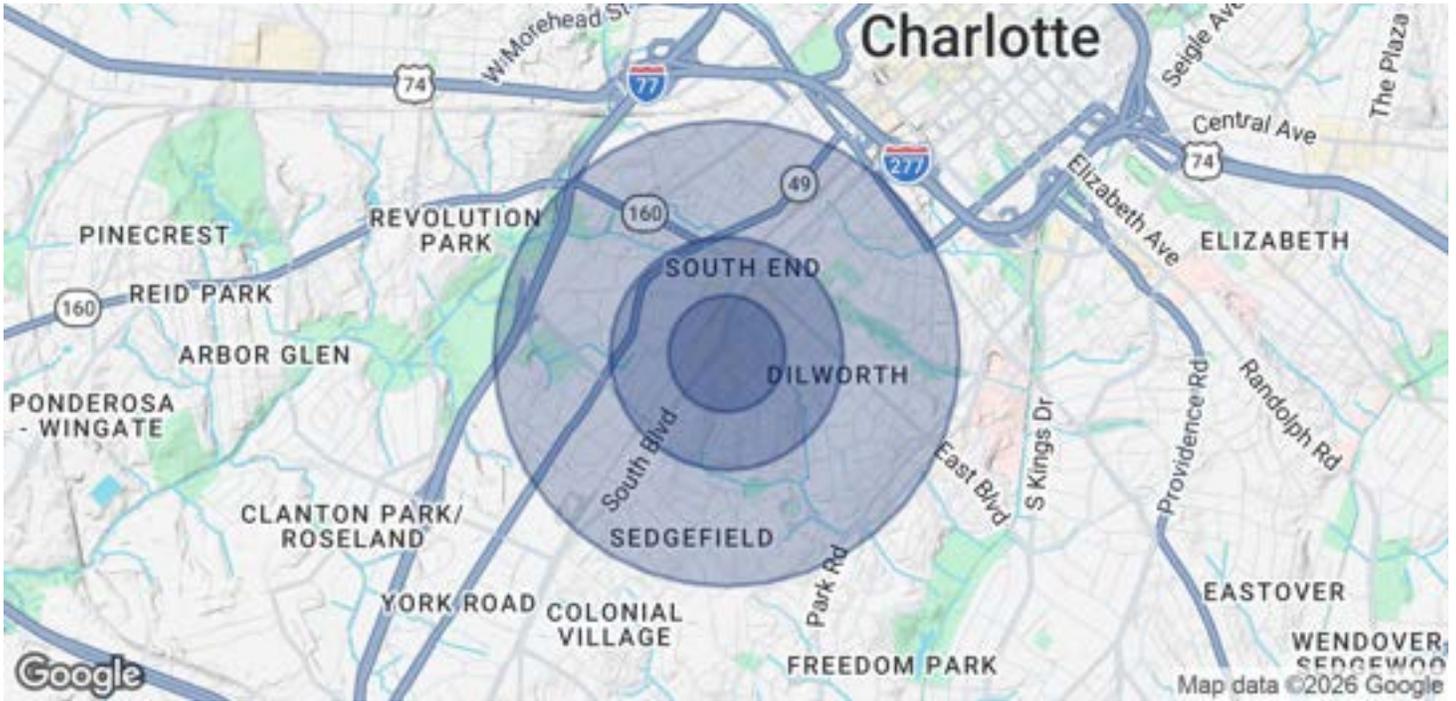


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DEMOGRAPHICS MAP

2133 Southend Drive, Suite 108 Charlotte, NC 28203



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,777	5,584	18,056
Average Age	31.1	32.1	31.4
Average Age (Male)	31.3	31.6	31.1
Average Age (Female)	30.6	32	31.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,081	3,336	10,489
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$180,283	\$180,893	\$160,448
Average House Value	\$762,439	\$784,169	\$745,350

2023 American Community Survey (ACS)

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