



7,000 SF RETAIL/OFFICE - KANNAPOLIS



**FOR LEASE
\$6.75/SF NNN**

+/- 7,000SF of office or retail space available for \$6.75/SF + \$1.94/SF operating expenses (\$5,069 total rent per month).

Located five minutes from I-85 and revitalizing Downtown Kannapolis.

PID: 161003

297 East 22nd Street
Kannapolis, NC 28083

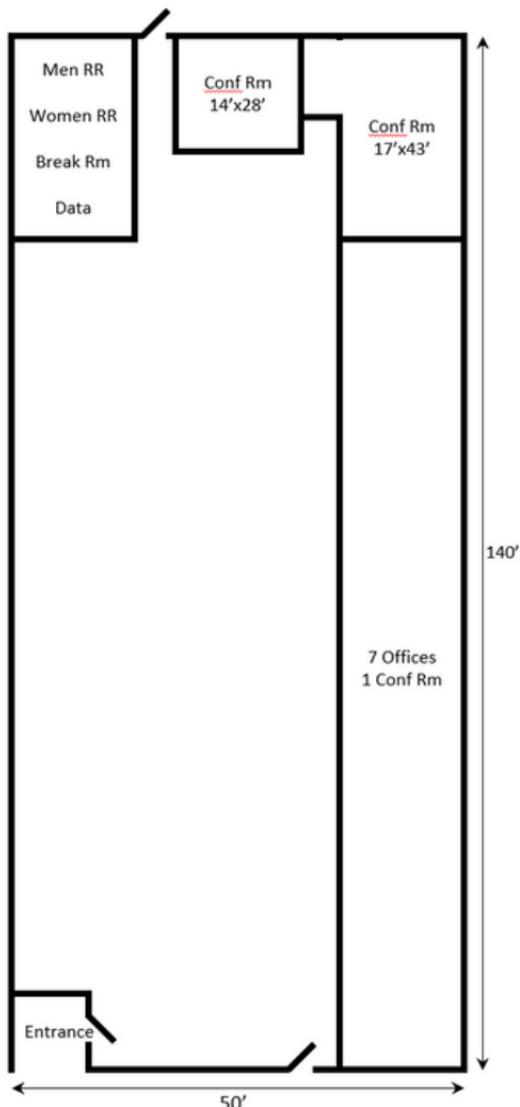
- ✓ 5 min to I-85
- ✓ National retailers nearby
- ✓ C-2 zoning (Kannapolis)
- ✓ High Visibility (25,000 VPD) signalized intersection

*All information needs to be independently verified.

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- 7 Offices (10'x12' avg)
- 3 Conference Rooms
- 1 Break Room
- 1 Extra Large Conference Room with Projection Screen



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