



Building 1

10610 & 10616 Metromont Pky, Charlotte, NC 28269

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Building 1

\$26.50 /SF/YR

10610 Metromont Parkway is a Class A-quality office complex prominently located within the coveted Interstate 77 corridor in Charlotte's northern suburban area. This three building complex, nearly 101,900-square-foot property boasts modern finishes from high-end flooring, new paint, and granite to large, sweeping windows allowing abundant natural lighting. Each property features efficient floor plates and ample on-site parking steps away from each entrance.

Suite...

- 10610 Metromont Parkway offers exceptional move-in-ready space suitable for a variety of professional office and medical office users.
- High-end office/medical complex with modern finishes throughout from high-end flooring, new paint, and granite to expansive windows.
- Highly visible and easily accessible to Interstate 77, providing seamless connections across the state and incredible exposure to 80,000 cars daily.
- Strategically located in a rapidly growing area of Charlotte near numerous amenities from shopping and dining to hotels and service options.



Rental Rate: \$26.50 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: A

Rentable Building Area: 31,500 SF

Year Built: 2006

Rental Rate Mo: \$2.21 /SF/MO

2nd Floor Ste 200

Space Available	3,300 SF
Rental Rate	\$26.50 /SF/YR
Date Available	30 Days
Service Type	Plus All Utilities
Built Out As	Financial Services
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Large offices that could be hold multiple people. Offices have ample space and windows in almost all. Cubes are private and not out in the open. They have their own area. Big Full kitchen with range, fridge, garbage disposal and table. Conference rooms are very nice and have seating for between 6 and 10. Lobby is spectaclar.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
ABC Management	-	
ATD Computers	-	
Cedar Management	-	
Liberty National	-	
Phoenix Physical Therapy	-	
Ramsay Law	-	
Venture Realty, LLC	-	

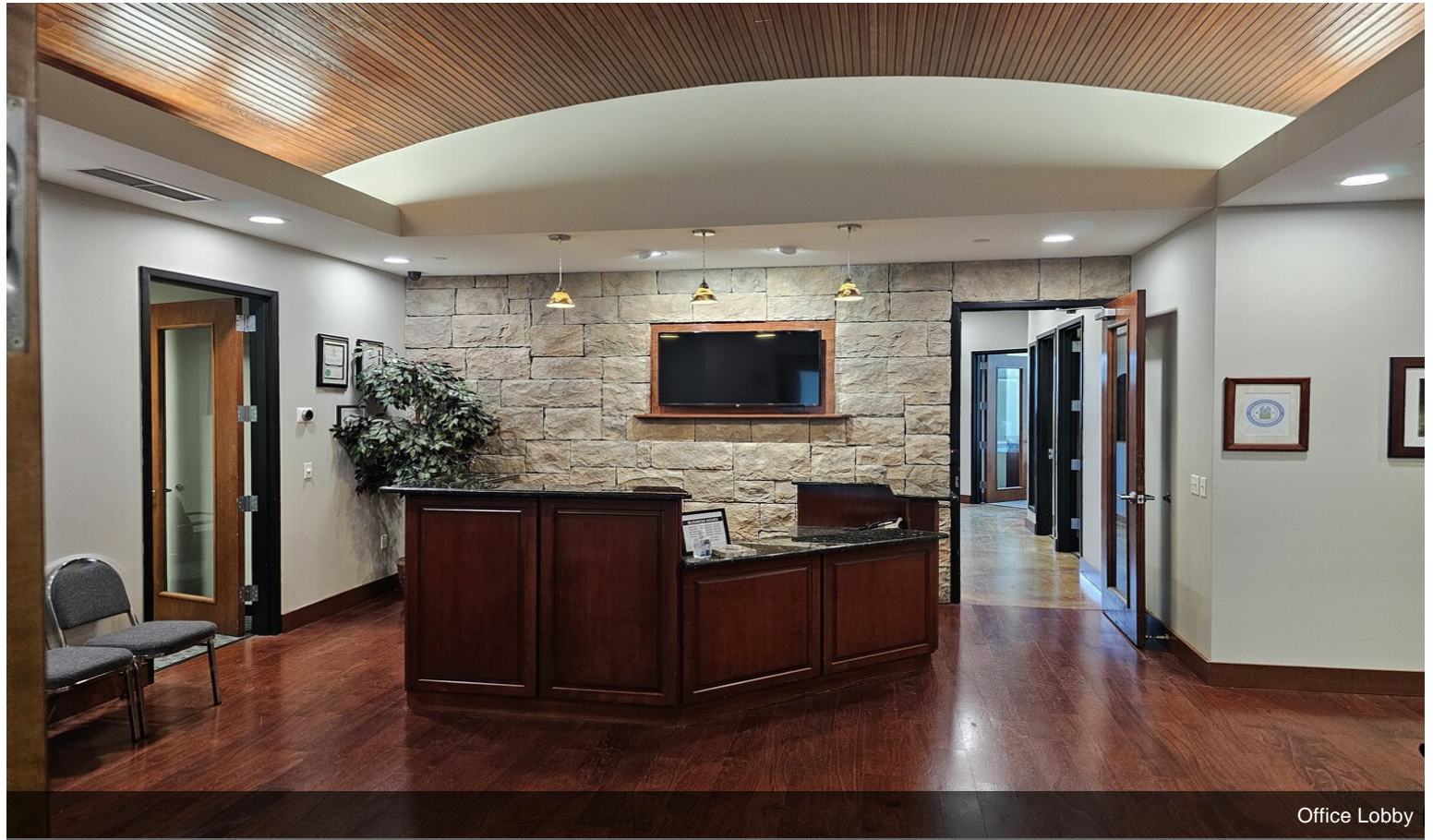
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Suite 200 offers a fully renovated, sought-after easy to access 2nd floor unit totaling 3300 usable square feet with a double entrance directly off the elevator and the stairs. It has 8 Private offices (2 being very large) and 10 total cubes in a closed off area for privacy. There is a storage closet, tech room, shared Lobby and 2 conference room area and a very impressive entrance. This is perfect for a growing office and there are areas where you could expand seating for shared desk space. There are eating areas between buildings, music in the hallways and very professional feel. 11 foot ceilings throughout most of the space. Potential to expand office space by another 1000 sf is possible and another 2000 sf in the future.

Northern Charlotte is a lively locale just 10 miles north of downtown, providing residents and visitors with a wealth of neighborhood amenities, entertainment, convenient highway access, and plenty of outdoor activities. 10610 Metromont Parkway is adjacent to a robust retail collective along Statesville Road's booming commercial corridor and at the nearby Northlake Mall. Commutes to and from the property are seamless, with direct access to Interstates 77 and 485. When high-end work environments, connectivity, and convenience are key, 10610 and 10616 Metromont Parkway is the ideal destination.

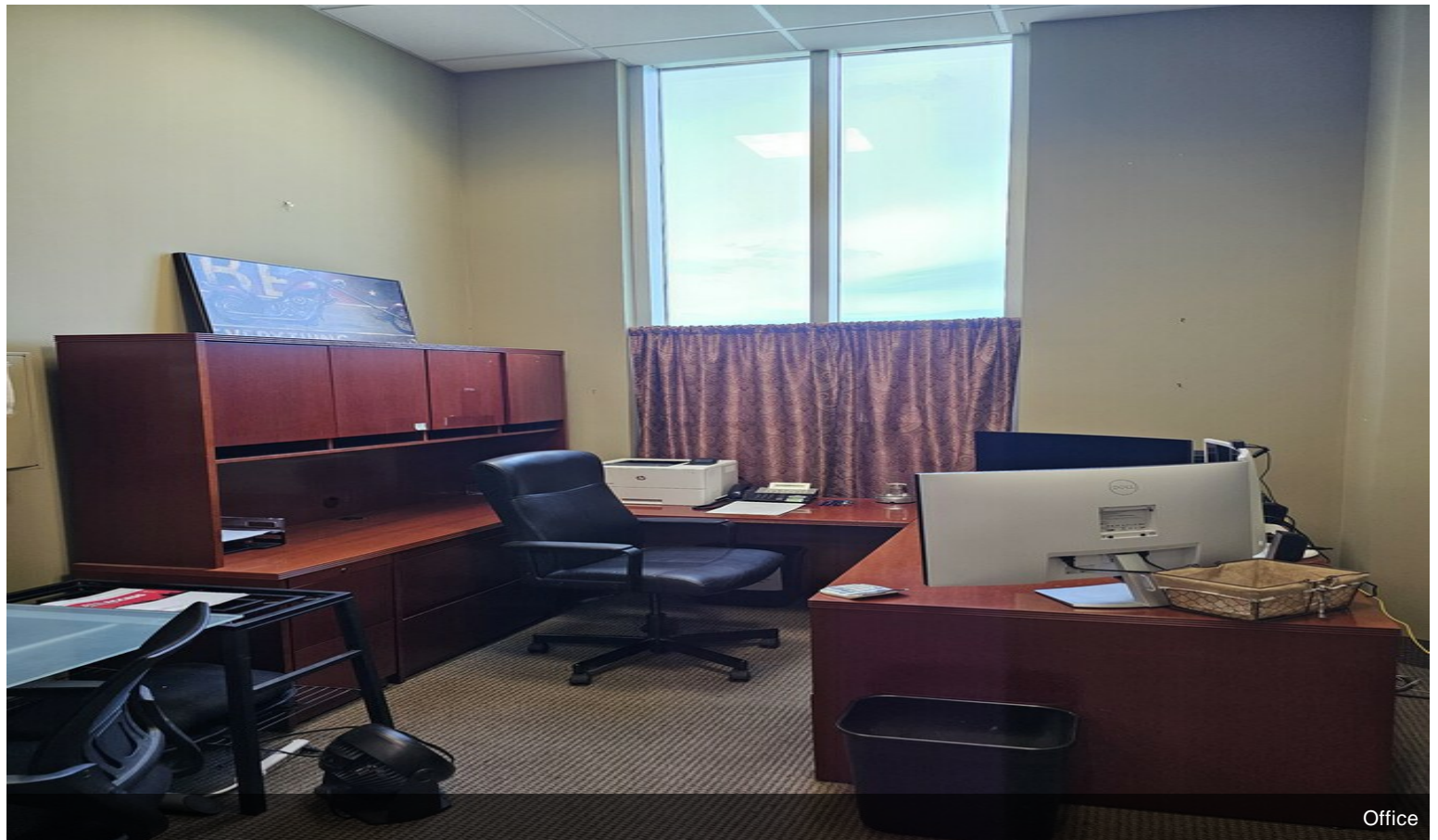
Property Photos



Property Photos



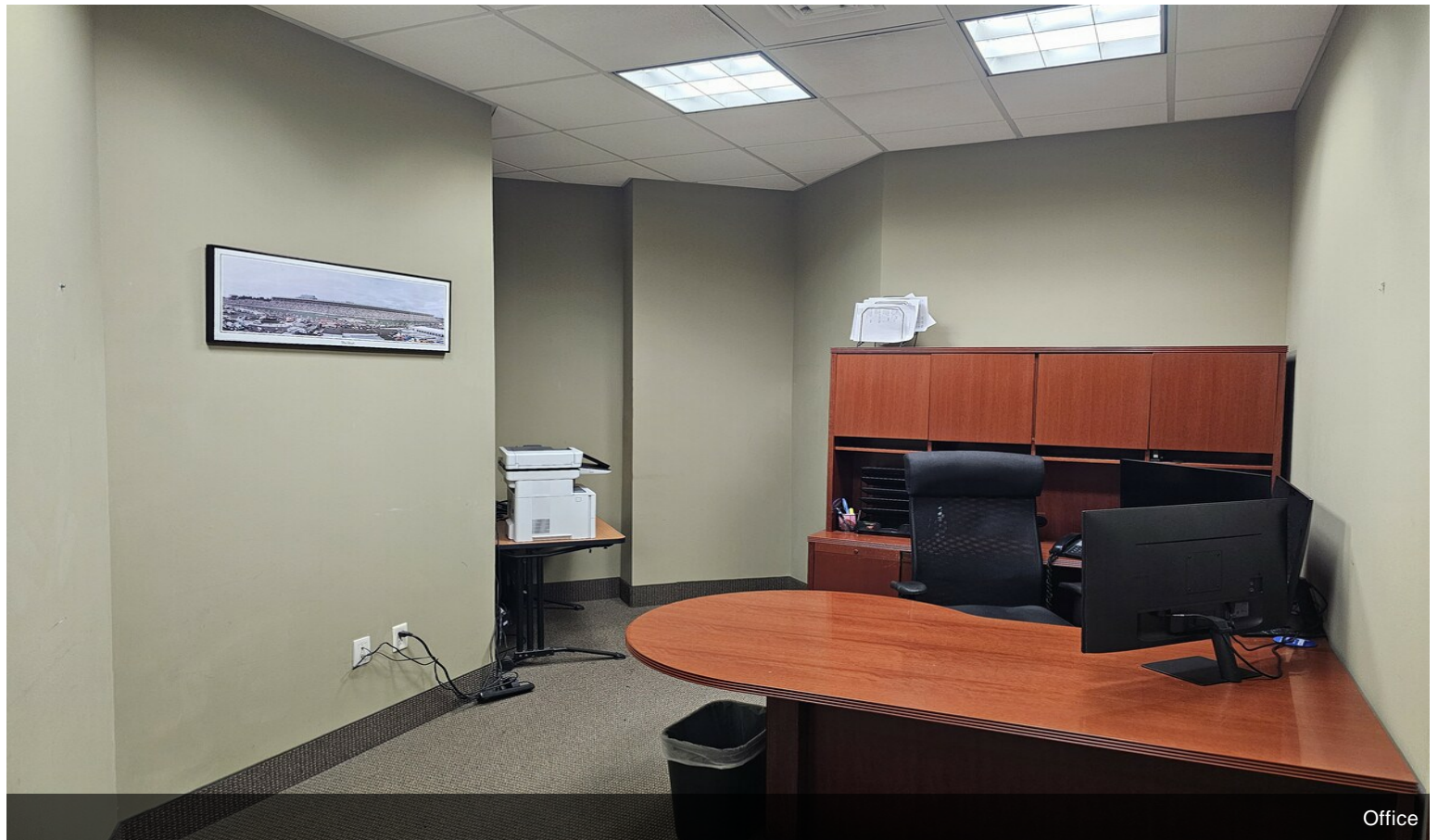
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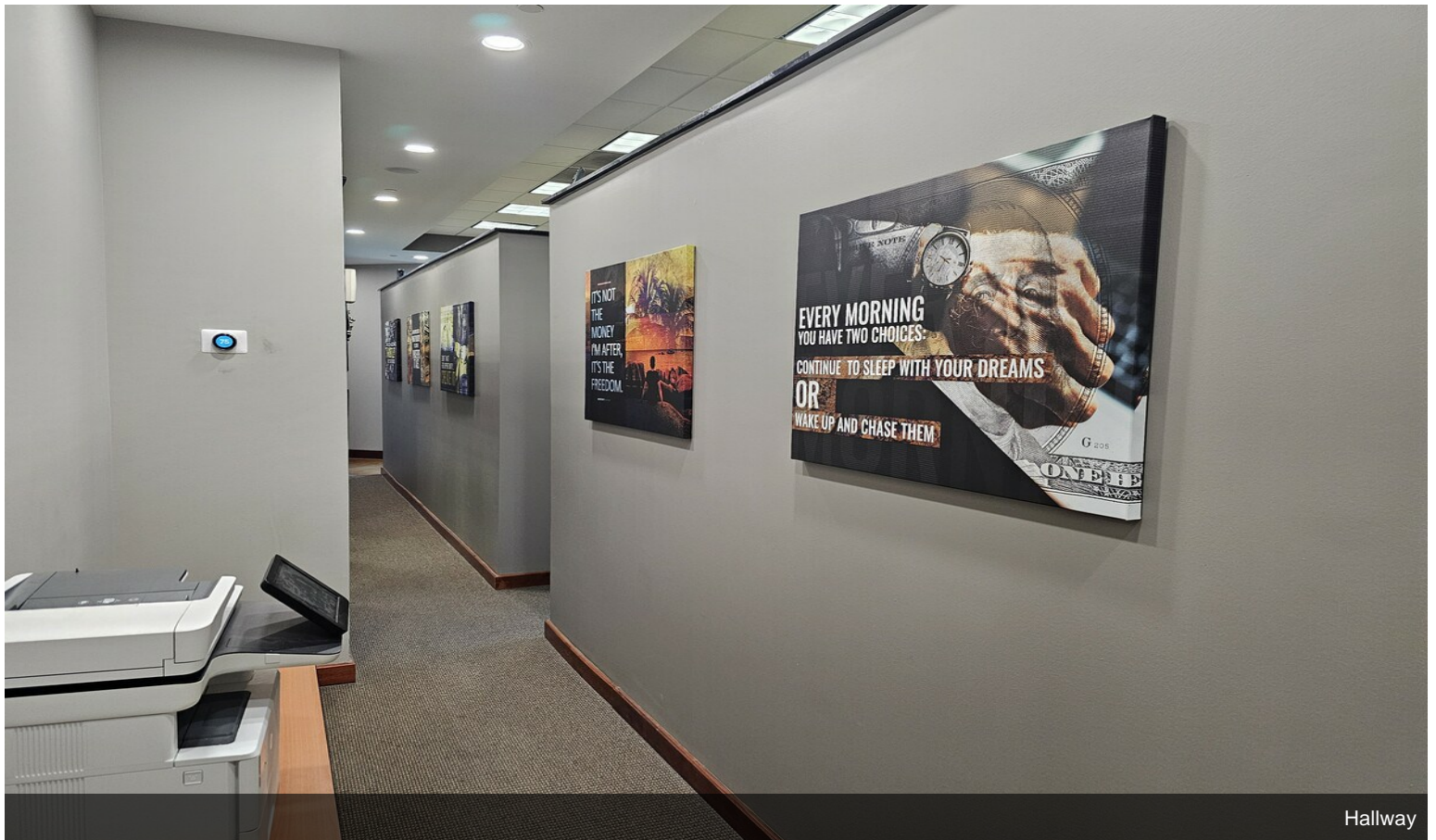
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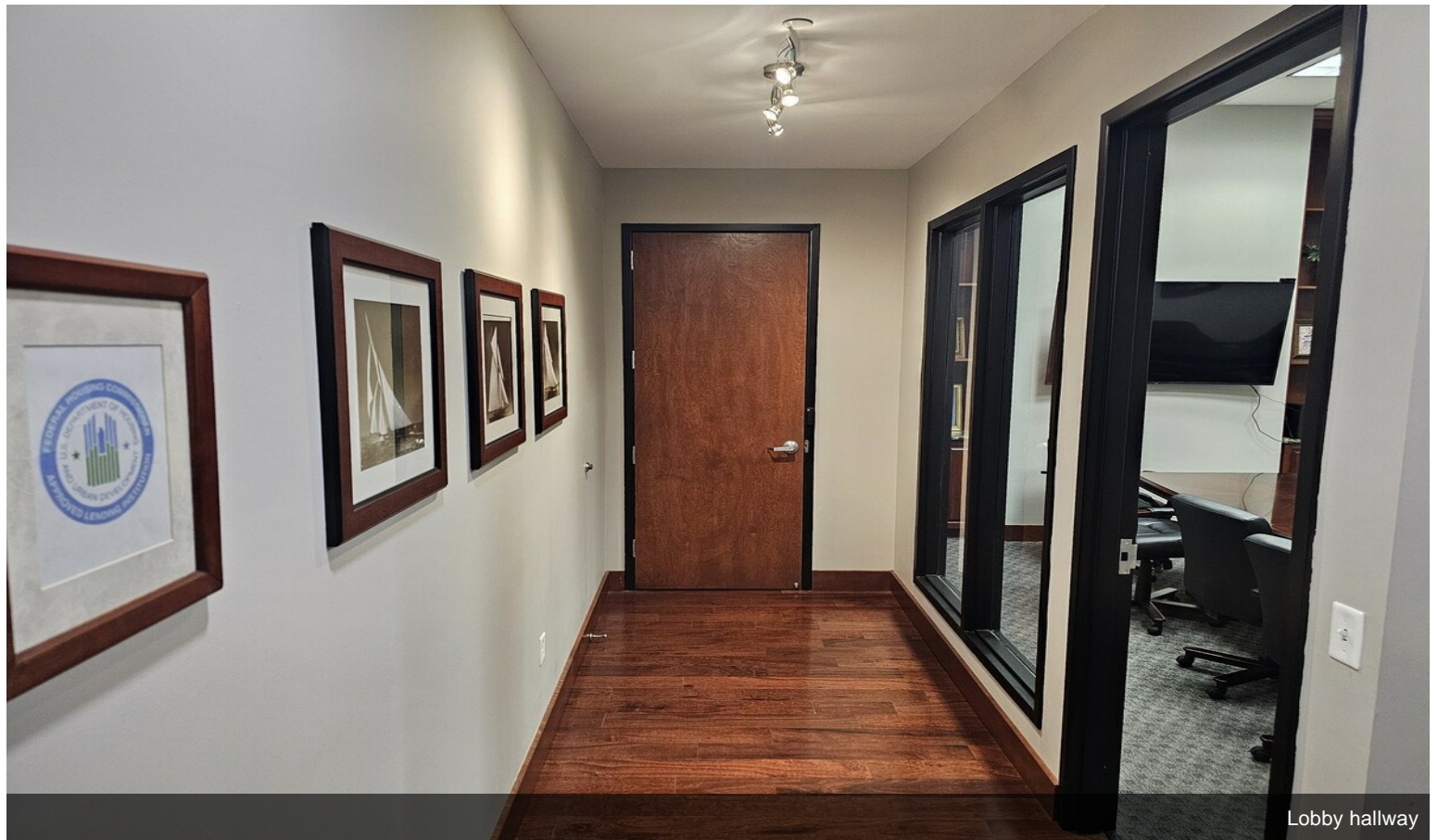
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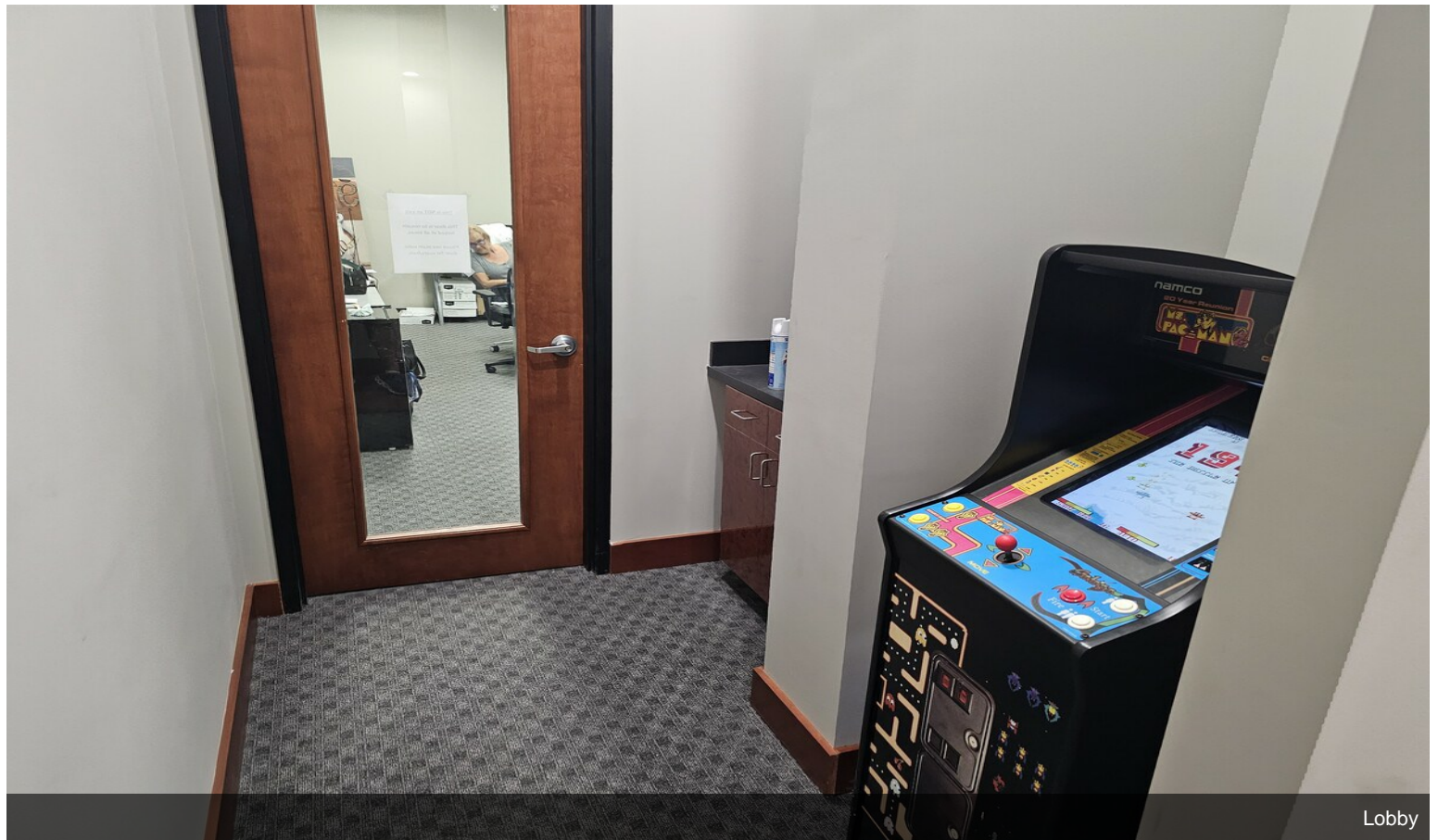


Conference room large



Lobby hallway

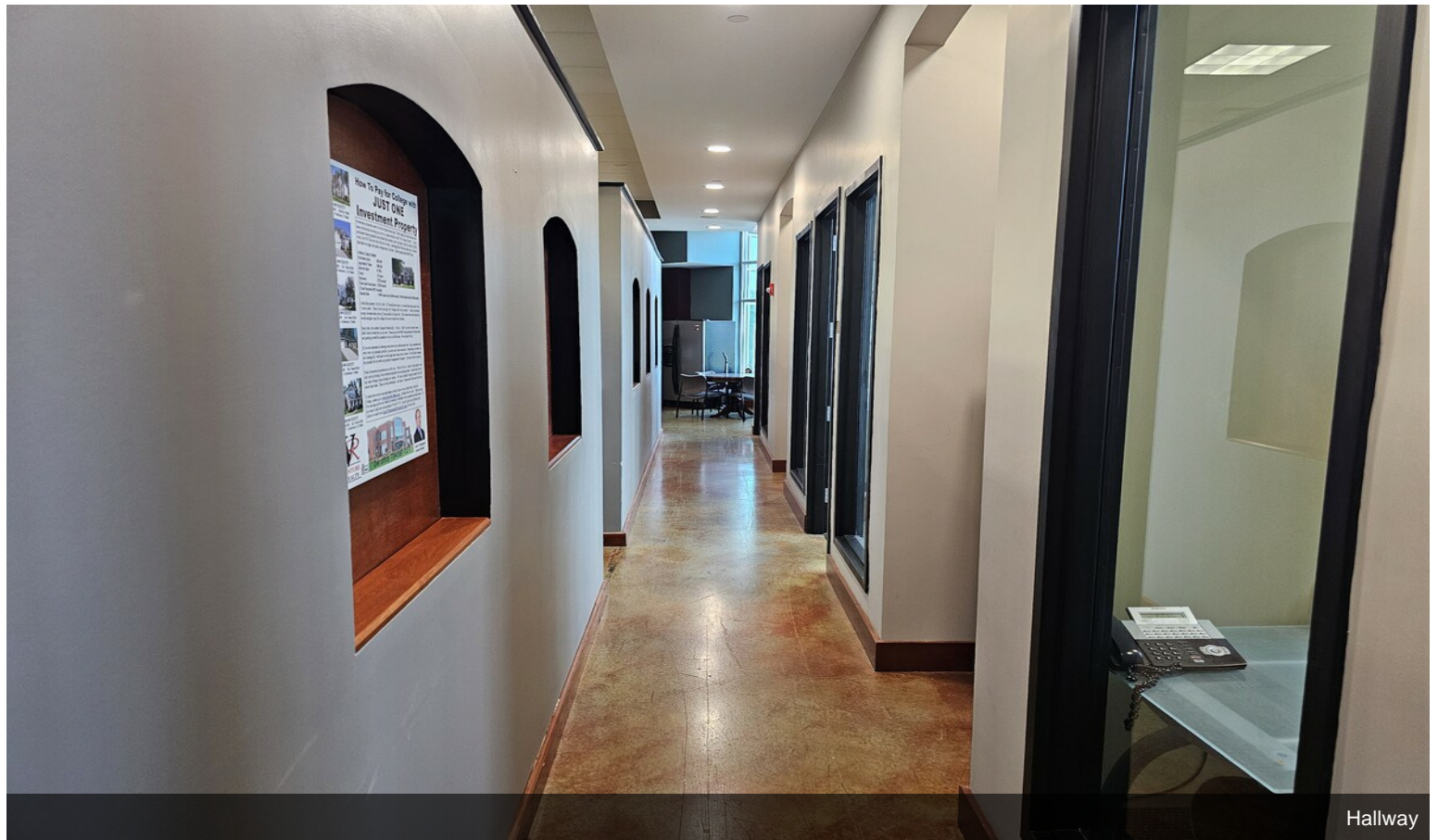
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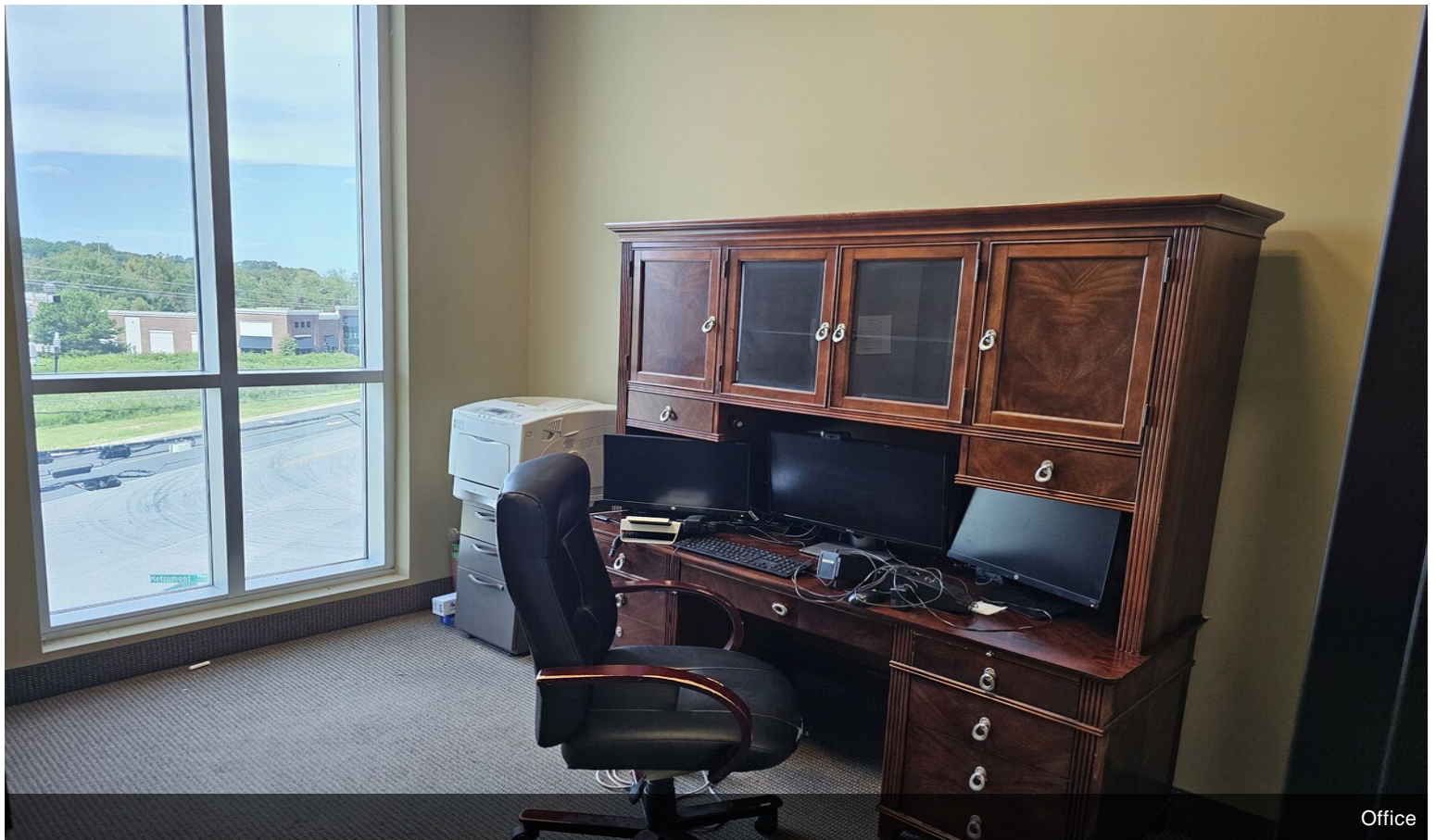
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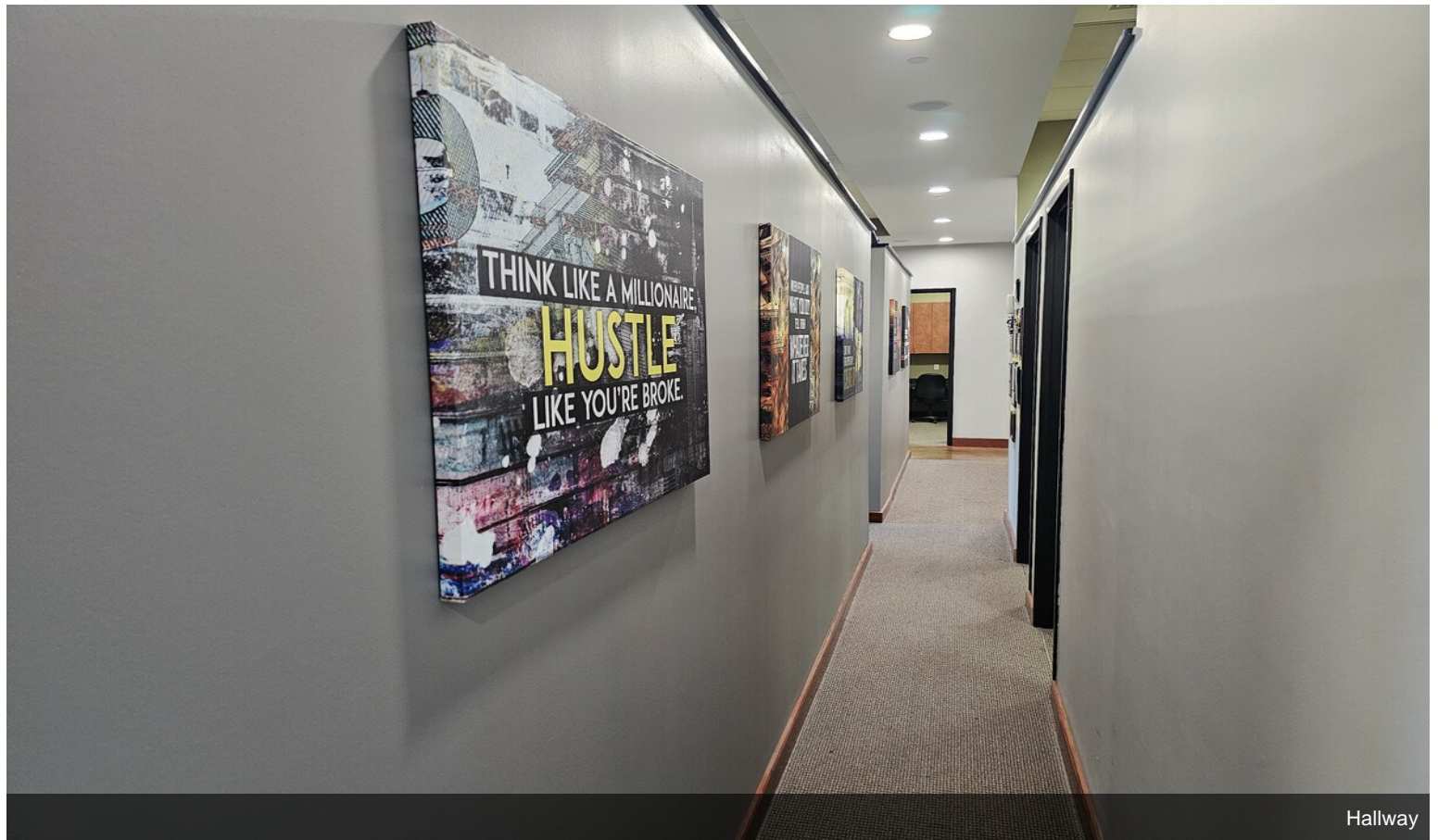
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Kitchen

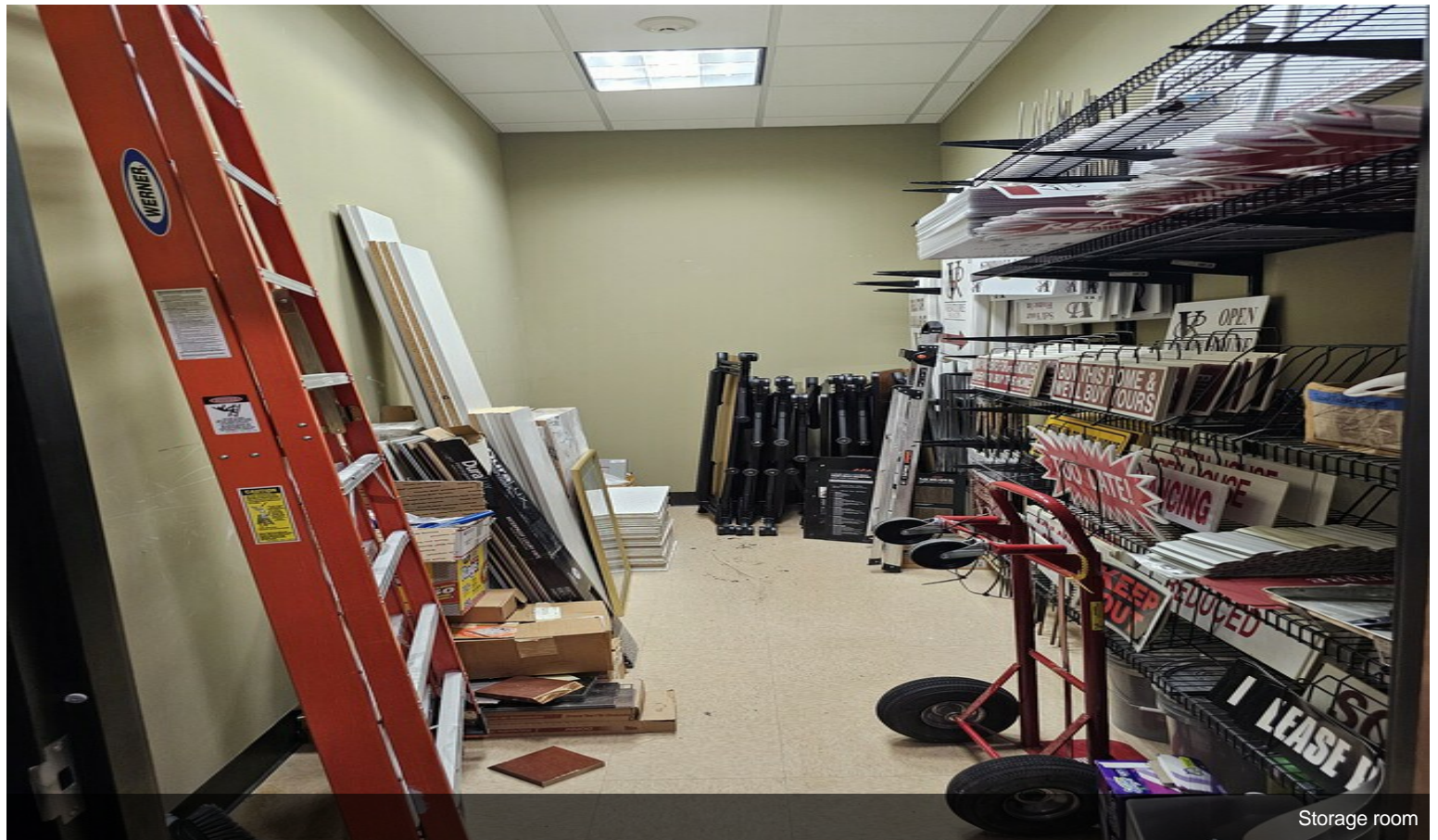


Hallway

Property Photos

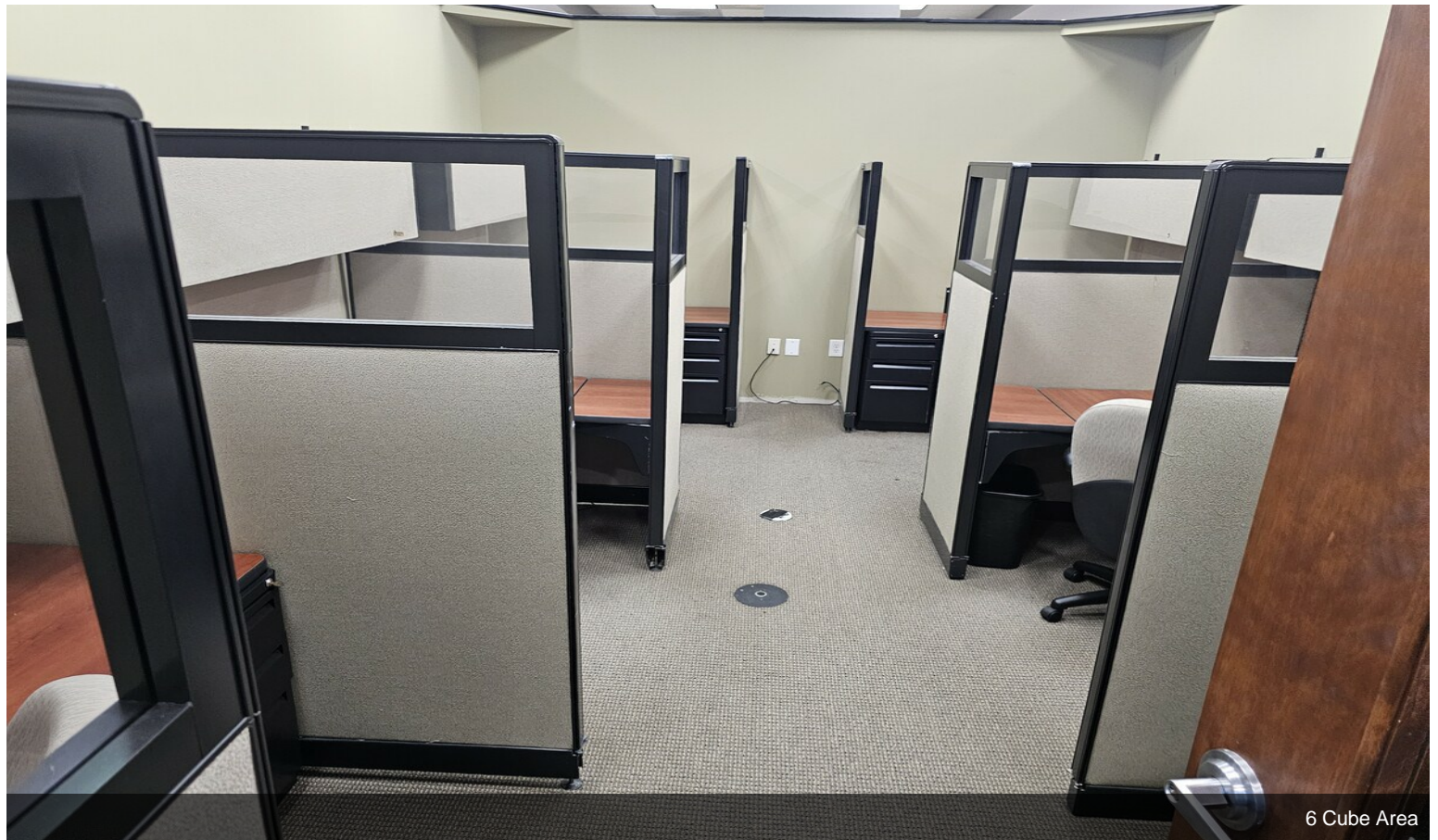
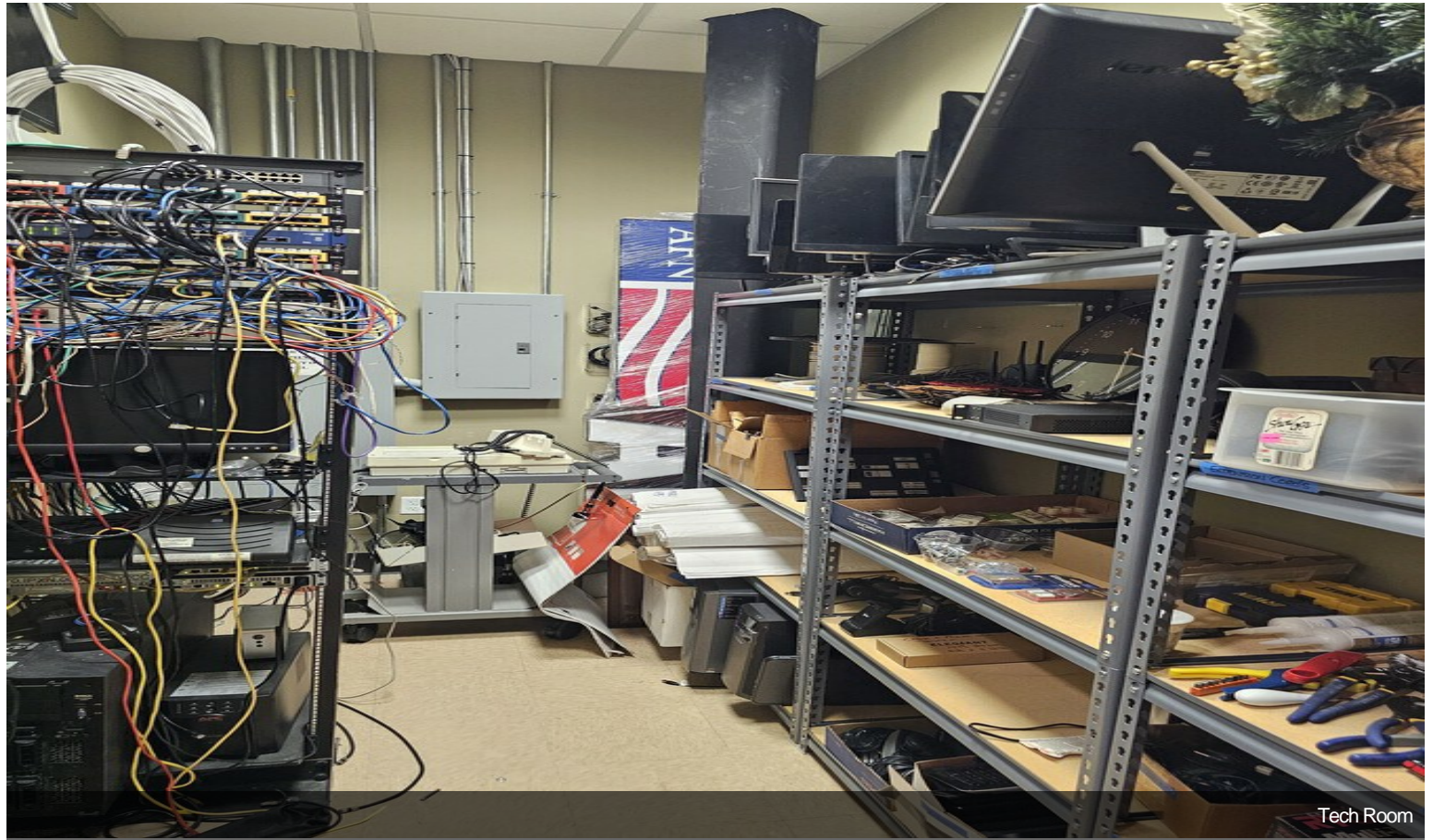


Storage Room

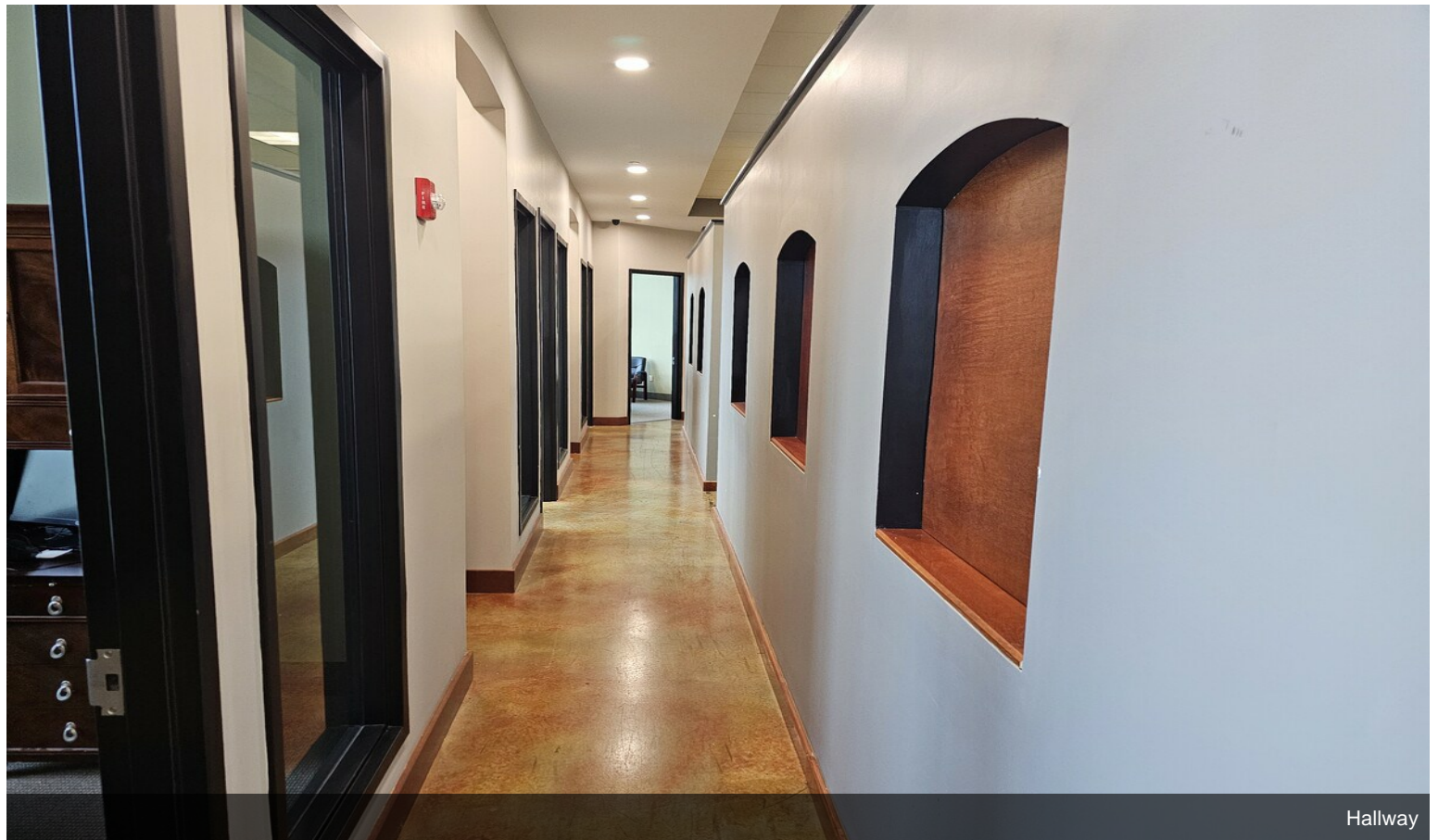


Storage room

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Two-Building, Nearly 51,900-Square-Foot Property Boasts Abundant Natural Light



Class A-Quality Office Complex Proximate To Interstate 77

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Suite Entrance | Suite 104a - Sought-after Corner Office



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