

LEASE

85 OASIS

5105 Reagan Drive Charlotte, NC 28206



PROPERTY DESCRIPTION

Secure Gated Parking
36 Parking Spaces
Multi-Tenant Retail/Flex Building
5 Units Available-Mix of Professional Office and Retail
1 Unit Available With Rollup Door
Strategic Location off I-85
4 Miles from Uptown Charlotte
\$250,000 Recent Upgrades include-
New Ductwork, Paint, Flooring, and Office Suites
Buildout

OFFERING SUMMARY

Lease Rate:	\$20.00 - 23.00 SF/yr (NN)
Number of Units:	5
Available SF:	1,488 - 2,261 SF
Building Size:	10,085 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	594	3,047
Total Population	227	1,653	8,469
Average HH Income	\$67,918	\$65,243	\$62,448

Azeem Hassan
(704) 475-0584



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85 OASIS UNIT 101A

5105 Reagan Drive Charlotte, NC 28206



LEASE INFORMATION

Lease Type:	NN	Lease Term:	3-5 year
Unit Space:	1,740 SF	Lease Rate:	\$23.00 SF/yr + \$2.53/TICAM

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 101A	Available	1,740 SF	Modified Net	\$23.00 SF/yr	End Cap Unit Tile Flooring and Chandeliers Rollup Door General Retail/Office Ideal Uses include: General Retail, Boutique Clothing, Wellness Center, Neighborhood Market, Fitness Studio, Community Outreach Center, Event Center Tenant Responsibilities- All Utilities Except Water, CAM Landlord Responsibilities-Water

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85 OASIS 101B

5105 Reagan Drive Charlotte, NC 28206



LEASE INFORMATION

Lease Type:	NN	Lease Term:	3-5 year
Total Space:	2,261 SF	Lease Rate:	\$20 SF//yr + \$2.52 TICAM

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 101B	Available	2,261 SF	Modified Net	\$20.00 SF/yr	General Retail/Office Ideal Uses include-Boutique Clothing, Wellness Center, Neighborhood Market, Fitness Studio, Community Outreach Center, Tenant Responsibilities- All Utilities Except Water, CAM Landlord Responsibilities-Water

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85 OASIS UNIT 105

5105 Reagan Drive Charlotte, NC 28206



LEASE INFORMATION

Lease Type:	NN	Lease Term:	3-5 year
Total Space:	1,487 SF	Lease Rate:	\$22 SF/yr + \$2.52 TICAM

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 105	Available	1,487 SF	Modified Net	\$22.00 SF/yr	General Retail/Office Ideal Uses include-Boutique Clothing, Wellness Center, Neighborhood Market, Fitness Studio, Community Outreach Center Tenant Responsibilities- All Utilities Except Water, CAM Landlord Responsibilities-Water

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85 OASIS UNIT 107 (OFFICE SUITES)

5105 Reagan Drive Charlotte, NC 28206



LEASE INFORMATION

Lease Type:	NN	Lease Term:	3-5 year
Total Space:	3,005 SF	Lease Rate:	\$24.00 SF/yr + \$2.52 TICAM

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 107	-	3,004 SF	Modified Net	\$24.00 SF/yr	15 Office Suites Available Kitchenette and Breakroom 2 Private Restrooms 1 Conference room 1 Separate Office with Private Access Newly Renovated Tenant Responsibilities- All Utilities Except Water, CAM Landlord Responsibilities-Water

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85 OASIS UNIT 111 (LEASED)

5105 Reagan Drive Charlotte, NC 28206



LEASE INFORMATION

Lease Type:	NN	Lease Term:	3-5 year
Total Space:	1,591 SF	Lease Rate:	\$25.00 SF/yr + \$2.52 TICAM

LEASED SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 111	-	1,591 SF	Modified Net	\$25.00 SF/yr	End Cap Unit General Retail/Office Ideal Uses include-Boutique Clothing, Wellness Center, Neighborhood Market, Fitness Studio, Community Outreach Center Tenant Responsibilities- All Utilities Except Water, CAM Landlord Responsibilities-Water

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FLOORPLAN

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RETAILER MAP

5105 Reagan Drive Charlotte, NC 28206



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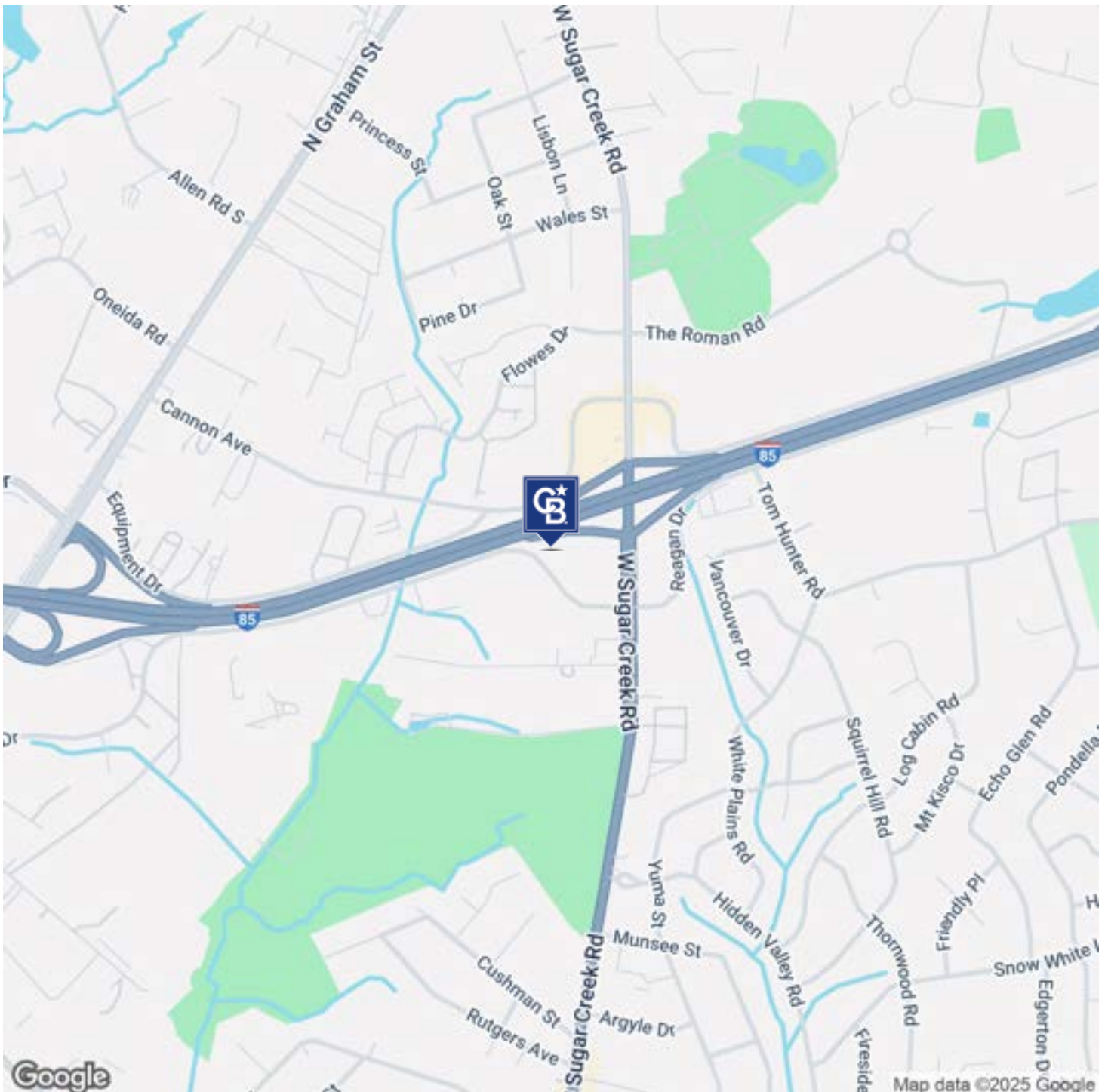


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LOCATION MAP

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(704) 475-0584

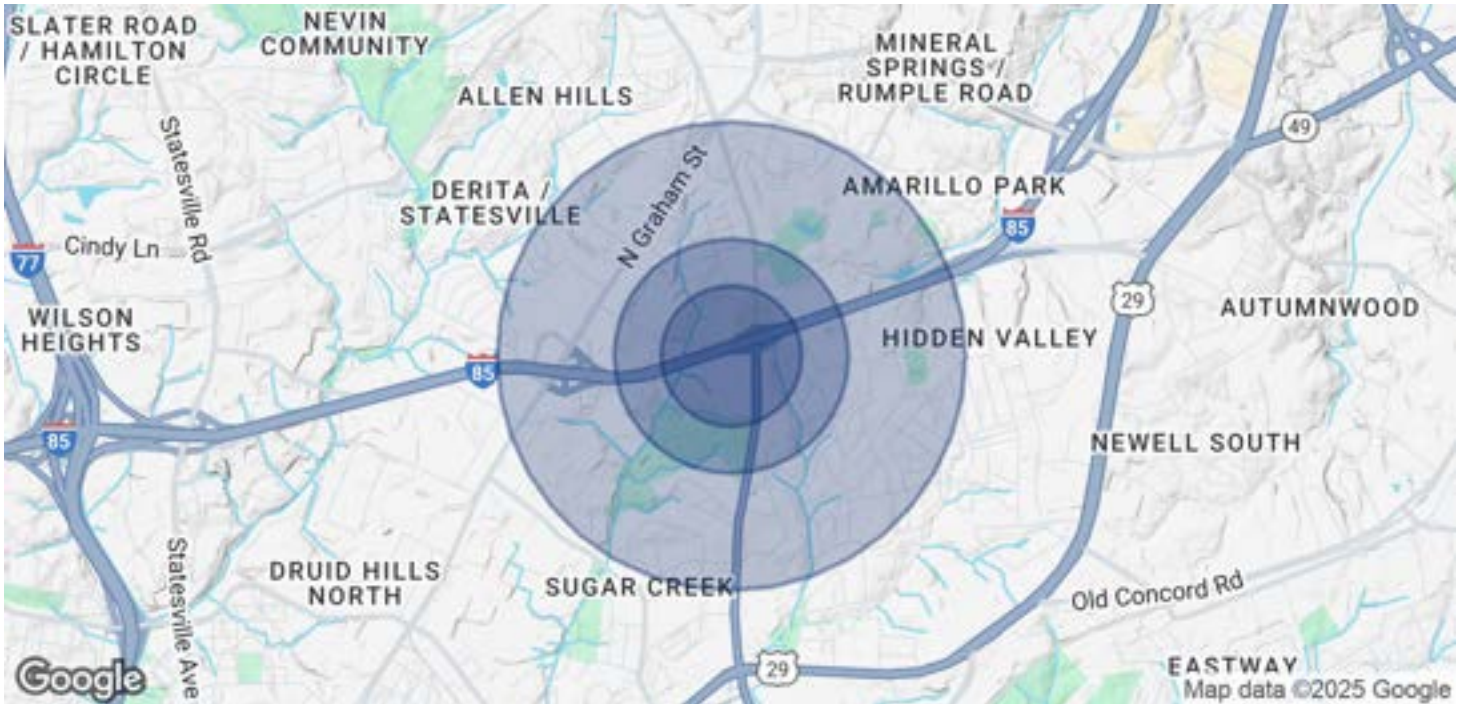


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DEMOGRAPHICS

5105 Reagan Drive Charlotte, NC 28206



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	227	1,653	8,469
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	39	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	594	3,047
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$67,918	\$65,243	\$62,448
Average House Value	\$208,470	\$205,036	\$228,065

Demographics data derived from AlphaMap

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