

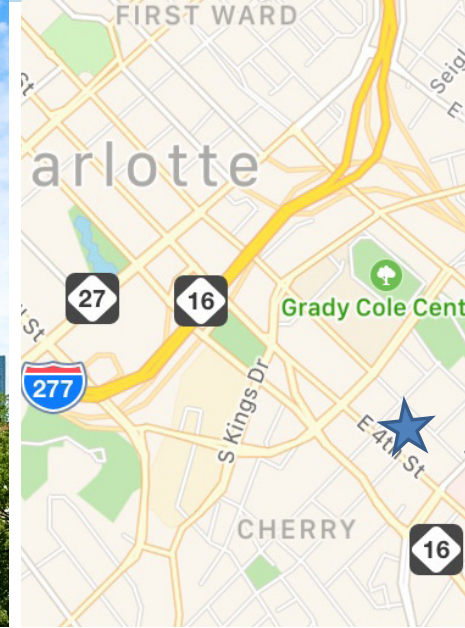
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

MIDTOWN OFFICE SPACE WITH WALKABLE AMENITIES



PROPERTY HIGHLIGHTS

- $\pm$ 3,620.50 SF office space available for sublease
- 10 offices, 1 joint meeting plus shared space
- Access to shared outdoor patio with Uptown views
- Abundant parking and natural light
- Located along the Gold Line in Midtown's pedestrian friendly Elizabeth Avenue corridor
- Convenient to Uptown, Plaza Midwood, and I-277
- \$35.00/SF full service
- Conference room, training room, breakroom, lobby & restrooms
- Surrounding restaurants & retailers include Rock N Roll Sushi, Pizza Baby, Tajhouse, Viva Chicken, ISI Elite Training, The Custom Shop, The Visulite, and Elizabeth Creamery

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 15,934
3 Miles: 141,236
5 Miles: 297,238



AVG. HH INCOME

1 Mile: \$146,567
3 Miles: \$164,661
5 Miles: \$141,137



DAYTIME EMPLOYEES

1 Mile: 29,532
3 Miles: 123,179
5 Miles: 224,772

BROKER CONTACT

HOLLY ALEXANDER

704.927.2884

halexander@newsouthprop.com

KENNY SMITH

704.927.2882

ksmith@newsouthprop.com



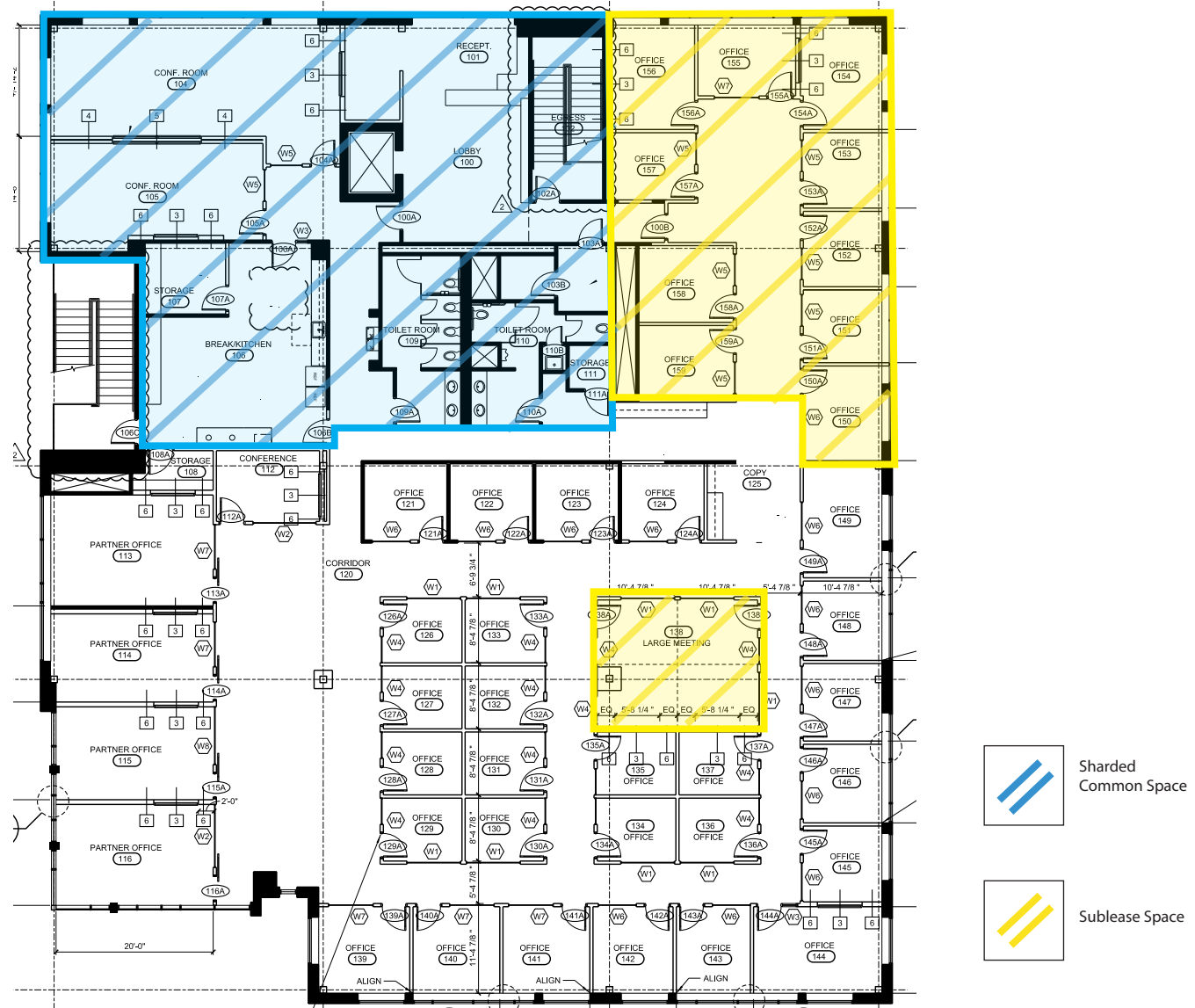
"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

EXISTING FLOOR PLAN

±3,620.50 SF SECOND GENERATION OFFICE SPACE



ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

±3,620.50 SF SECOND GENERATION OFFICE SPACE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



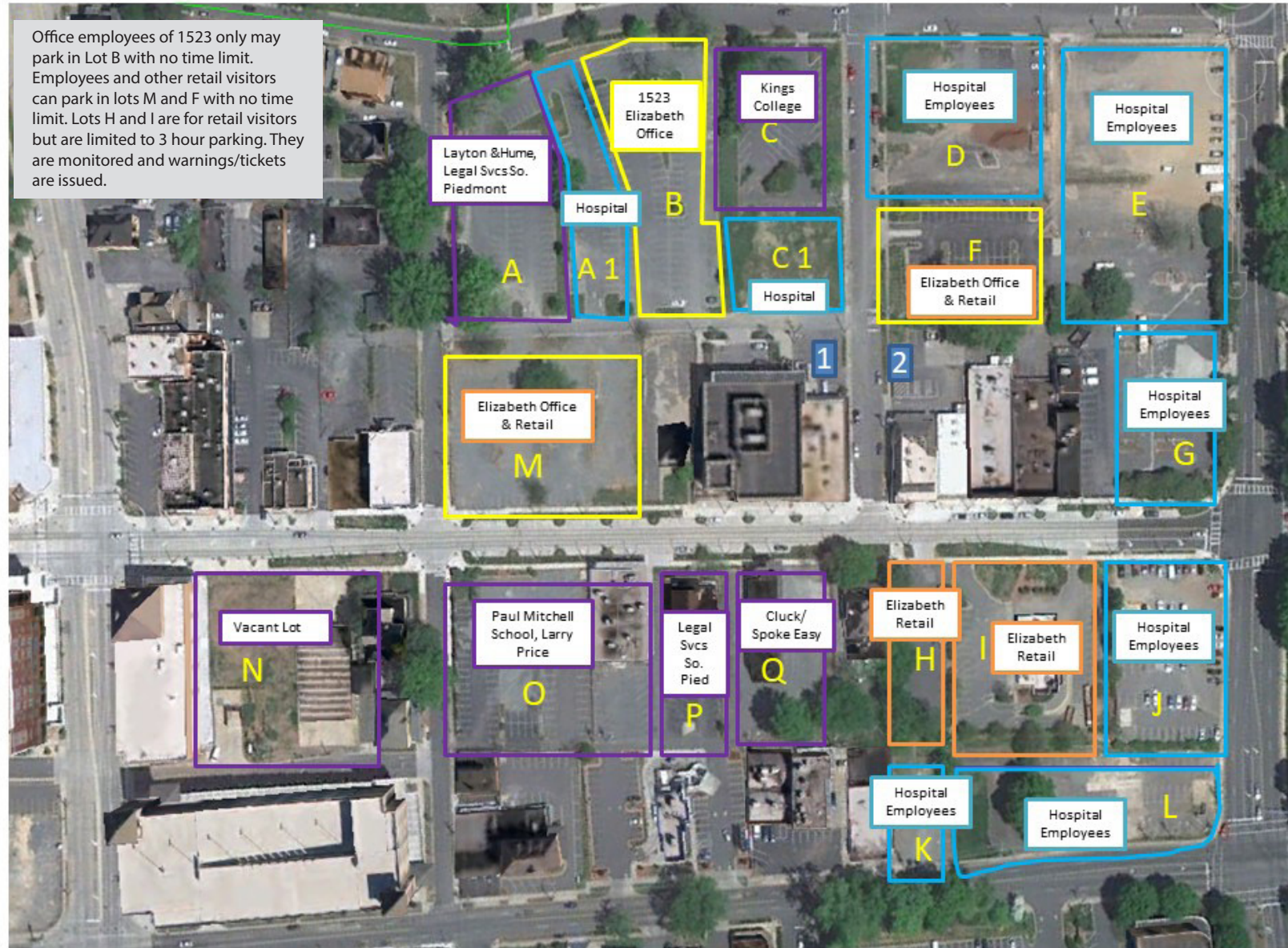
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
PAULA SAUNDERS | 704.927.2882 | ksmith@newsouthprop.com

ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

PARKING

ABUNDANT PARKING AVAILABLE ACROSS 3 SURFACE LOTS HIGHLIGHTED IN YELLOW



ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

WELL-APPOINTED WITH MODERN FURNITURE INCLUDED IN EACH OFFICE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
PAULA SAUNDERS | 704.927.2882 | ksmith@newsouthprop.com