



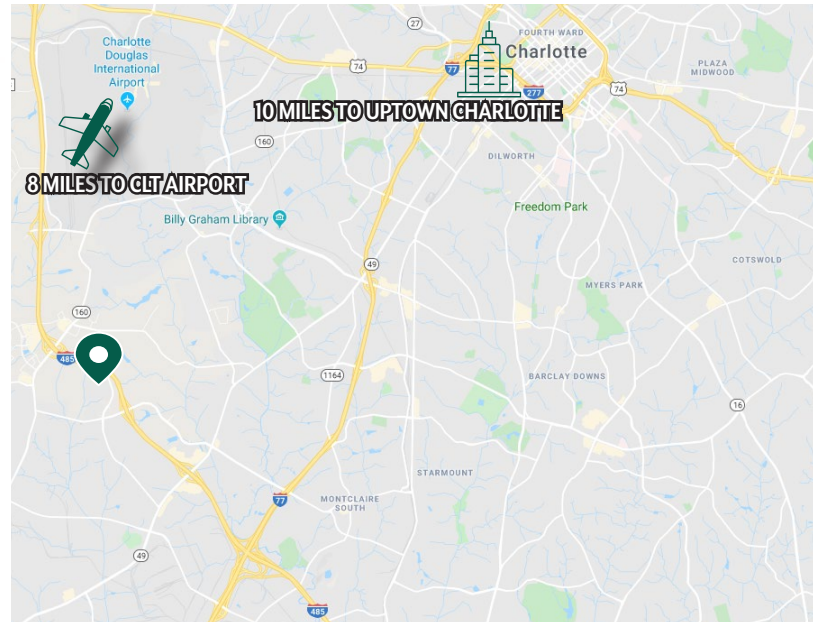
# THE KEITH CORPORATION



## OFFICE BUILDING AVAILABLE FOR LEASE SINGLE TENANT OPPORTUNITY 4200 SANDY PORTER ROAD | CHARLOTTE, NC

### PROPERTY OVERVIEW

- **TOTAL SQ. FT.: 44,270 SQ.FT.**
- **SALE/LEASE RATE: \$21.00/SF NNN**
- **AVAILABILITY: IMMEDIATELY**
- **PARKING: 231 SPACES**
- Located on 4.631 acres just off Exit 3 in the desirable Southwest Charlotte submarket
- Interstate 485 frontage with building and monument signage available
- Property has approximately 231 spaces currently and can be expanded
- Adjacent graded pad is available to accommodate a second building expansion
- White noise throughout the building
- Secure building and campus with card access and video monitoring



FOR  
MORE  
INFORMATION

**ALAN JENKINS**  
Development Partner  
704.942.7286  
[ajenkins@thekeithcorp.com](mailto:ajenkins@thekeithcorp.com)



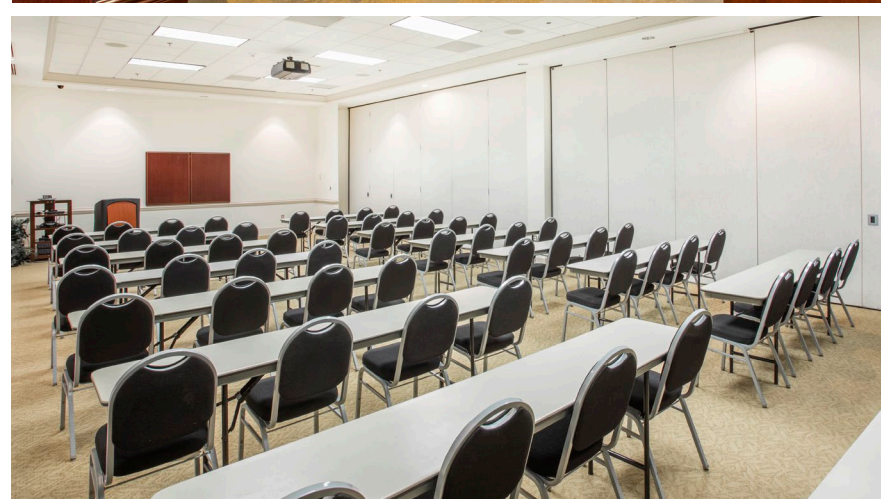


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## PROPERTY DETAILS

- Building is fully secured with decorative fencing and access control
- Private driveway
- Two generator backup redundancy
- Elevated loading dock
- Generous 16' floor to floor heights throughout
- Large training rooms with foldable partitions
- High end finishes with executive offices, boardrooms and an executive galley kitchen
- Two dedicated break rooms, a dining area and kitchen
- Upgraded security, indirect lighting and sound masking throughout the building
- Existing systems furniture and kitchen equipment available



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## Second Floor - Floor Plan

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