



COMMERCIAL REAL ESTATE SERVICES



OFFICE BUILDING FOR LEASE

136 Waxhaw Parkway, Waxhaw, NC 28173

**EXECUTIVE OFFICE(S)
TWO OFFICES OR ONE OFFICE AND
WAITING/RECEPTION AREA**

Presented By:

JAN RINGELING

704.490.3872

jan@moodyre.com

**MOODY COMMERCIAL
REAL ESTATE**

6201 Fairview Rd.
Charlotte, NC 28210

980.313.3872

MoodyRe.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 280 - 341 SF

Lease Rate: \$1,200.00 per month (Full Service)

Year Built: 2019

Building Size: 17,100

PROPERTY OVERVIEW

New Office Available - Two offices or one office with a waiting/reception area.

Leases are gross leases with the landlord covering common janitorial, water, trash, utility outside of the phone. Tenants share common are includes a conference room, kitchen, restrooms. Interior suites have key fob entrances and exterior suites have storefront entrances with private keys and key fobs for main entrances. There is a shared co-op executive suite available for four members.

PROPERTY HIGHLIGHTS

- Tenants share kitchen, conference room, and restrooms as a common area.
- Leases include trash, electricity, water, common area janitorial; on-site postal box included.
- Minimum 1-year leases and maximum 3-year leases.
- Lease includes identity placard and 3-year leases have monument signage option
- Exterior suites available have their own storefront entrances and also share main entrances
- Co-working space opportunity for four members - sharing one office with a shared



JAN RINGELING
 704.490.3872
 jan@moodyre.com

LEASE SPACES



LEASE INFORMATION

Lease Type: Full Service Lease Term: 24 months
 Total Space: 280 - 341 SF Lease Rate: \$1,200.00 per month

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|--------------|-------------------------|--|
| E-101 | - | 275 SF | Full Service | \$1,250 per month | - |
| E-102 | - | 145 SF | Full Service | \$1,100 per month | Exterior office with storefront private entrance with interior corridor access to common areas |
| E-111 | - | 135 SF | Full Service | \$750 per month | Interior space |
| E-114 | - | 150 SF | Full Service | \$900 per month | Interior suite but adjacent to entrance with window |
| E-113 | - | 415 SF | Full Service | \$1,500 per month | Largest suite- exterior store front entrance, natural light and visibility |
| E-109 | - | 100 SF | Full Service | \$125 - \$500 per month | Co-working space limited to four members sharing one office |
| E-106 | Available | 341 SF | Full Service | \$1,200 per month | Open with exterior storefront entrance/exit |
| E-110 | Available | 280 SF | Full Service | \$1,200 per month | With waiting room and or second private office within the suite and storefront exterior entrance/exit. |



JAN RINGELING
 704.490.3872
 jan@moodyre.com

OFFICE BUILDING FOR LEASE

136 Waxhaw Parkway, Waxhaw, NC 28173

ADDITIONAL PHOTOS



JAN RINGELING
704.490.3872
jan@moodyre.com

MOODY COMMERCIAL REAL ESTATE

• 6201 Fairview Rd. • Charlotte, NC 28210 • 980.313.3872 • MoodyRe.com

LOCATION MAP



JAN RINGELING

704.490.3872

jan@moodyre.com