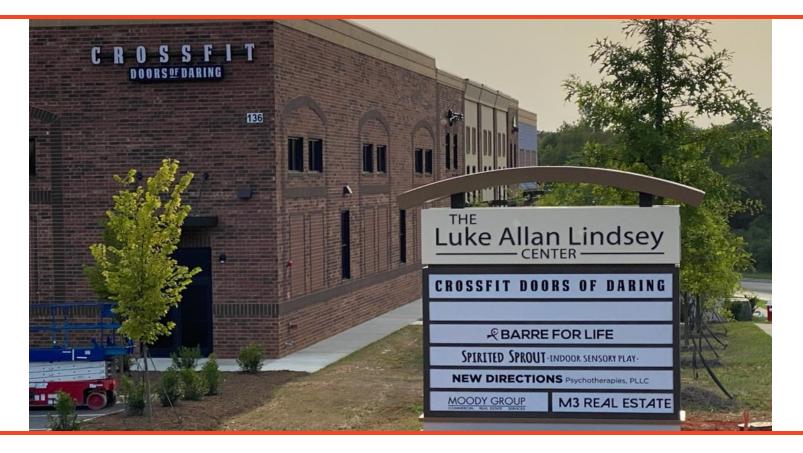


COMMERCIAL REAL ESTATE SERVICES



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

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

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136 Waxhaw Parkway, Waxhaw, NC 28173

EXECUTIVE SUMMARY

<u>-uke Allan Lindsey</u>

ROSSFIT DOORS OF DARING



OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	280 - 341 SF	New Office Available - Two offices or one office with a waiting/reception area.
Lease Rate:	\$1,200.00 per month (Full Service)	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
Year Built:	2019	• Tenants share kitchen, conference room, and restrooms as a common area.
rear bunt.		 Leases include trash, electricity, water, common area janitorial; on-site postal box included.
		Minimum 1-year leases and maximum 3-year leases.
Building Size:	17,100	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



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LEASE SPACES

CROSSFIT DOORS OF DARING



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					-
E-102					Exterior office with storefront private entrance with interior corridor access to common areas
E-111					Interior space
E-114					Interior suite but adjacent to entrance with window
E-113					Largest suite- exterior store front entrance, natural light and visibility
E-109					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.



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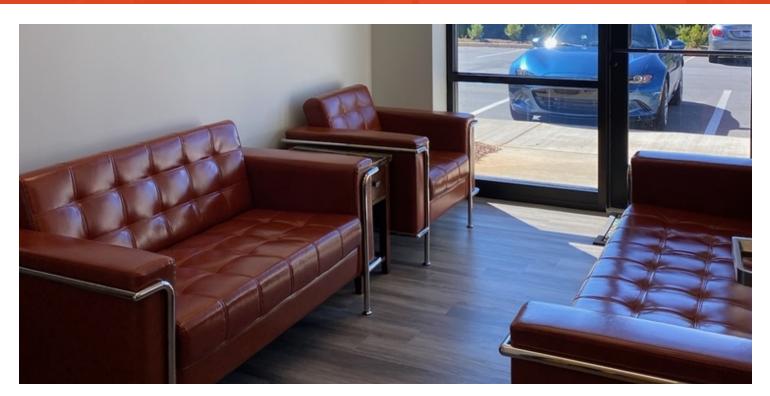
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OFFICE BUILDING FOR LEASE

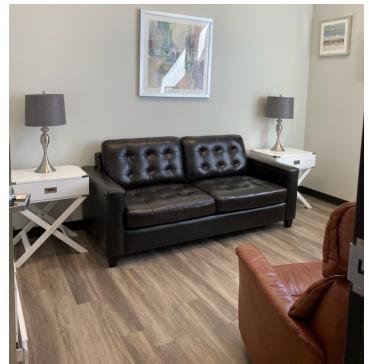
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ADDITIONAL PHOTOS

ROSSFIT DOORS OF DARING









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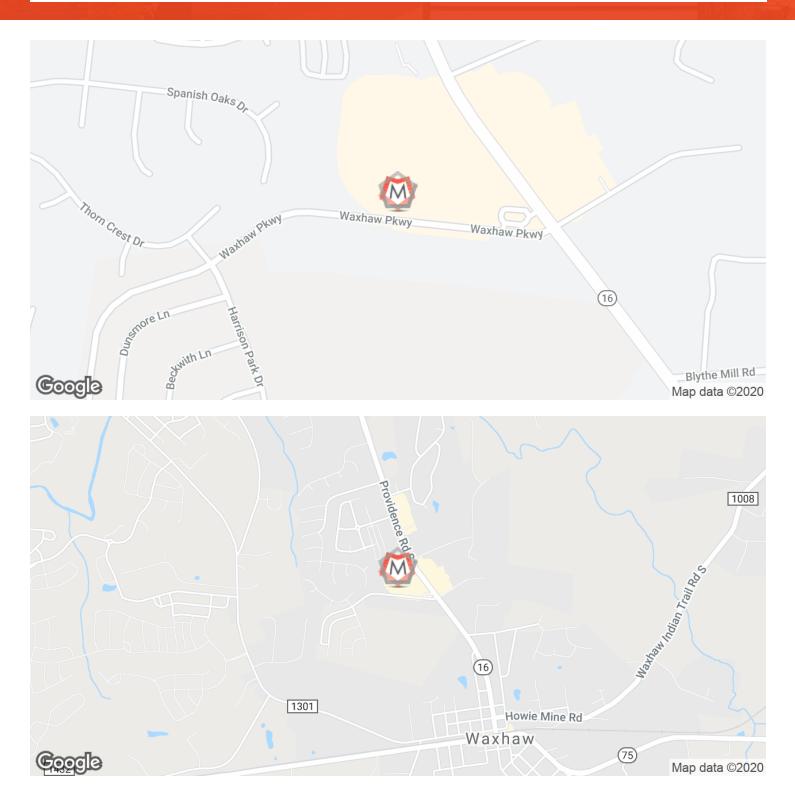
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LOCATION MAP

Luke Allan Lindsey

ROSSFIT DOORS OF DARING





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