

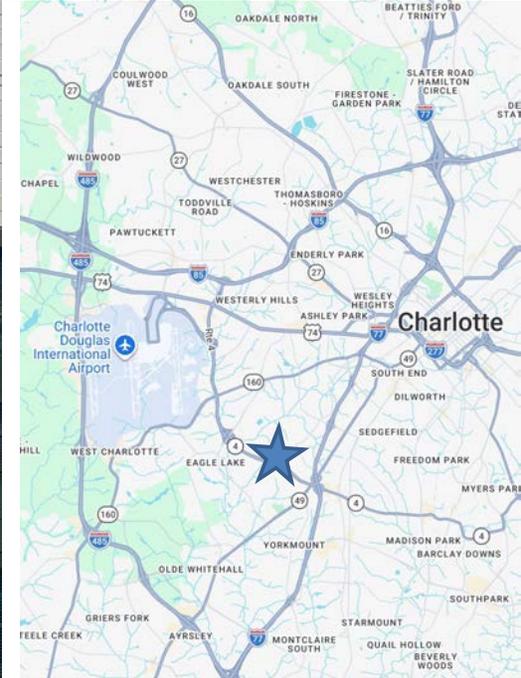
1201 WOOD RIDGE CENTER DRIVE

SUITE 170, CHARLOTTE, NC 28217

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,993 SF OFFICE SPACE AVAILABLE FOR SUBLEASE



PROPERTY HIGHLIGHTS

- ± 3,993 SF office space available for sublease
- Situated adjacent to Charlotte's popular Lower South End (LoSo) district
- Immediate access to Billy Graham Parkway; only 1.2 miles to I-77 and 4.4 miles to I-85
- Just 3 miles (approximately 6–10 minutes) from Charlotte Douglas International Airport
- Ample surface parking
- Furniture negotiable
- Quiet, professional business park setting
- Exterior improvements completed in early 2024
- Sublease available through 6/15/2030
- Available for immediate occupancy
- **Asking Price: \$24.40/SF Modified Gross (starting 4/15/2026)**

BROKER CONTACT

HOLLY ALEXANDER
704.927.2884
halAlexander@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com



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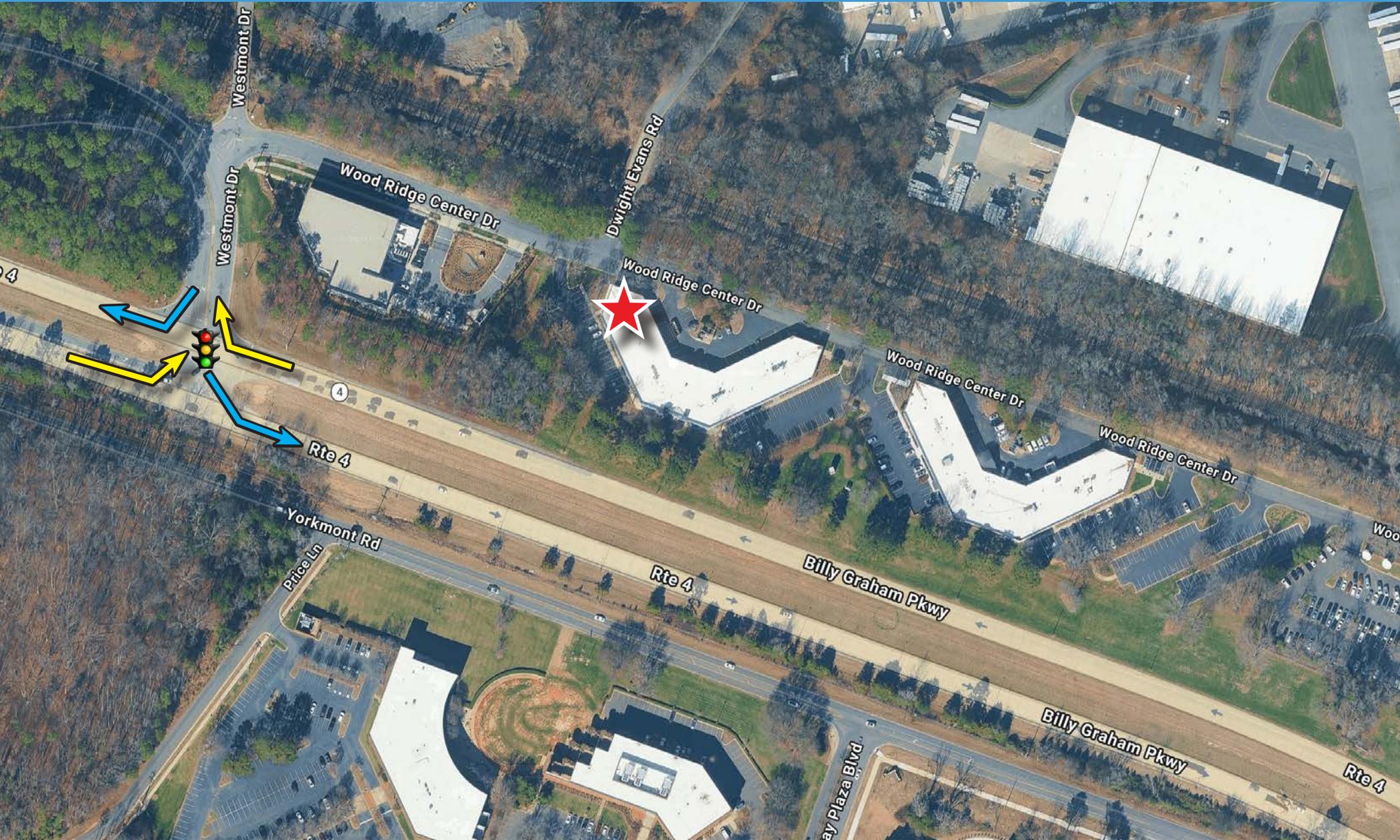
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SITE AERIAL

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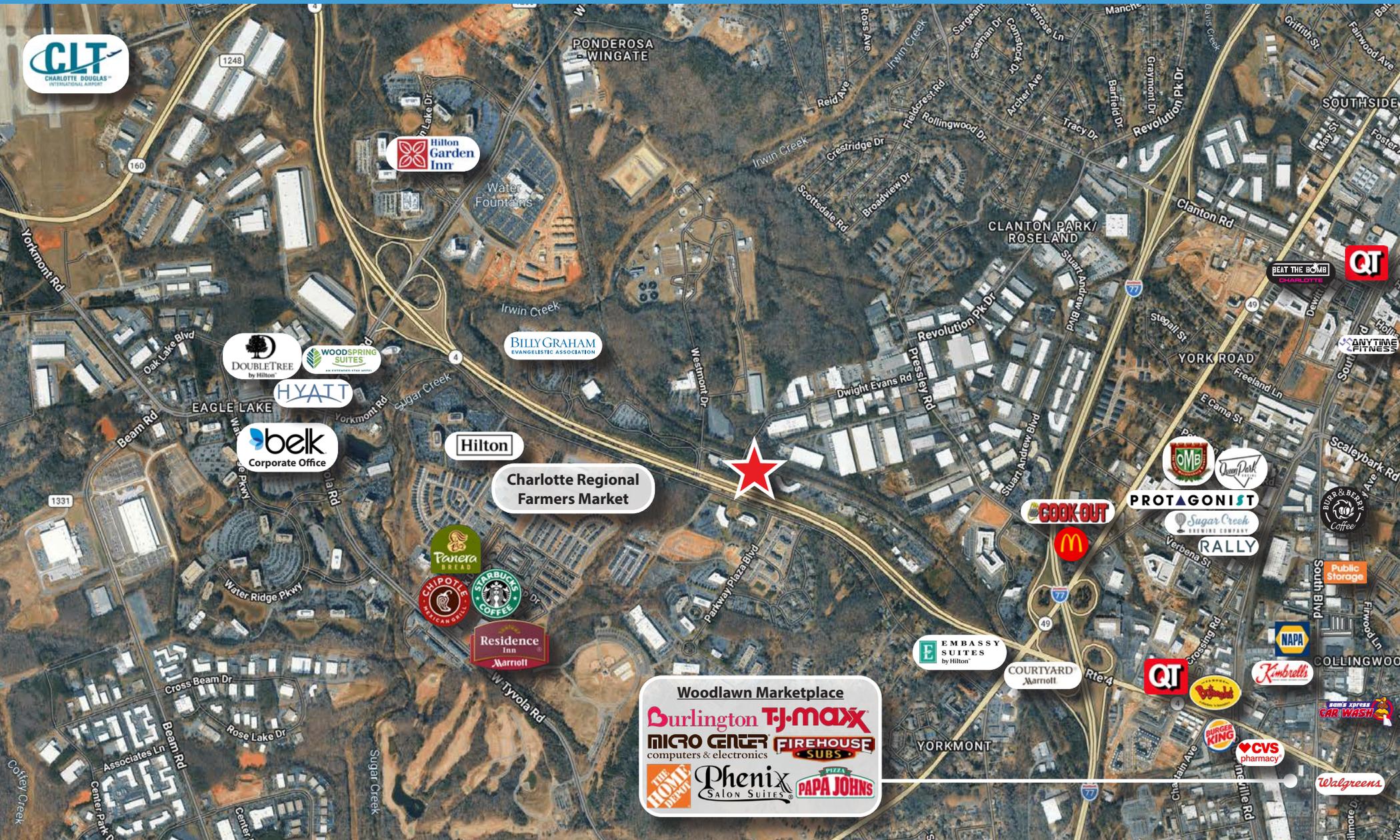
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MARKET AERIAL

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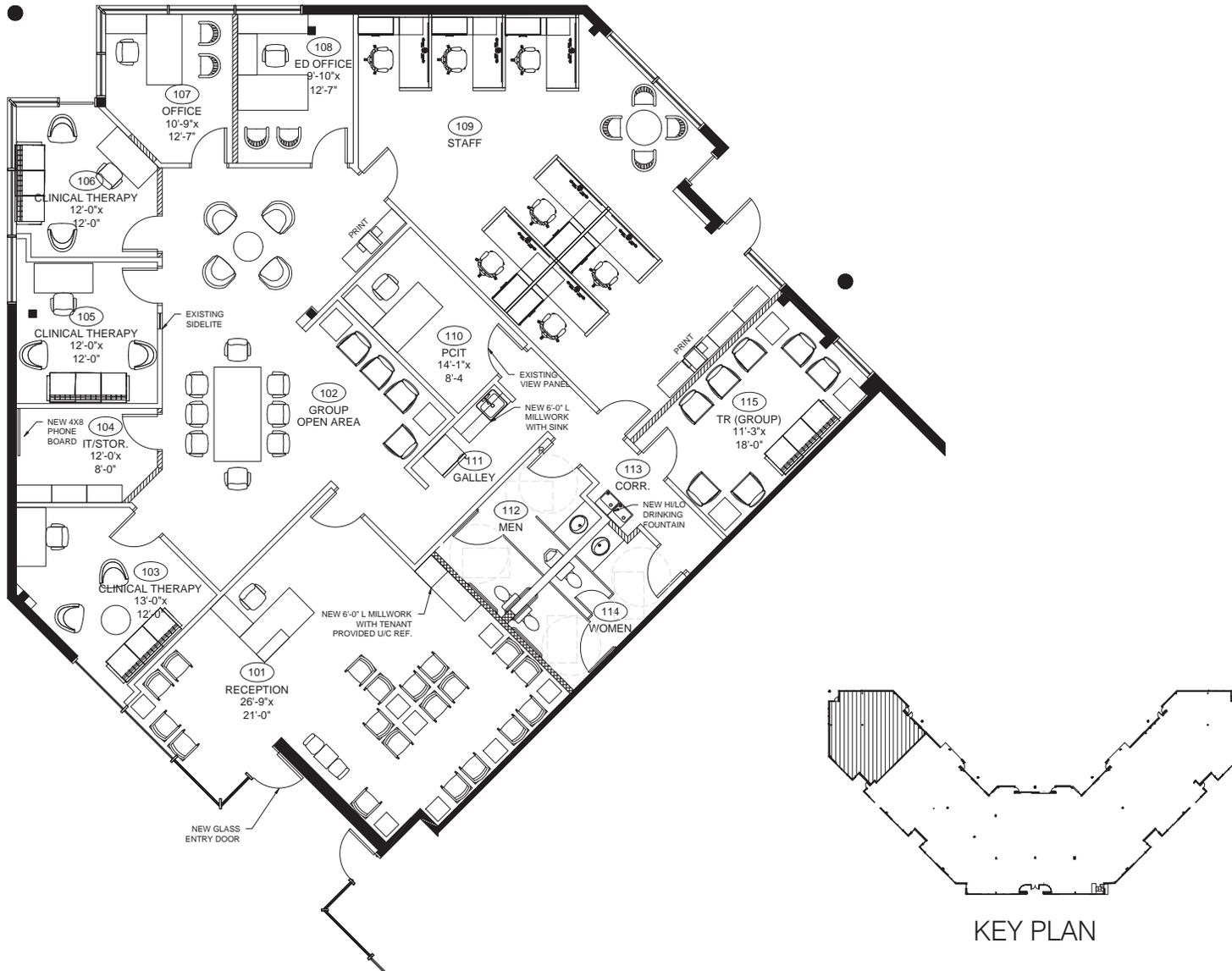
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FLOOR PLAN

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PHOTOS

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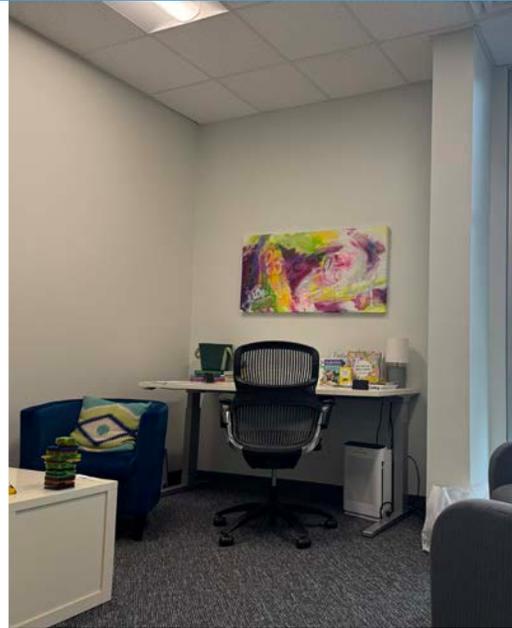
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