

NOVATECH

SYLVAN STATION

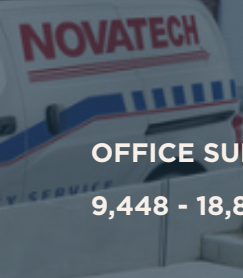
4106 CHARLOTTE AVE

8 & R COFFEE CO.

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PIZZERIA

FIVE
PIZZA



OFFICE SUBLEASE
9,448 - 18,895 SF





OVERVIEW

- Address - 4106 Charlotte Ave.
- Floors - 2nd and 3rd
- SF - 9,448 - 18,895 SF
- Sublease - through 4/30/33
- Term - negotiable
- Building signage available

This sublease opportunity includes the second and/or third floor in a class A building with furniture, providing a move-in ready space surrounded by amenities with immediate interstate access.



FLOOR PLANS



3RD FLOOR

- 12 offices
- 32 workstations
- 3 conference rooms
- break area

[VIRTUAL TOUR](#)



NEIGHBORHOOD MAP



Sylvan Park - 3 minutes
The Nations - 4 minutes
Charlotte Park - 6 minutes
Hillsboro Village - 8 minutes
The Gulch - 9 minutes
Germantown - 11 minutes

- 1.** Richland Park
- 2.** Sylvan Park
- 3.** Taquiera Del Sol
- 4.** ML Rose
- 5.** Planned: Wine Bar
- 6.** Otto's Bar
- 7.** PDK Southern Kitchen
- 8.** Charlotte Medical Plaza

- 9.** Sylvan Supply
 - Another Broken Egg
 - Otaku Ramen
 - Radish
 - Punk Wok
 - Red Perch
 - Barista Parlour
 - Bearded Iris

- 10.** Station 40 Apartments
- 11.** Hill Center Sylvan Heights
 - Urban Juicer
 - Double Dogs
 - Common Grounds
- 12.** Planned: Apartments & Grocery
- 13.** L & L Marketplace
- 14.** Planned: Apartments & Retail



PARKING MAP

30 GARAGE SPACES INCLUDED

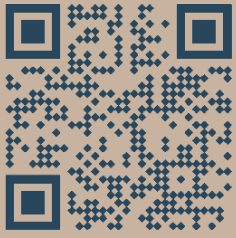
44 STREET SPACES

4106 CHARLOTTE AVE

40 SPACES ON SITE







MORE DETAILS

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