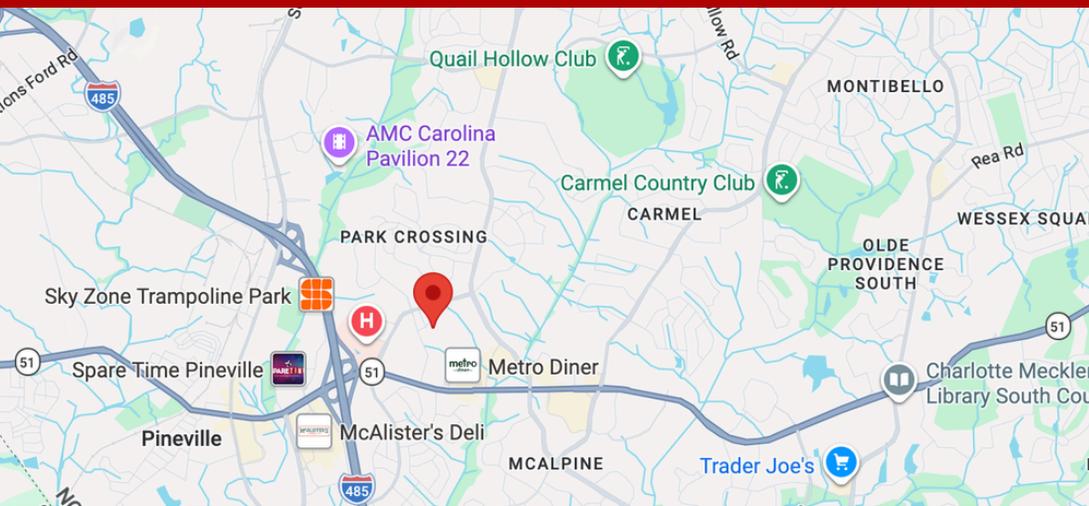




MEDICAL/ RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

1. Major Renovation Underway

The landlord is actively renovating the property, including significant exterior and structural improvements, creating an opportunity for tenants to customize the space during the renovation process.

2. Rare Freestanding Opportunity

Freestanding commercial buildings available for lease in this submarket are extremely limited, offering tenants the rare opportunity for signage, privacy, and operational flexibility.

3. Prime South Charlotte Location

Ideally located near Atrium Health Pineville, and close to HWY 51 and I-485, the property benefits from strong surrounding demographics and a highly desirable South Charlotte address.

4. Flexible Layout for Multiple Uses

The building's versatile layout makes it well suited for a variety of users including medical, wellness, professional office, education, or specialty service providers.

UNIT SIZE:

16,963 SF

USE:

MOB/FITNESS/RETAIL

ZONING:

B-4

RATE:

\$26.00 SF NNN

TI:

\$600,000.00

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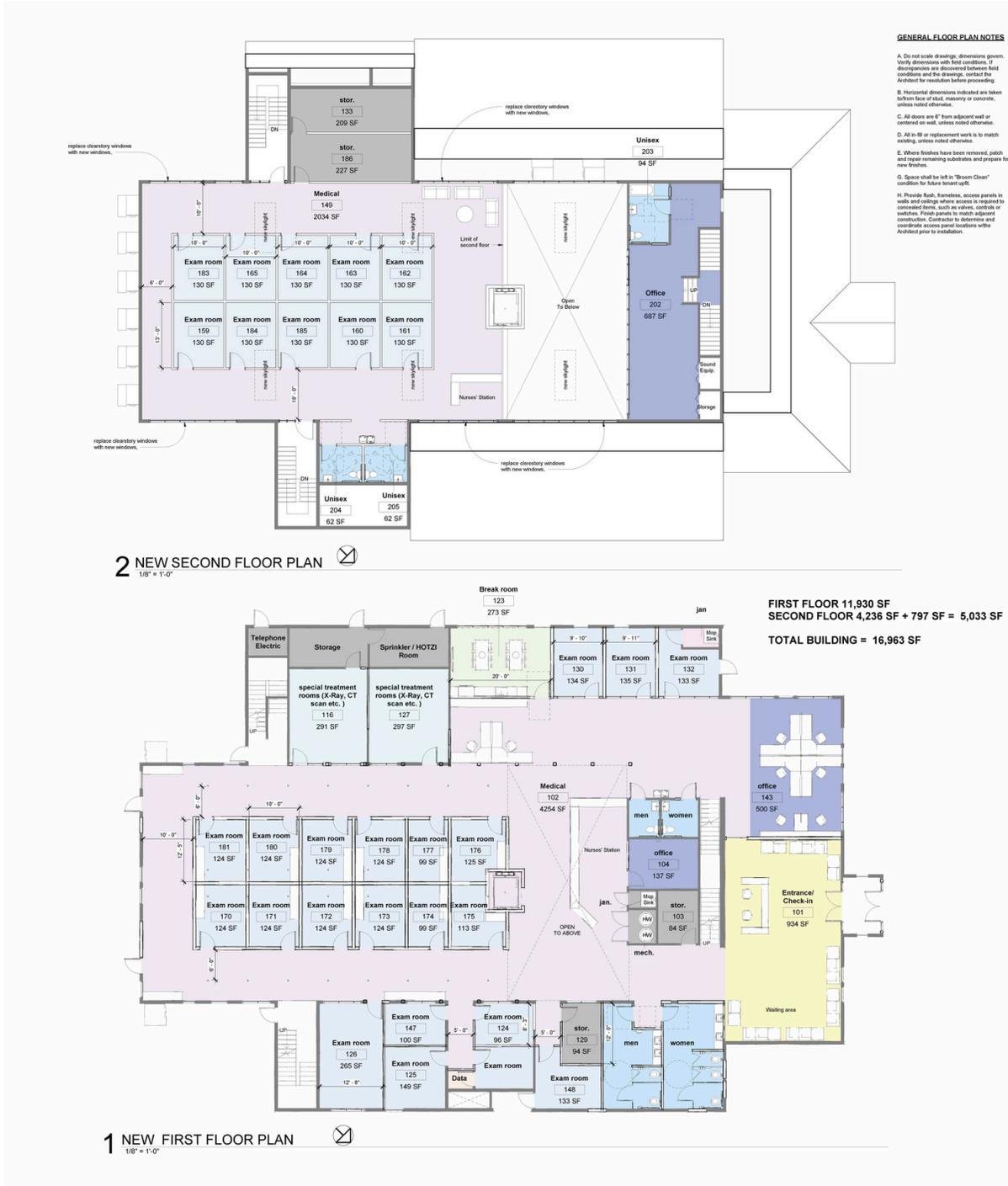
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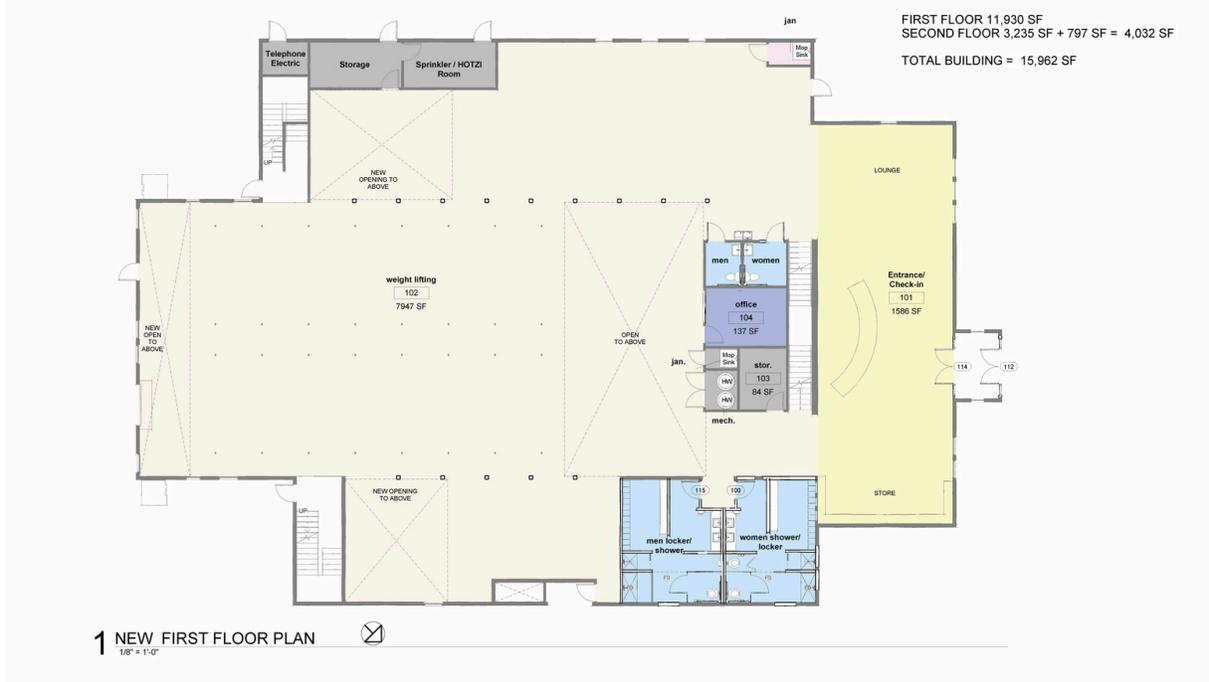
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- GENERAL FLOOR PLAN NOTES**
- A. Do not scale drawings; dimensions govern. Verify dimensions with field conditions. If discrepancies are discovered between field conditions and the drawings, contact the Architect for resolution before proceeding.
 - B. Horizontal dimensions indicated are taken between face of stud, masonry or concrete, unless noted otherwise.
 - C. All doors are 6" from adjacent wall or centered on wall, unless noted otherwise.
 - D. All in fit or replacement work is to match existing, unless noted otherwise.
 - E. Where finishes have been removed, patch and repair remaining substrates and prepare for new finishes.
 - G. Space shall be left in "Room Clear" condition for future tenant use.
 - H. Provide Bath, Handless, access panels in walls and ceilings where access is required to concealed items, such as wires, conduits or switches. Finish panels to match adjacent construction. Coordinate to determine and appropriate access panel locations with Architect prior to installation.

2 NEW SECOND FLOOR PLAN
1/8" = 1'-0"



1 NEW FIRST FLOOR PLAN
1/8" = 1'-0"

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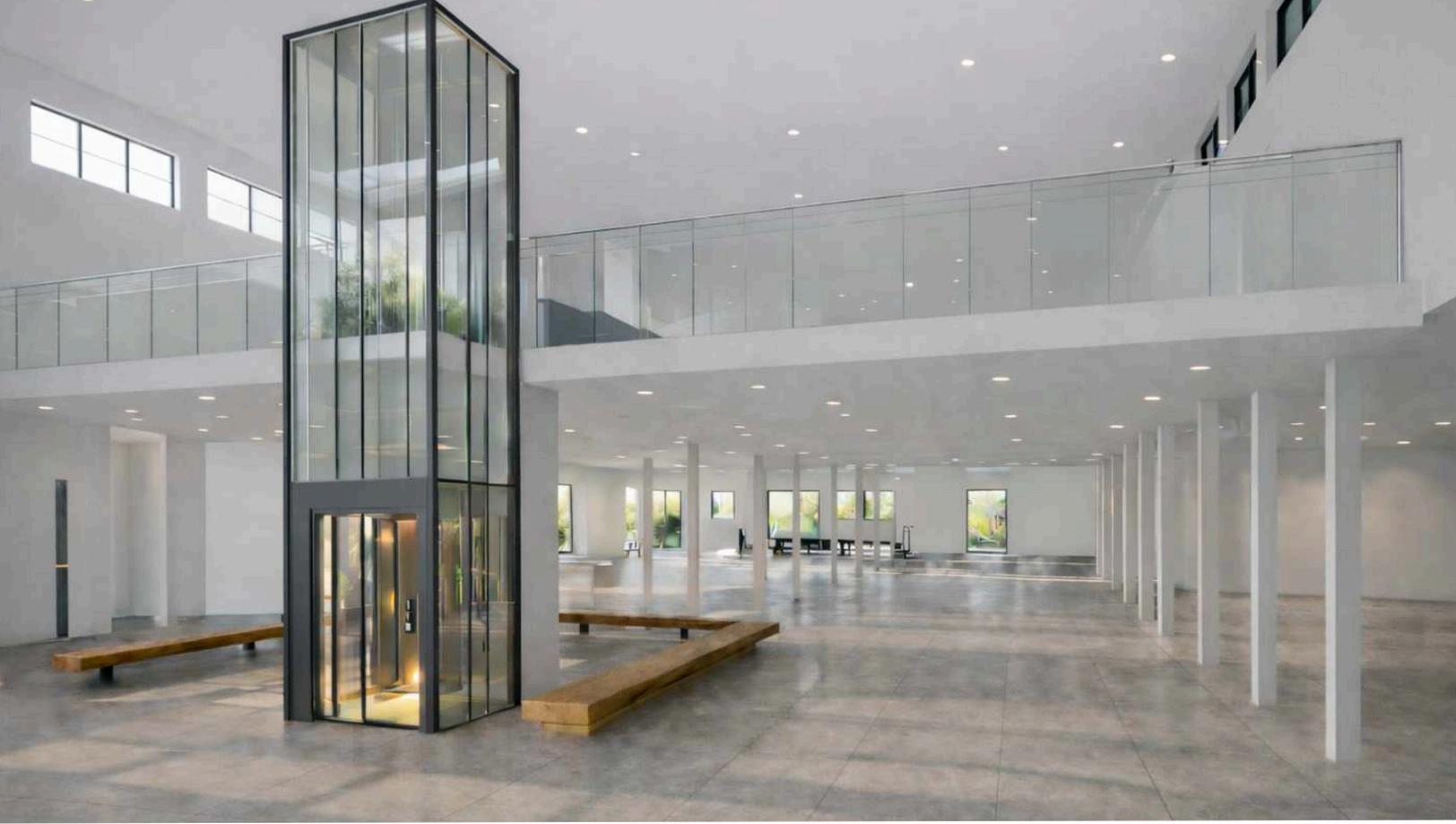
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FOR LEASE - 10301 FELDFARM LN



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