

# Flex Space Available for Sublease - 6,065 SF

## Crown Point Executive Park

2300 SARDIS RD N, SUITE R  
CHARLOTTE, NC 28227



### FOR MORE INFORMATION

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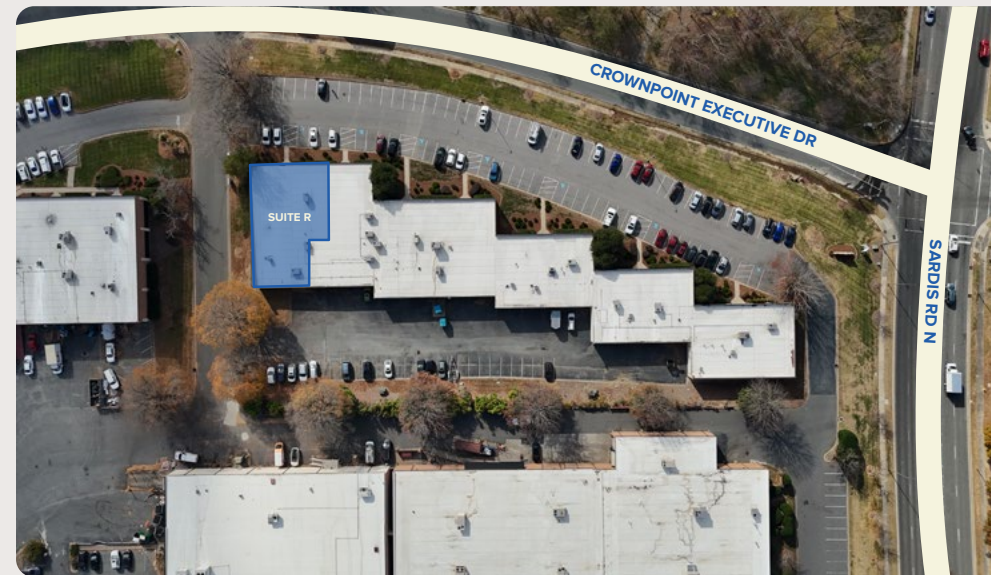
# Property Details

<b>LEASE TYPE:</b>	Sublease through April 2030
<b>TOTAL SF:</b>	6,065 SF
<b>OFFICE SF:</b>	±4,486 (Renovated in 2020)
<b>WAREHOUSE SF:</b>	±1,579
<b>CLEAR HEIGHT:</b>	14'
<b>DRIVE-IN DOOR:</b>	1
<b># OF OFFICES:</b>	9
<b>BREAK ROOMS:</b>	1

**CALL BROKER FOR PRICING** (competitive co-broker fee)

## HIGHLIGHTS:

- » Flexible office/warehouse mix with conference room and private offices
- » Fully conditioned warehouse and office
- » Ample parking and convenient loading access
- » Move-in ready condition with high-end office finishes
- » Zoned for light industrial/flex uses
- » Flexible availability based on current tenant's relocation
- » Space can be delivered fully furnished



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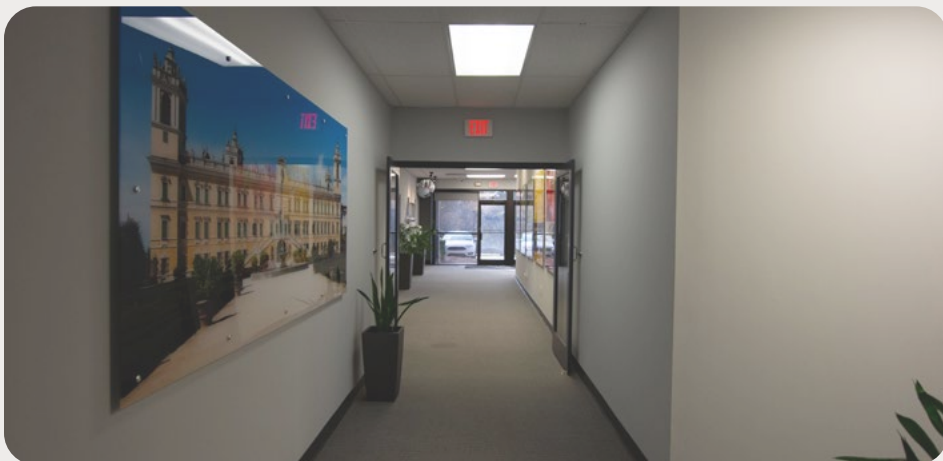
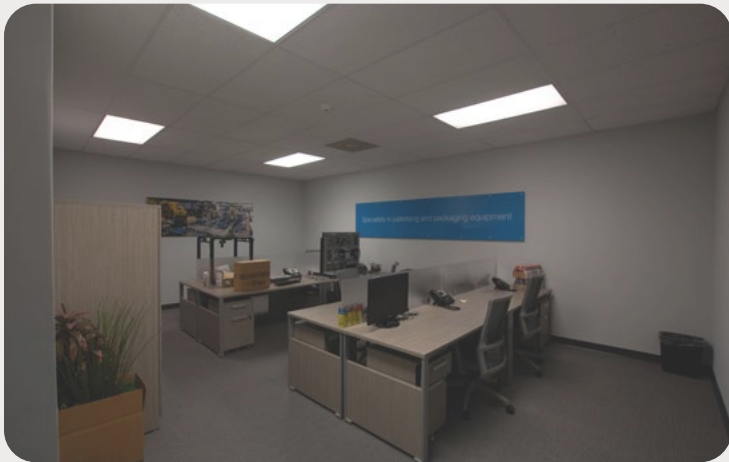


# Location

Ideally positioned near US-74 and I-485 with quick connectivity to Matthews, Mint Hill, and Southeast Charlotte's business hubs | Steps from restaurants, retail, and employee-friendly amenities







An aerial photograph of a commercial building with a large parking lot, surrounded by trees and other buildings in the background. The image is faded to serve as a background for the text.

**FOR MORE INFORMATION,  
CONTACT:**

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