

# Office For Lease – 1233 The Plaza Charlotte, NC



## Property Overview

+/- 14,253 SF available for lease in the heart of Plaza Midwood, one of Charlotte's most popular neighborhoods. The Class A Office redevelopment's central location affords excellent walking proximity to numerous restaurants, retail, apartments and residential neighborhoods.

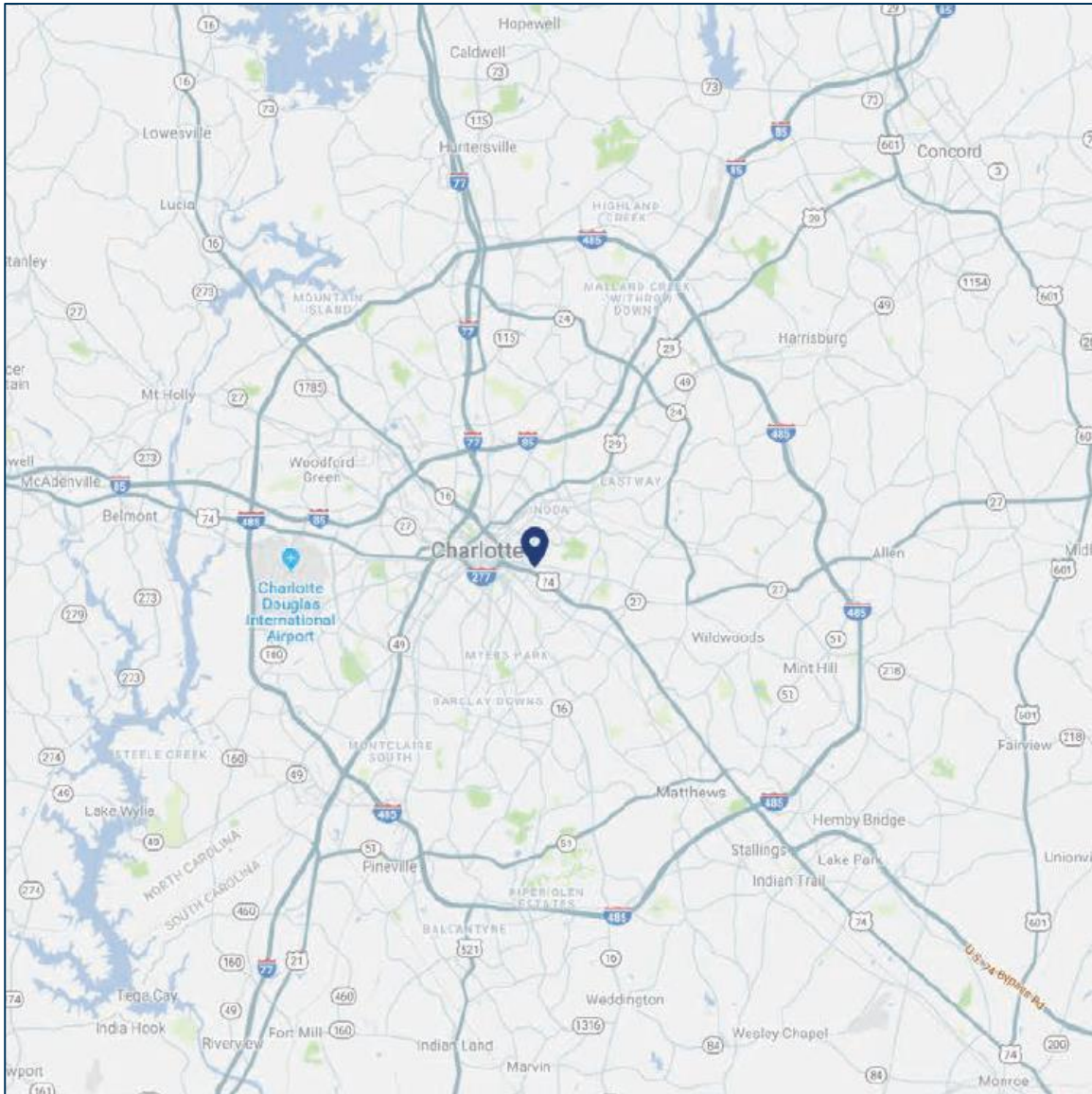
## Property Details

- Address: 1233 The Plaza Charlotte, NC 28205
- +/- 7,100 SF per floor (floors 2 & 4)
- Floors: 4 Floors
- Zoning: NC (Neighborhood Center)
- Tenants: USPS
- Parking: Approx. 33 free surface parking spaces, on-street parking available
- Access: Accessible to Uptown & Interstates
- Traffic Counts: Central Ave. at Thomas Street- 25,000 VPD
- Additional Notes: Uptown skyline views Pricing: \$35-40/SF NNN



Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)

## Office For Lease –1233 The Plaza Charlotte, NC



Demographics	1 Mile	3 Mile	5 Mile
<b>2022 Population:</b>	17,194	110,412	170,554
<b>Average Household Income:</b>	\$149,107	\$140,996	\$111,458
<b>Median Household Income:</b>	\$103,274	\$89,331	\$67,516
<b>Households:</b>	9,025	54,177	71,493
<b>Daytime Employees:</b>	12,233	138,792	91,795



Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)



## Market Overview – Plaza Midwood Charlotte, North Carolina

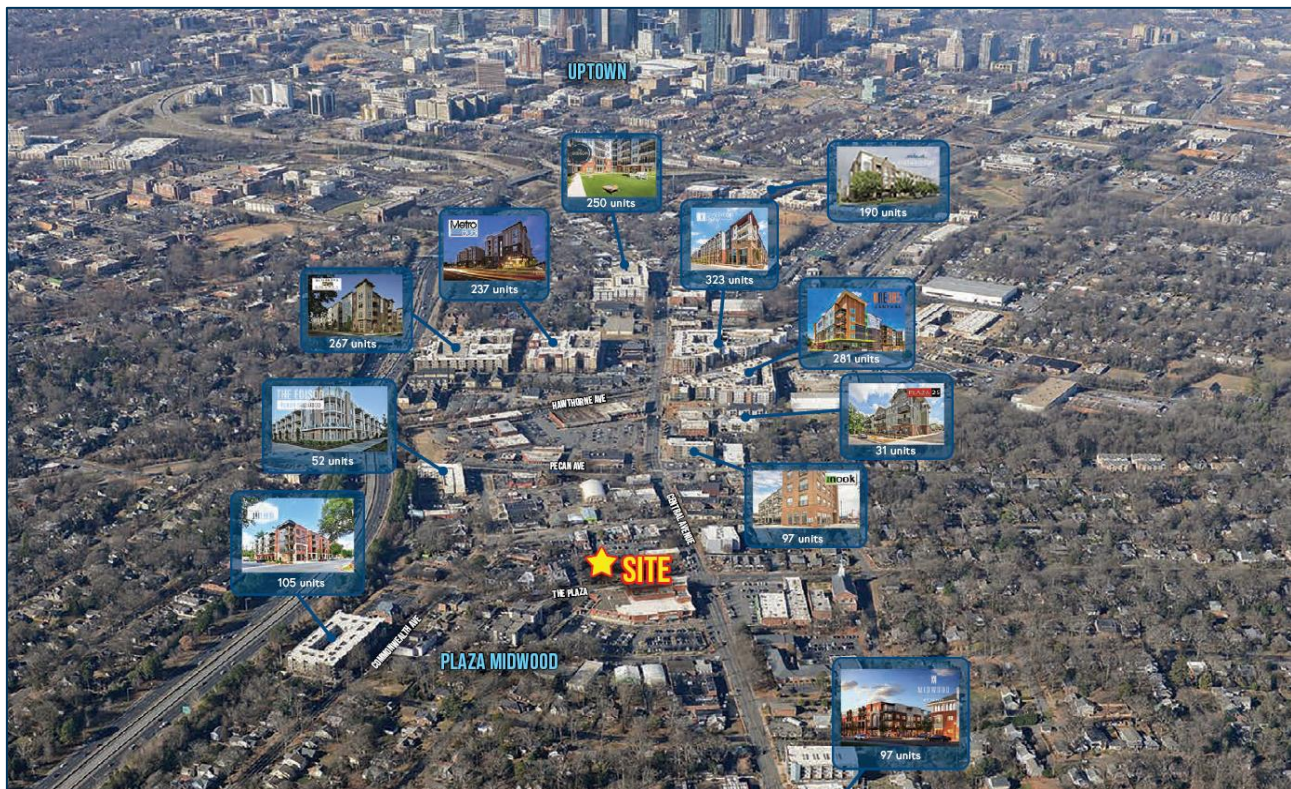
Plaza Midwood is located approximately one mile east of Uptown Charlotte. Known for its eclectic vibe, it boasts a mixture of art galleries, locally owned shops and unique restaurants. Recent years have witnessed its resurgence as a vibrant, highly sought after neighborhood with numerous multi-family developments being completed.



Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)



# Market Overview – Plaza Midwood Charlotte, North Carolina



Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)

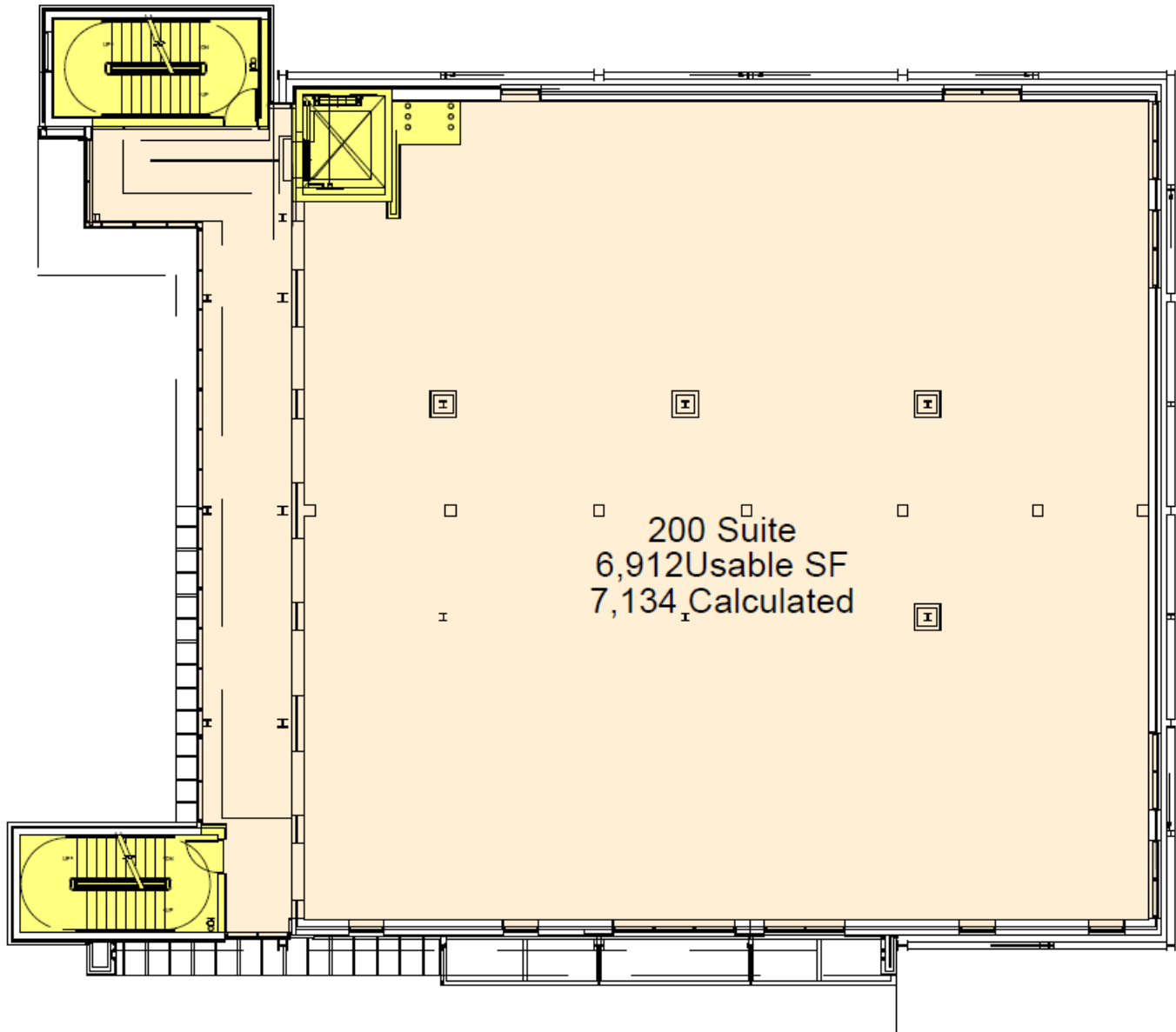


## Office For Lease – 1233 The Plaza Charlotte, NC



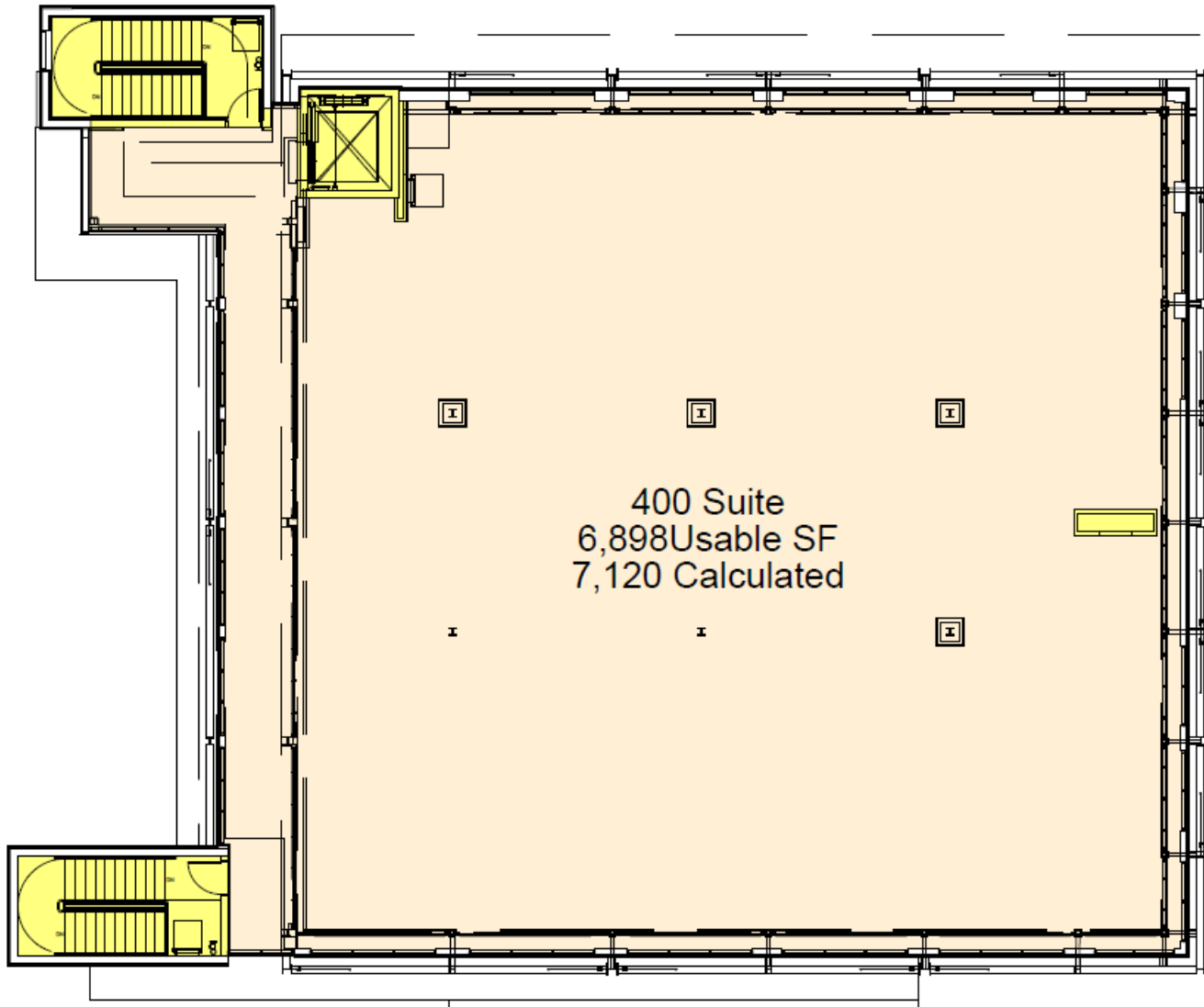
Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)

## Floor Plan – Level 2



Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)

## Floor Plan – Level 4



Sink Kimmel  
704.582.1672  
[sink@selwynpropertygroup.com](mailto:sink@selwynpropertygroup.com)