

# OFFICE FOR LEASE OR SALE

## 1307 W MOREHEAD STREET SUITE 204 & 206 (THE CRANE BUILDING)



### PRICING:

**Lease Rate (Reduced):** \$26.00 sf NNN

**Sale Price:** \$1,695,000.00

### SIZE (approx):

3,452 +/- sf rentable

2,833 +/- sf usable

### COUNTY:

Mecklenburg

### ZONING:

CAC-2

### YEAR BUILT:

1923 renovated 2003

### CITY:

Charlotte

### PARKING:

Ample

### SPRINKLERS:

No

### FLOORS:

2

### ROADS:

City Maintained

### COMMENTS:

Many restaurants nearby

### UTILITY PROVIDERS:

Water/Sewer-City of Charlotte (included in COA)  
Power-Duke Energy  
Gas-Piedmont Natural Gas

- Easy freeway access  
- Midtown/FreeMoreWest

(<https://www.charlottecultureguide.com/organization/91985/freemorewest>)

- Near future Iron District <https://www.irondistrict.com/>

-2025 additional monthly expenses: COA Dues: \$907.59, Insurance: \$312.15, Property taxes: \$338.96/month (both units combined). Half of the property taxes are deferred due to the historical designation. Property taxes without deferral: \$677.92/month  
Historic Landmarks Commission <https://landmarkscommission.org/2016/11/01/crane-company-building/>

-Property conditions subject to verification by interested parties.

-Interior images are for idea purposes only (furniture not included with lease or sale).

**B E R T O L I N A**

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