

# 421 Minuet Lane (LOSO Submarket)

Charlotte, North Carolina 28217

FOR SALE



**Move-in ready +/-8,748sf gorgeous stand-alone office building on +/-.98 Acres in LOSO!**

*Great Owner-Occupant Purchase in an exciting submarket with so much growth and current area development!*



**Clay Durkin**  
704-858-4508  
cd@claydurkin.com



## FEATURES

- Beautiful Finishes, high-ceilings, fresh contemporary lighting, and excellent proportion of open areas + private offices. Within walking Distance of 2 Light Rail stops (Woodlawn + Tyvola); Separate Side Suite w/ Private Entrance could be excellent Day 1 Tenant Revenue Opportunity allowing for Flexible Future Expansion. Functional for so many Businesses!
- +/- 8748 sf office space easily ready for a Day 1 move-in! Layout consists of: Front Vestibule for great brand display; Waiting Area; Large Conference Room; Multiple M+W Bathrooms; Large Kitchen + Break Area; 11 Offices of all sizes; Open Work Areas and Break Out Spaces; Outdoor/Natural Sitting Area; IT Room; Storage Room and Janitorial Room.
- 6 HVAC Units (Two are Brand-New units just installed, Two are 1-2 years old); Roof/ Gutters cleaned Quarterly.
- Built in 1972, Renovated in 2016, Zoned ML-2 (Manufacturing and Logistics), Tax Records have parcel at .98 Acres (43,080sf).
- Ample onsite surface parking with 27 marked spaces and a few more unstriped options along the driveway or overflow out front on Minuet Lane.
- Excellent + Prominent Monument Signage Opportunity out Front; Natural and Private Setting.
- Charlotte's Lower South End neighborhood is one of the fastest growing areas in the Southeast with explosive residential, retail, and office growth. Lower South End (a.k.a. LOSO) is easily accessible via Charlotte's light rail system and the adjacent roadways and provides a comprehensive Live-Work-Play environment for professionals young and old.
- Eclectic mix of breweries, restaurants, art galleries, and retail shops. Strategically located just south of Historic SouthEnd and Uptown Charlotte, it offers easy access to major highways, the airport and so many of Charlotte's great residential neighborhoods, making it a popular destination. LoSo is poised for continued growth, making it an attractive option for both residents and businesses seeking a lively urban environment.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



# 421 Minuet Lane (LOSO Submarket)

*Charlotte, North Carolina 28217*

**FOR SALE**



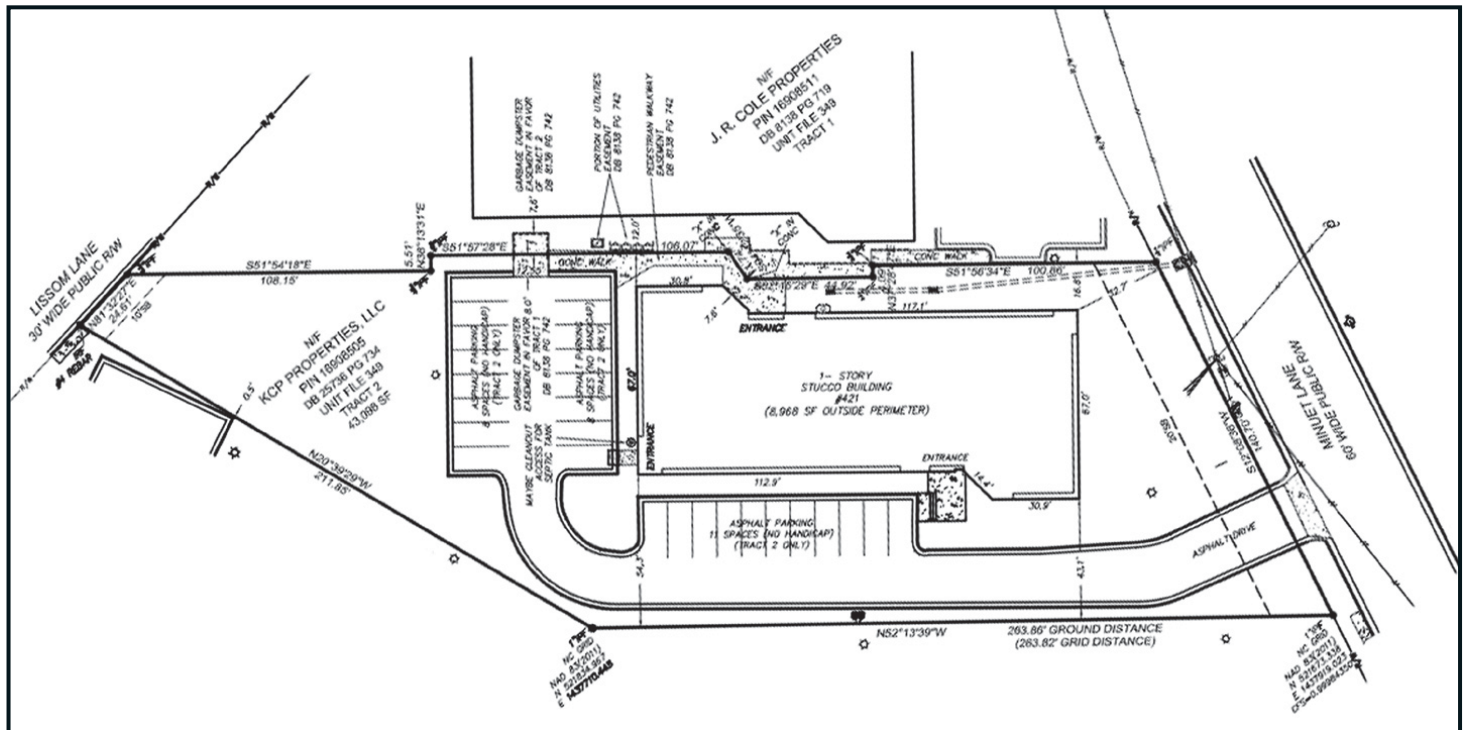
For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



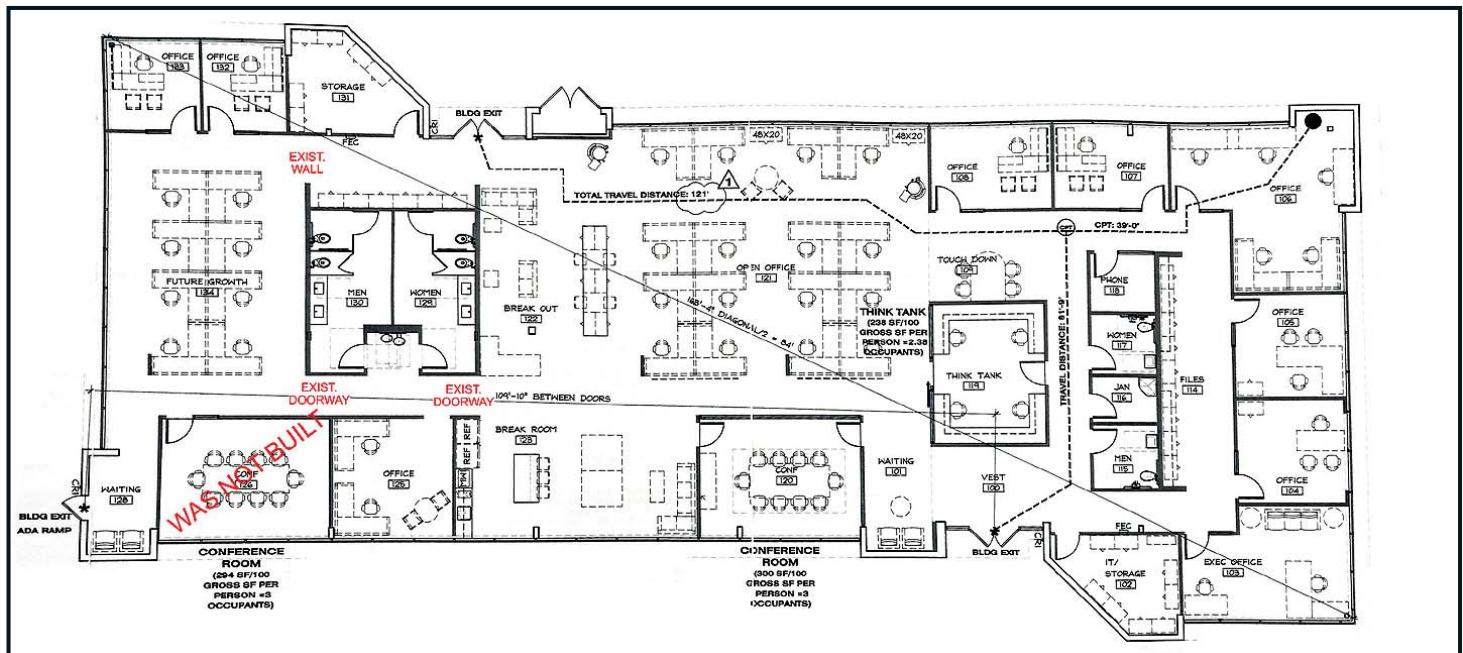
# 421 Minuet Lane (LOSO Submarket)

Charlotte, North Carolina 28217

FOR SALE



Site Plan



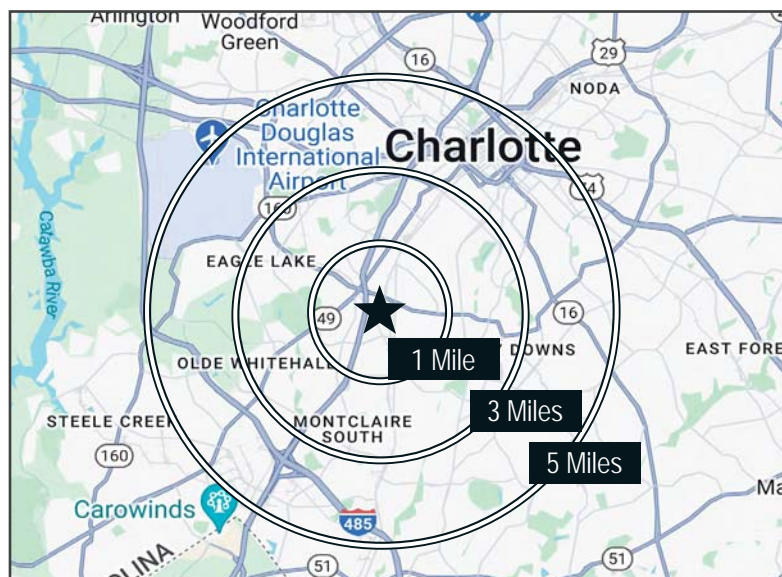
Floor Plan



# 421 Minuet Lane (LOSO Submarket)

Charlotte, North Carolina 28217

FOR SALE



DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
Population	6,745	94,734	228,410
Population 5 Yr Growth	0.2%	1.8%	1.8%
Median Age	34.9	34.5	34.9
Houesholds	3,008	42,424	106,742
HH 5 Yr Growth	1.0%	2.4%	2.5%
Median HH Income	\$59,478	\$75,128	\$82,192
Median Home Value	\$318,501	\$400,157	\$463,538

For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



# 421 Minuet Lane (LOSO Submarket)

*Charlotte, North Carolina 28217*

**FOR SALE**



For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



# 421 Minuet Lane (LOSO Submarket)

*Charlotte, North Carolina 28217*

**FOR SALE**



For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



# 421 Minuet Lane (LOSO Submarket)

*Charlotte, North Carolina 28217*

**FOR SALE**



For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



# 421 Minuet Lane (LOSO Submarket)

*Charlotte, North Carolina 28217*

**FOR SALE**



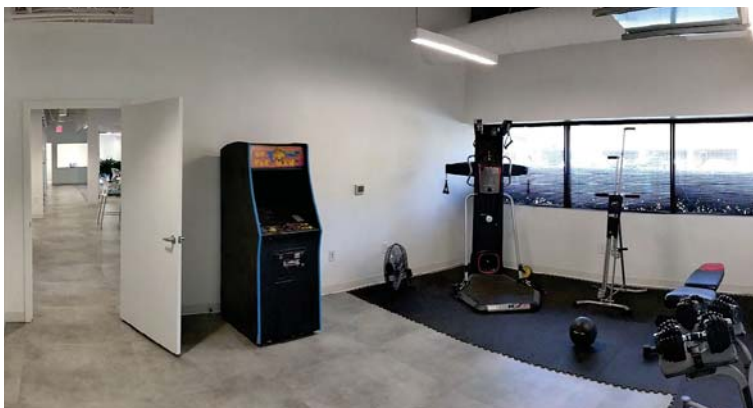
For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)



# 421 Minuet Lane (LOSO Submarket)

Charlotte, North Carolina 28217

FOR SALE



For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)