



OFFICE BUILDING FOR LEASE

CROWN CENTRE

2101 SARDIS ROAD NORTH SUITE 101, CHARLOTTE, NC 28227



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,009 SF
Lease Rate:	\$22.00 SF/yr net of janitorial and electric
Building Size:	45,000 SF
Traffic Count:	21,000 VPD

AVAILABLE SPACES

Suite 101	1,009 SF
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SUITE 101

PROPERTY OVERVIEW

Welcome to 2101 Sardis Road North, Suite 101, Charlotte, NC 28227, a premier property offering unmatched leasing potential. Boasting excellent access to I-485 and Hwy. 74, this corner suite located directly off the ground floor lobby presents an exceptional opportunity. With ample parking at 5.33 per 1,000 SF, tenants are assured convenience and accessibility. Additionally, the prime location provides immediate access to significant restaurant and retail amenities, catering to diverse business needs. Situated just 1.8 miles from McAlpine Creek Park and Campbell Creek Greenway, the property provides an ideal balance of urban access and natural surroundings. Don't miss this extraordinary leasing opportunity.

PROPERTY HIGHLIGHTS

- Excellent access to I-485 and Hwy 74
- Significant restaurant and retail amenities nearby
- Corner suite located directly off ground floor lobby
- Excellent Parking: 5.33 per 1,000 SF
- Situated 1.8 miles from McAlpine Creek Park and Campbell Creek Greenway

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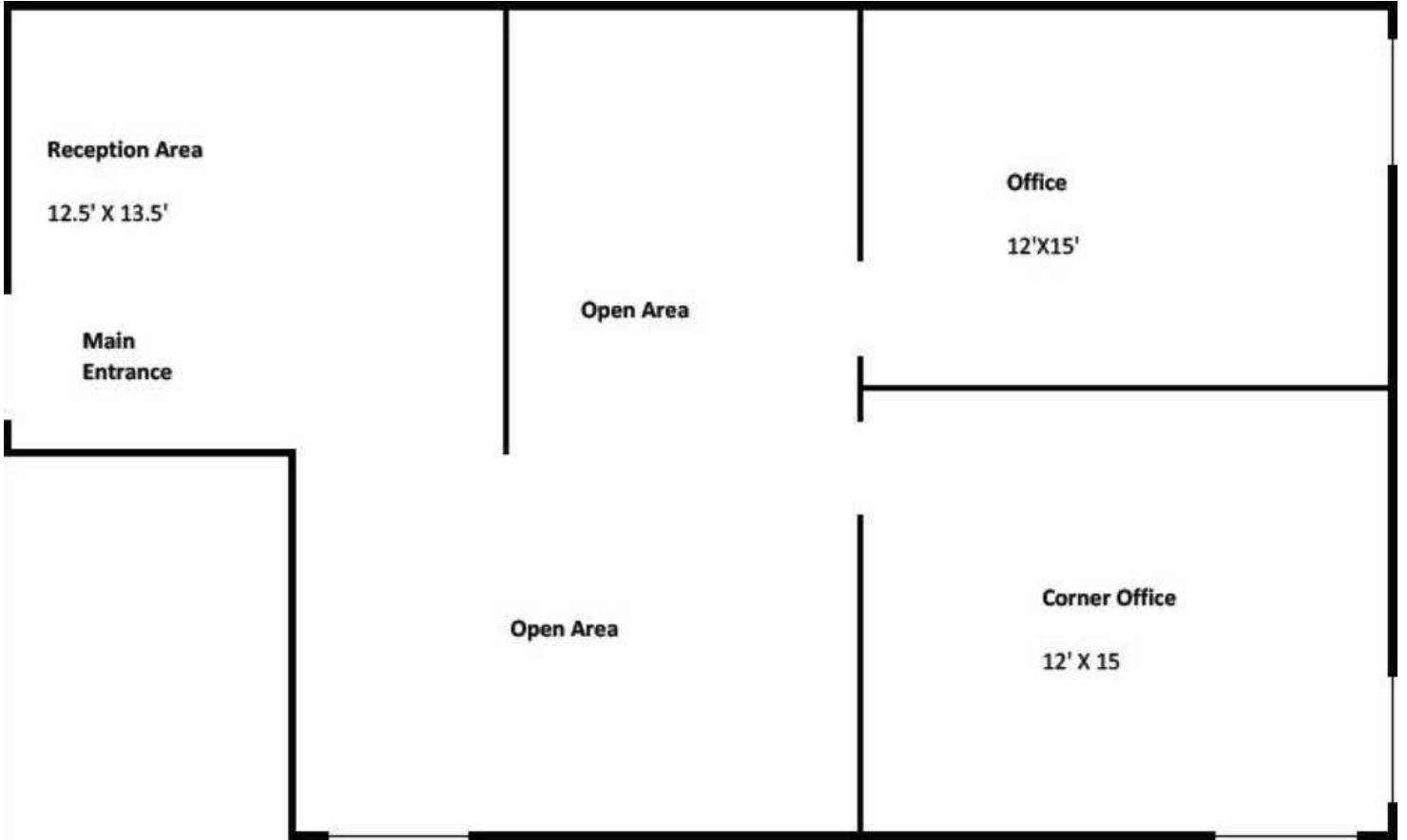
ADDITIONAL PHOTOS



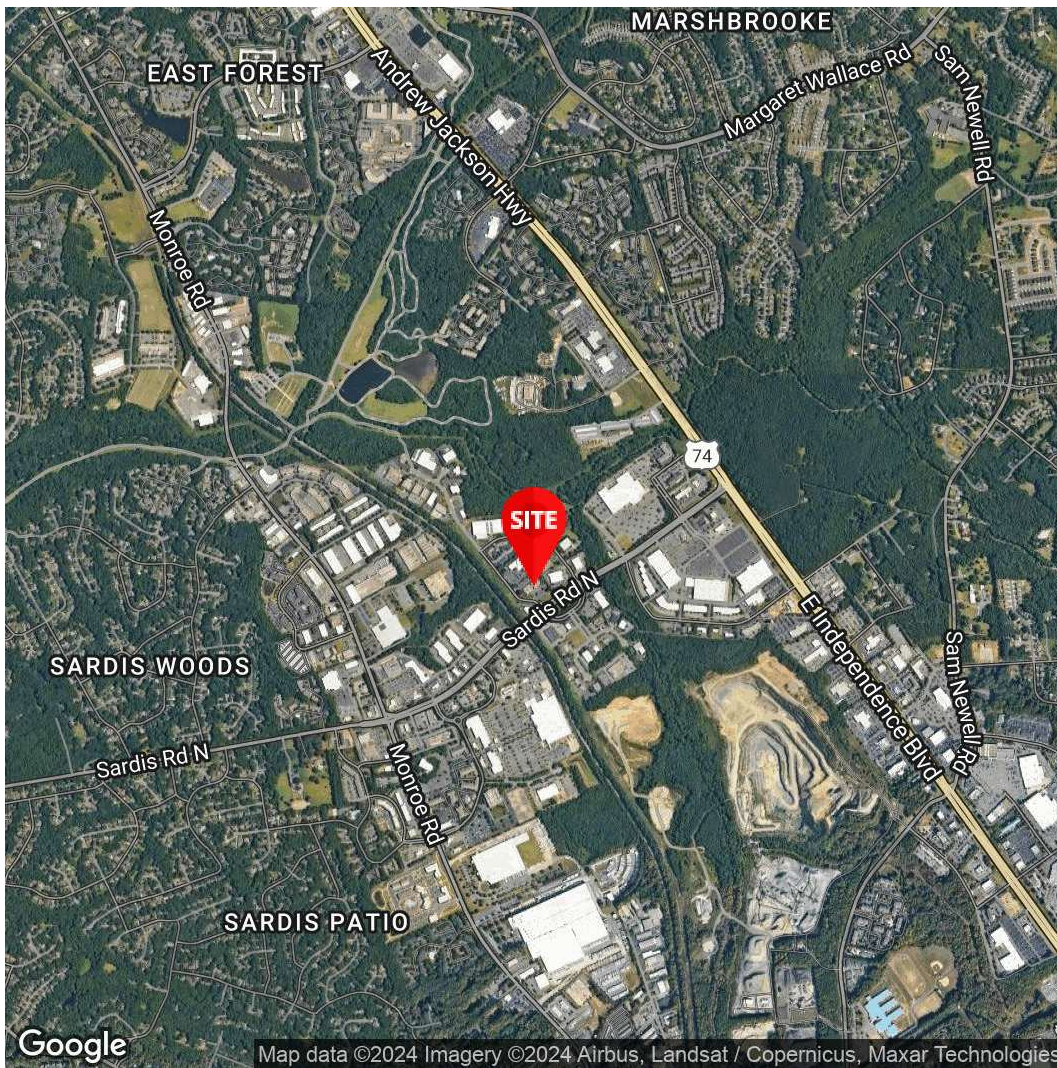
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SUITE 101



101 SUITE 101
1,009 Square Feet

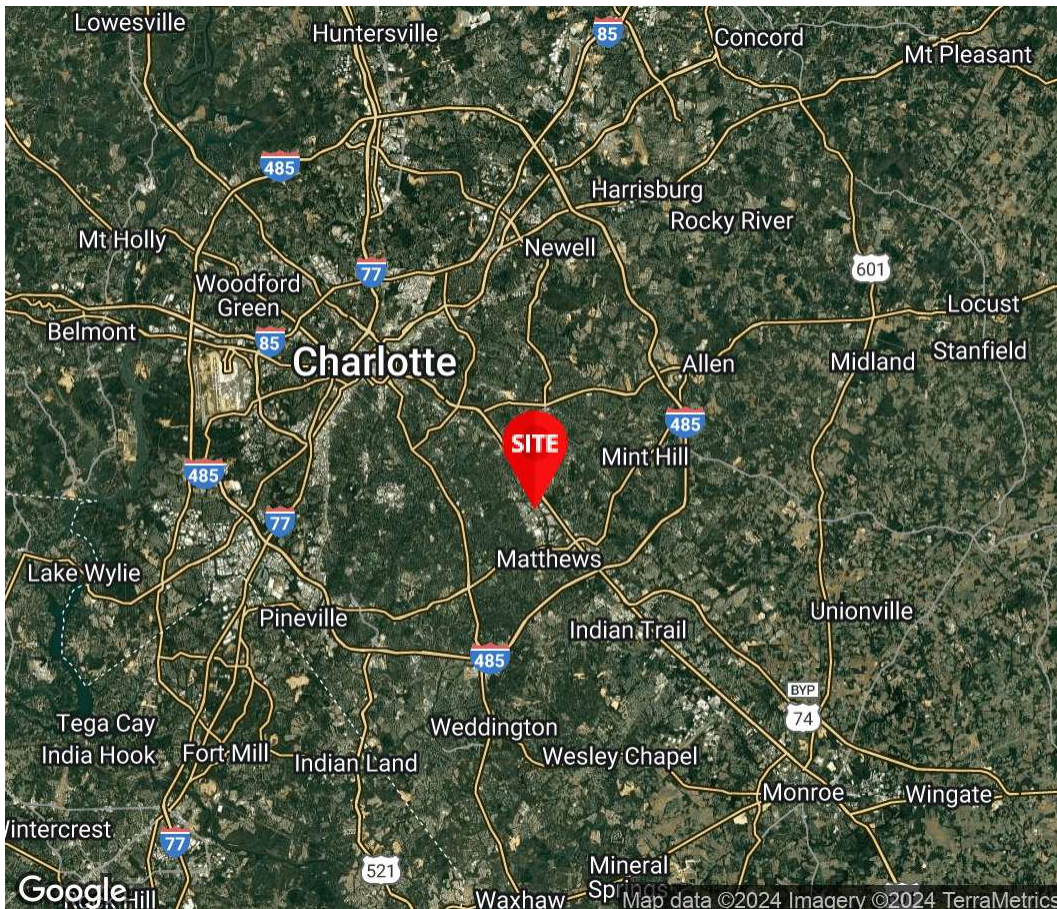


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