

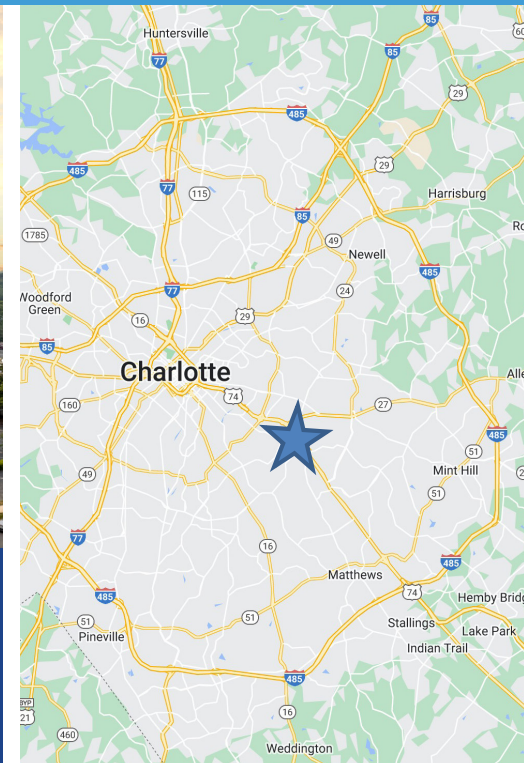
INDEPENDENCE TOWER

4801 E. INDEPENDENCE BLVD., CHARLOTTE, NC 28212

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 640 - 26,632 TOTAL SF OFFICE SPACE AVAILABLE FOR LEASE







Affectionately known as the Big Gold Building, Independence Tower is the gateway to East Charlotte. Revamped in 2018, Independence Tower offers refreshed common areas, HVAC systems, and a variety of space availabilities. Conveniently located at 4801 E Independence Blvd, Independence Tower is minutes from Uptown, South Park, and I-77. Ideal for any tenant looking for quality space at an affordable rate.

PROPERTY HIGHLIGHTS

- +/- 640 - 26,632 SF office suites and single, small suites available for lease
- Renovated in 2018 with new HVAC and commons areas
- On-site building engineer
- Ample surface parking
- Uptown views
- Conveniently located on Independence Blvd. near Albemarle Rd. interchange
- **Lease Rate: \$21.00/SF Full Service**

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	13,162	111,470	265,343
 HOUSEHOLDS	5,269	45,343	112,700
 AVG. HH INCOME	\$86,411	\$108,280	\$139,743
 DAYTIME POPULATION	7,050	57,514	181,288

BROKER CONTACT

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SITE AERIAL

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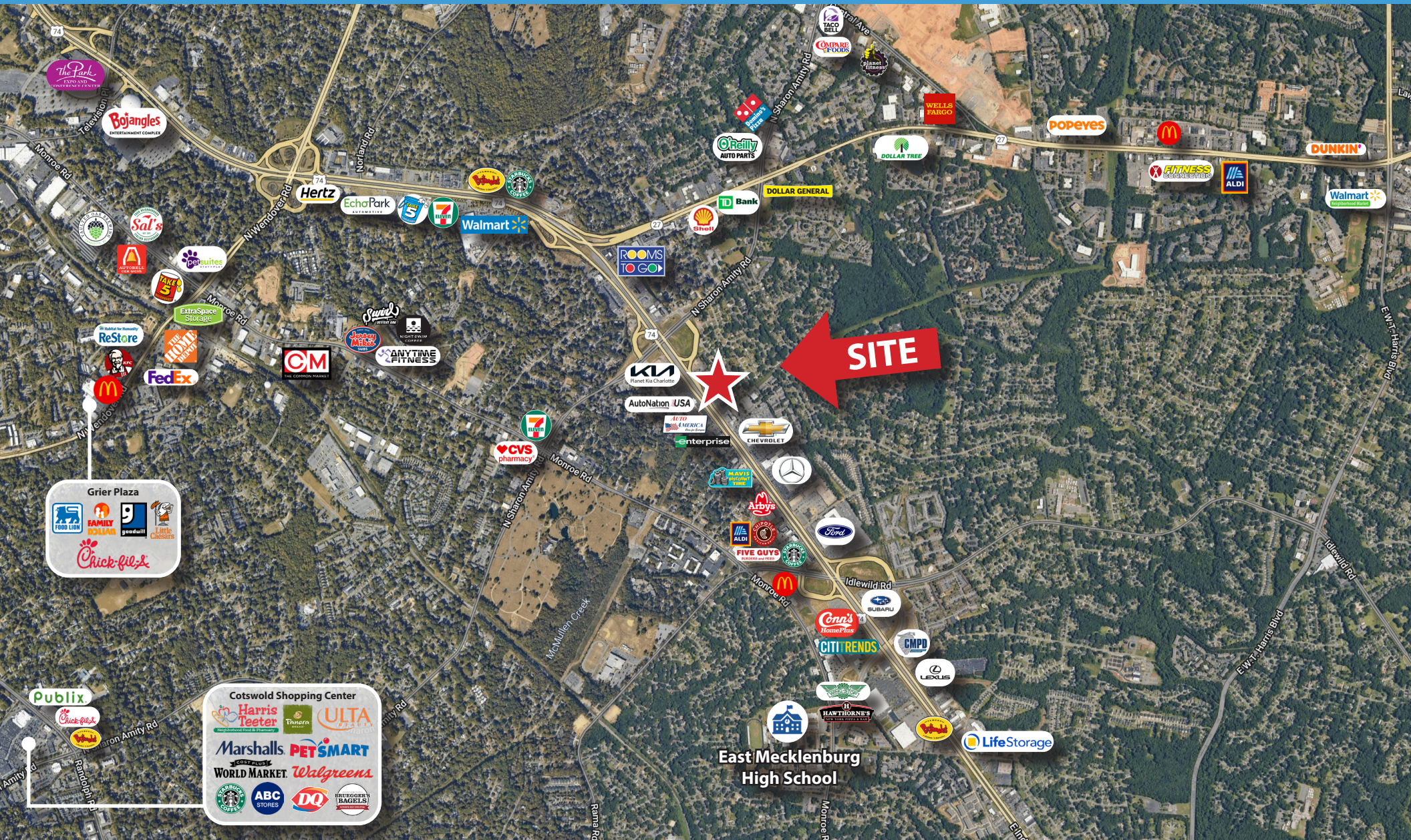
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MARKET AERIAL

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