

5525 Albemarle Road

CHARLOTTE, NC 28212



Office

FOR

Sale or Lease

SIZE

±30,000 SF

PRICE

Sale: \$5,995,000 or Lease: Rate TBD



Overview

Available ±30,000 RSF

Space can be subdivided from ±5,000 - ±30,000 SF

Brand new, totally renovated lobbies and bathrooms

Brand new HVAC rooftop units with bipolar ionization filters

Generous Tenant Improvement Allowance available

Located less than 10 minutes from downtown Charlotte CBD and near Crosland SE and a new development project on the former Eastland Mall property

Multiple points of egress/ingress

Connected building on property owned and occupied by Charlotte Center for Legal Advocacy

168 parking spaces -4/1,000 RSF

Highly efficient space with 6% core factor

Abundant glass and window line providing plenty of natural light into the space

Numerous restaurants, banks and retail within close proximity



Rebecca Herron
Director of Office & Industrial

(704) 367 5017
rherron@mpvre.com

Bailey W. Patrick
Managing Partner

(704) 248 2102
bpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

5525 Albemarle Road

CHARLOTTE, NC 28212

Property Overview

Demographics

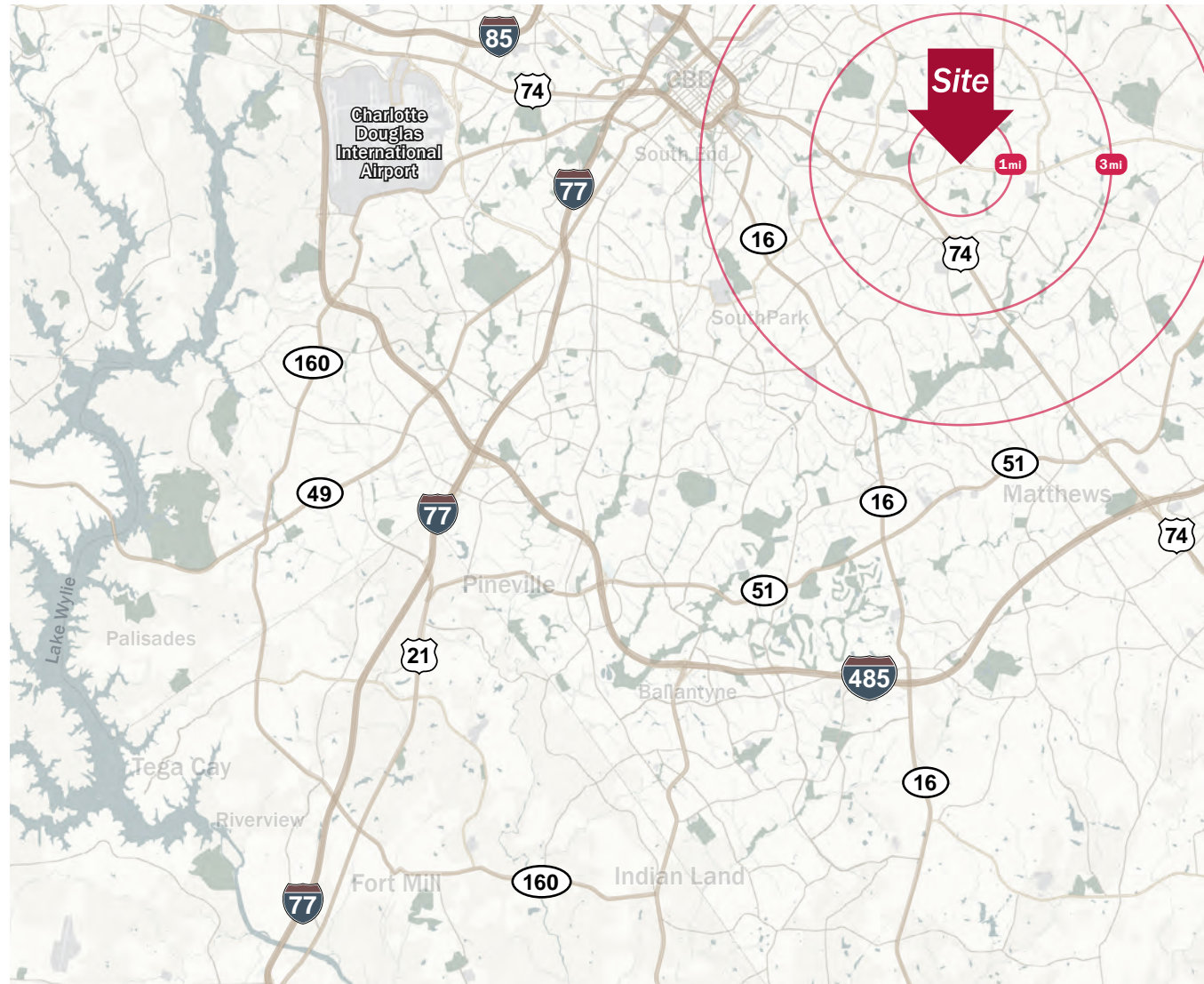
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	15,774	115,665	265,007
Avg. HH Income	\$70,701	\$84,266	\$109,399

Traffic Count

Source: NCDOT

	AADT
Albemarle Rd	48,500 (2022)



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

Bailey W. Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

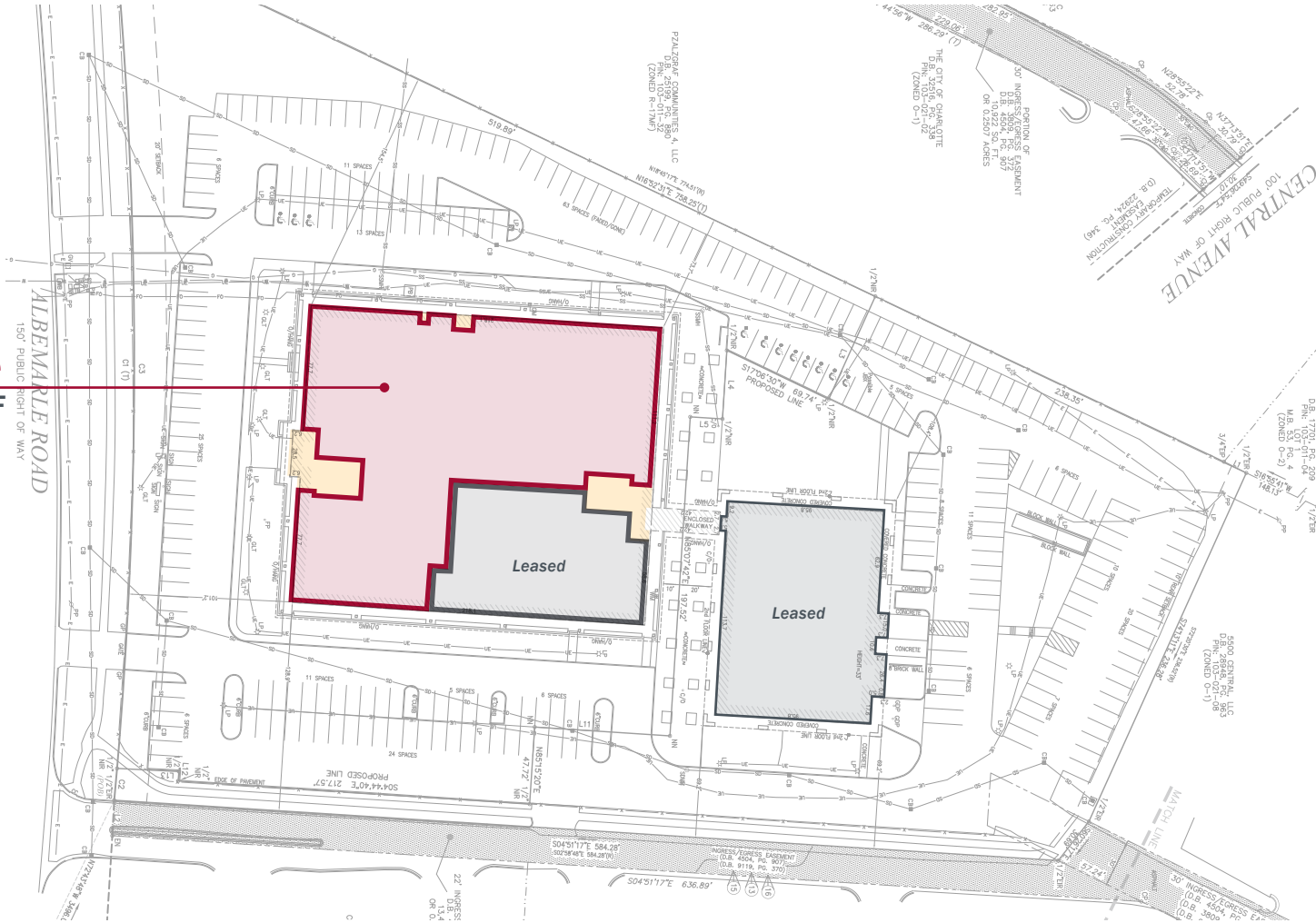
mpvre.com

*HVAC will be a split-system designed and installed after tenant's floorplan is finalized





Available
±30,000 RSF



GPS CERTIFICATION:
 FOLLOWING INFORMATION HAS BEEN OBTAINED FROM THE FOLLOWING INSTRUMENTS:
 (1) POSITIONAL ACCURACY: Horizontal: ± 0.02 Meters; Vertical: ± 0.02 Meters
 (2) DATE OF SURVEY: 08/23/2018
 (3) DATE OF DATA COLLECTION: 08/23/2018
 (4) DATE OF DATA PROCESSING: 08/23/2018
 (5) DATE OF DATA CHECKING: 08/23/2018
 (6) DATE OF DATA REVIEW: 08/23/2018
 (7) DATE OF DATA APPROVAL: 08/23/2018
 (8) DATE OF DATA ARCHIVING: 08/23/2018
 (9) DATE OF DATA DELETION: 08/23/2018
 (10) DATE OF DATA RESTORATION: 08/23/2018
 (11) DATE OF DATA RECOVERY: 08/23/2018
 (12) DATE OF DATA REPAIR: 08/23/2018
 (13) DATE OF DATA RECONSTRUCTION: 08/23/2018
 (14) DATE OF DATA REVERSAL: 08/23/2018
 (15) DATE OF DATA REVERSION: 08/23/2018
 (16) DATE OF DATA REWIND: 08/23/2018
 (17) DATE OF DATA REWINDING: 08/23/2018
 (18) DATE OF DATA REWINDING: 08/23/2018
 (19) DATE OF DATA REWINDING: 08/23/2018
 (20) DATE OF DATA REWINDING: 08/23/2018



Rebecca Herron
 Director of Office & Industrial
 (704) 367 5017
 rherron@mpvre.com

Bailey W. Patrick
 Managing Partner
 (704) 248 2102
 bpatrick@mpvre.com

2400 South Boulevard | Suite 300
 Charlotte, NC 28203

mpvre.com

5525 Albemarle Road

CHARLOTTE, NC 28212

Proximity Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

Bailey W. Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

5525 Albemarle Road

CHARLOTTE, NC 28212

Site Aerial



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

Bailey W. Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

5525 Albemarle Road

CHARLOTTE, NC 28212

Property Photos



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

Bailey W. Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

Bailey W. Patrick
Managing Partner
(704) 248 2102
bpatrick@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com