



*\*Conceptual rendering  
not direct representation  
of property\**

3309 WASHBURN AVE, CHARLOTTE, NC 28205

# 3309 WASHBURN AVE

5,200 SF OFFICE AVAILABLE FOR LEASE





**5,200 SF OFFICES  
AVAILABLE FOR LEASE**

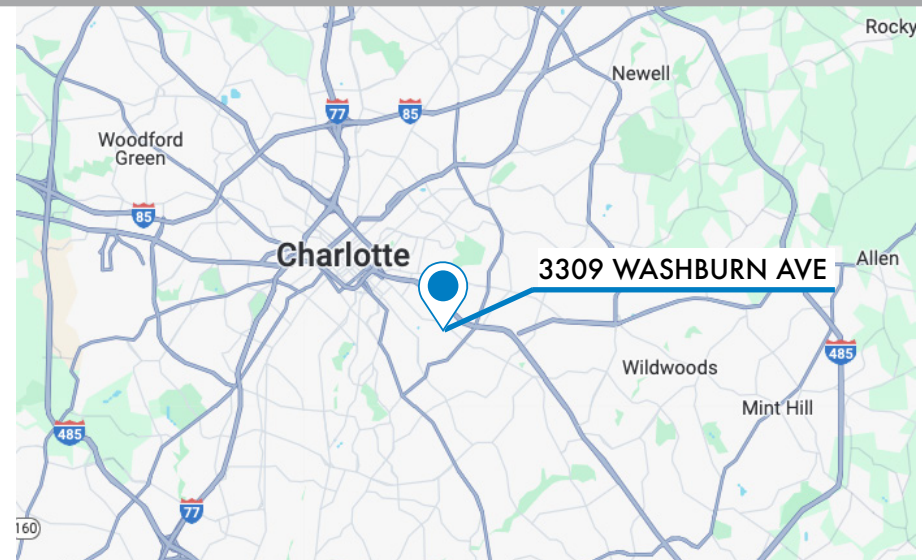
**3309 WASHBURN AVE**

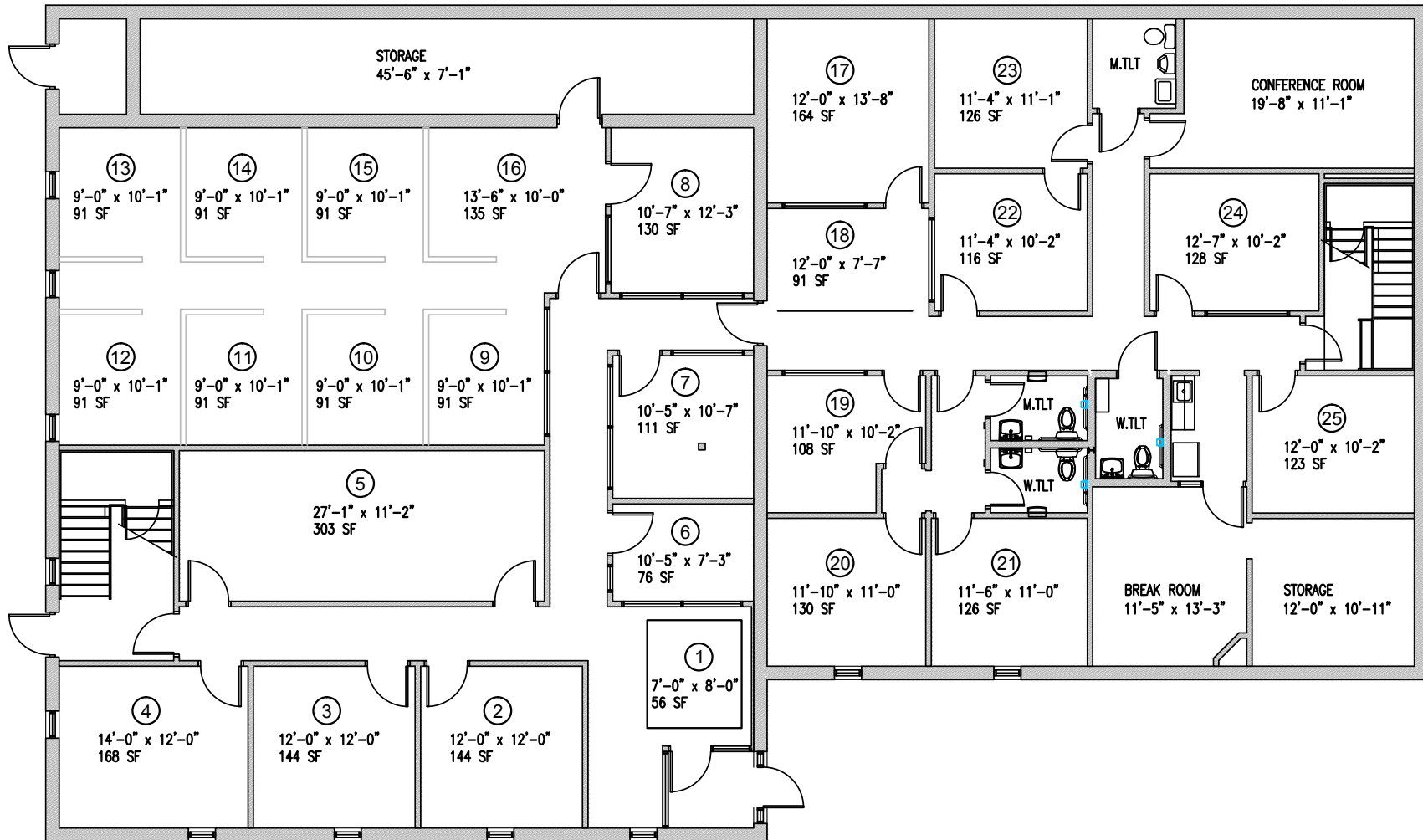
**CHARLOTTE, NC**

*Current Representation  
of the Building*

### PROPERTY INFORMATION

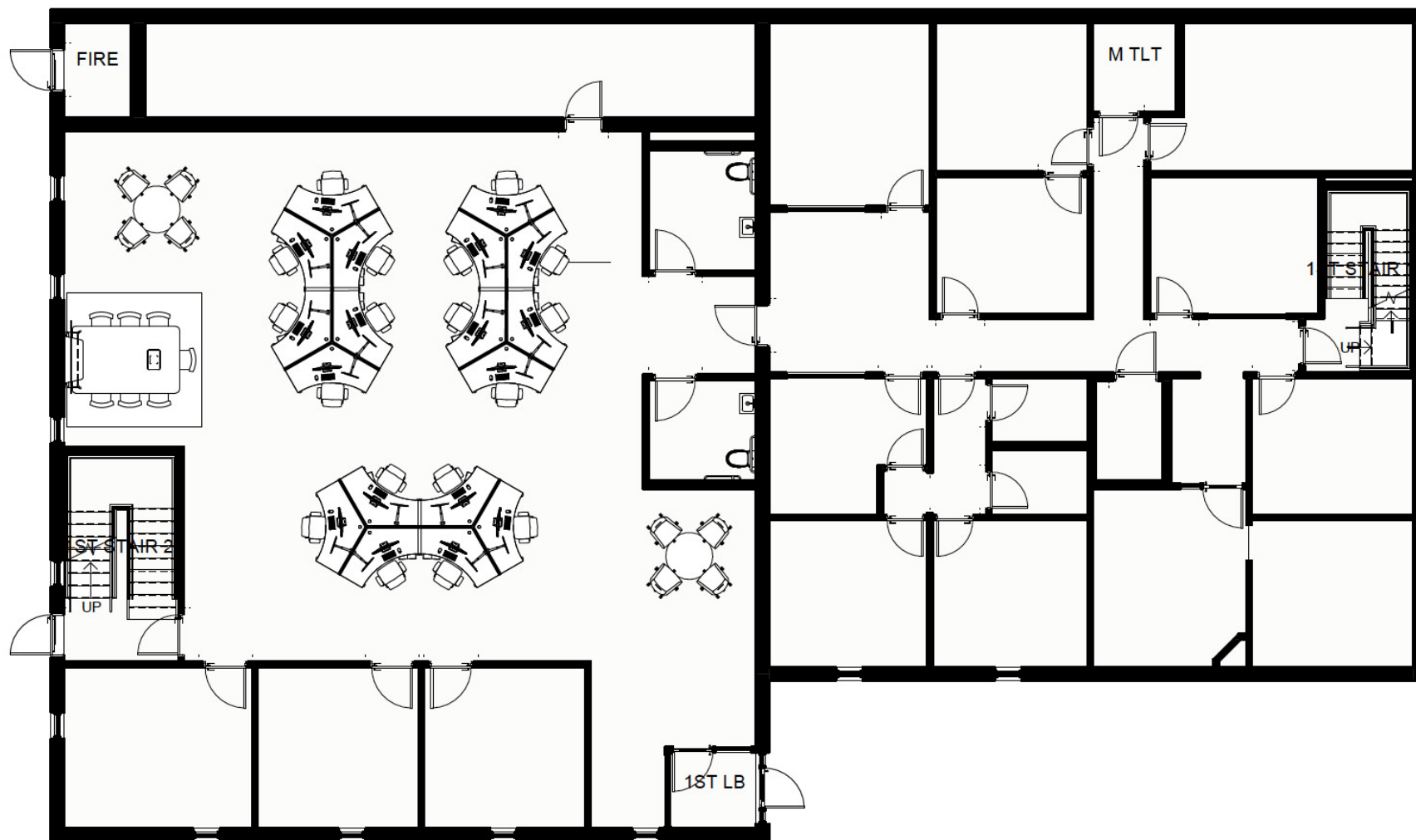
- 5,200 SF lower level office available for lease
- Convenient access to major thoroughfares including E. Independence Blvd, Monroe Rd, and Wendover Rd
- 28 surface level parking spaces available on a first come-first serve basis
- Private entry access
- Offers strong visibility from Monroe Rd
- Within 5 miles to Uptown Charlotte
- Exterior renovations planned for Q1 2025
- Lease Rate: \$20 psf/full service

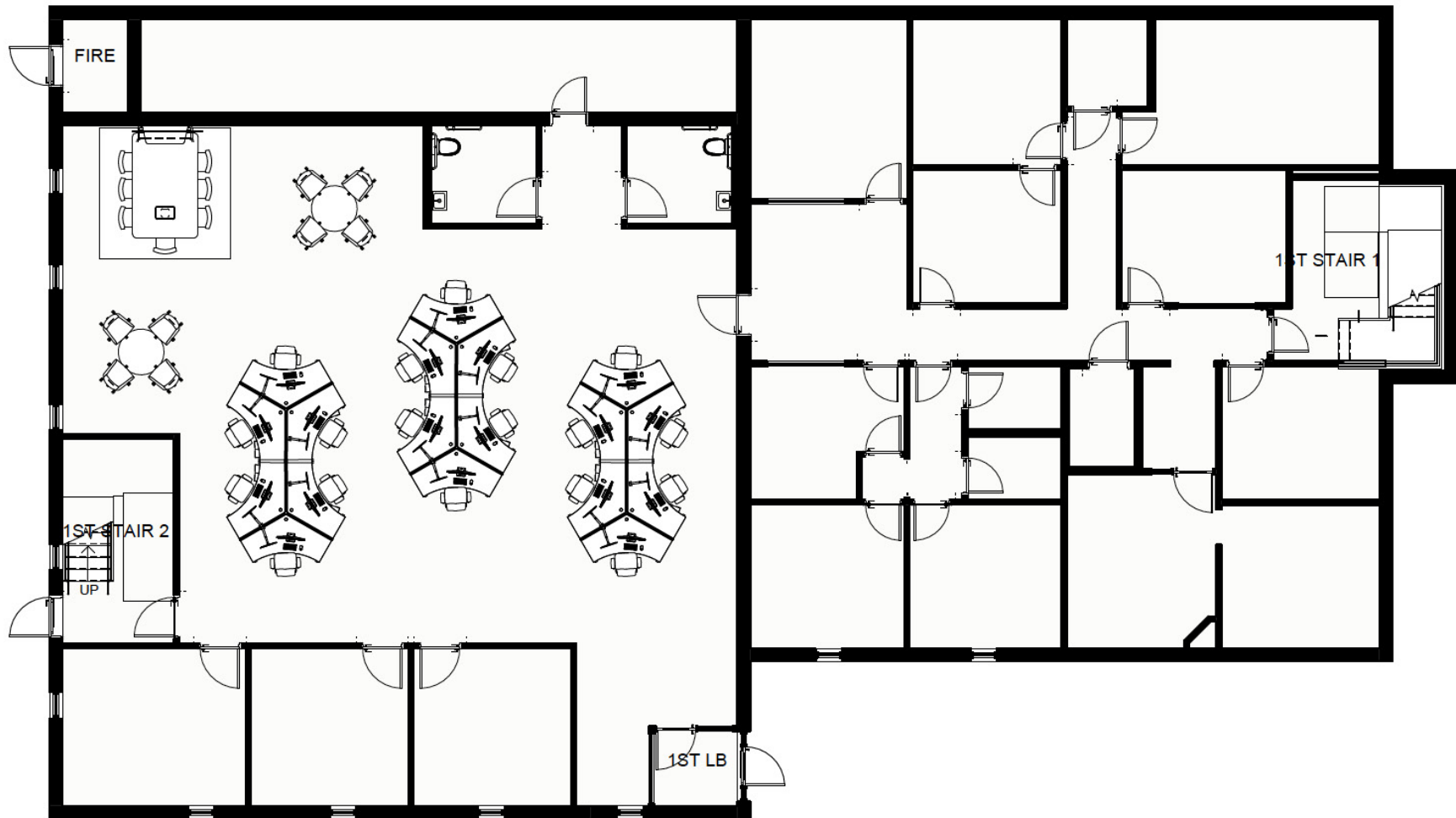








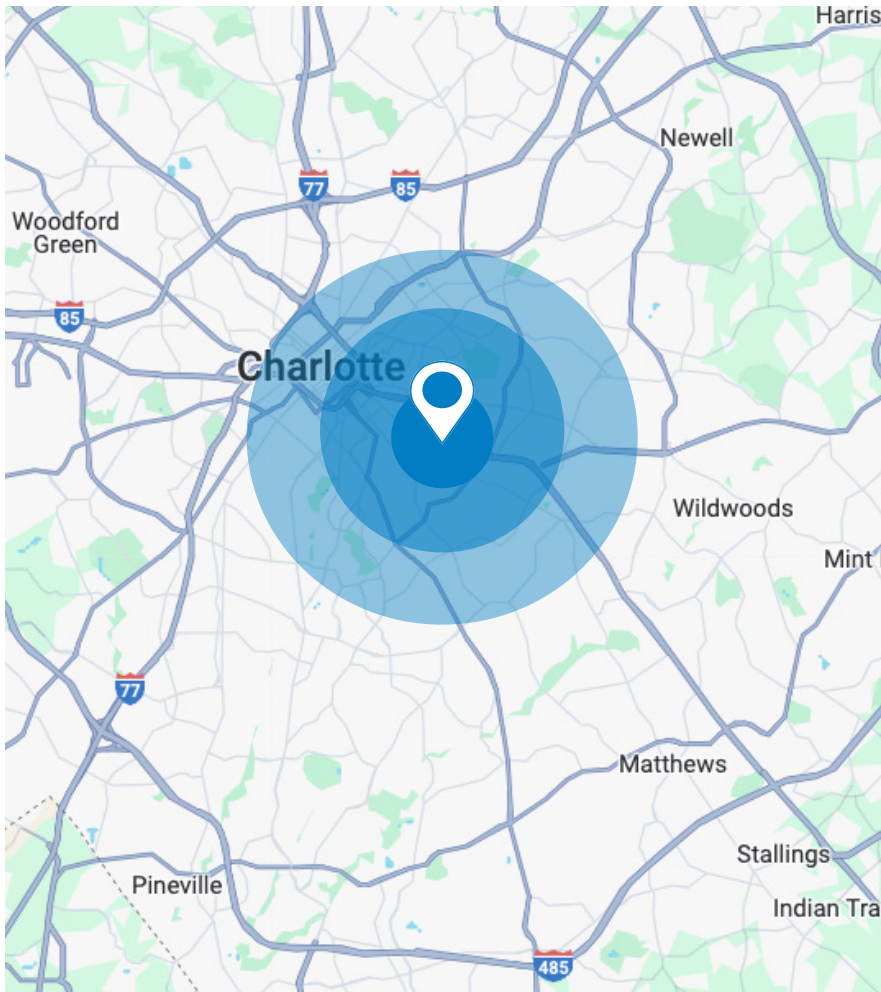






## AREA DEMOGRAPHICS

3309 WASHBURN AVE  
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,508	117,668	312,473
Projected Population (2029)	15,393	124,851	331,473
Median Age	34.1	35.5	35.1
Average Household Income	\$89,585	\$114,860	\$103,127
Median Home Value	\$511,078	\$549,975	\$410,739
Employees	9,107	117,642	233,528





PROPERTY PHOTOS

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