

4447 SOUTH BLVD

FLEX & OFFICE SPACE
SOUTH SUBMARKET
CHARLOTTE, NC 28209

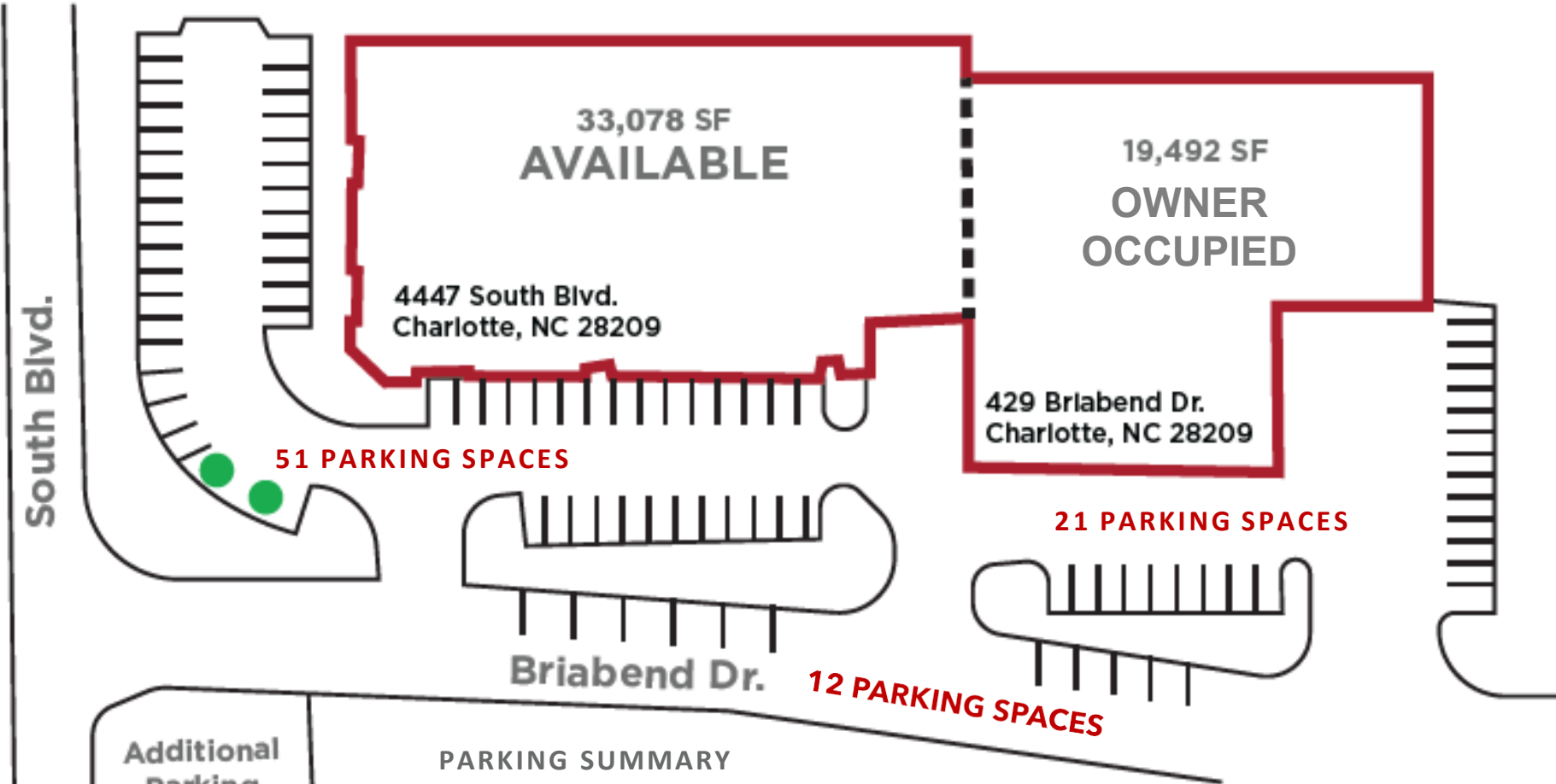


- On Site Surface Parking: 3.1/1,000 SF
- Centrally located in heart of Lower South End (LoSo) off South Blvd
- 1 mile to I-77
- Power: 280/120
 - 3 Phase
 - 2,000 AMPS



FOR LEASE: 33,078 SF

AVAILABLE SPACE



**Additional
Parking**

**81 PARKING
SPACES**

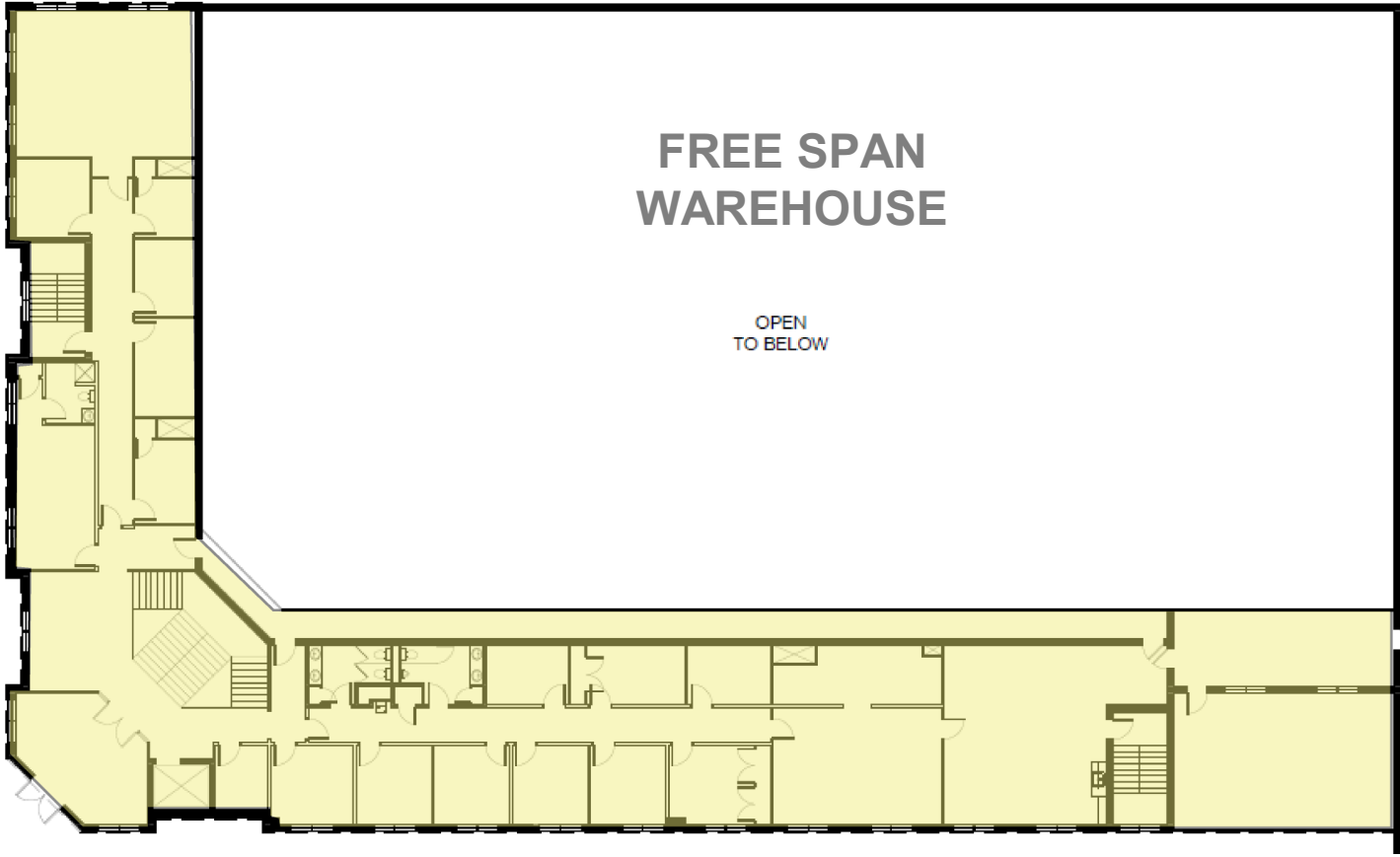
PARKING SUMMARY

- 4447 South Blvd 51 Parking Spaces
- 429 Briabend 21 Parking Spaces
- Street Parking 12 Spaces on Briabend Dr.
- Parking Lot
Opposite Briabend 81 Parking Spaces

TOTAL SPACES: 165

PLAN | LEVEL ONE

4447 SOUTH BLVD



OFFICE AREA
LEVEL ONE
7,436 SF

Level One

As-built

July 21, 2010

Not to Scale

 YFP Management


SMITH
HARRIS
DESIGN
associates

FLOOR PLAN | LEVEL TWO

4447 SOUTH BLVD



Level Two

As-built

July 21, 2010

Not to Scale





PROPERTY FEATURES

- ❑ Three (3) miles from CBD.
- ❑ Building is 100% air conditioned.



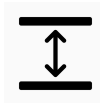
SPRINKLER
WET



HVAC
YES



LEASE RATE
\$20/SF NNN



CEILING HEIGHT
22' to Rafters
20' to HVAC Ductwork



LOADING
2
Bays



PARKING
165
SURFACE
SPOTS



ZONING
TOD-TR



**BACKUP
GENERATOR**



SPACE AVAILABLE
33,078 SF



YEAR BUILT
1991



SITE AREA
0.9 Acre

POWER & HVAC

4447 SOUTH BLVD

Voltage - 208/120, 3-phase
Amperage - 2,000

CBCC HVAC Information

System Number	Brand	Model Number/ Serial Number	Tonnage	Unit Type	Installation Date	Areas Served
1	Carrier		5	Gas Pack	2/8/2012	Second floor meeting room and finance office
2	Carrier		2	Gas Pack	2/10/2012	Second floor telephone and data room
3	Carrier		7.5	Gas Pack	2/8/2012	First floor donor room, health history offices and hallway
4	Carrier		15	Gas Pack	2/9/2012	2nd floor Exec. Director's office, conference rm, hall 208, recruit office, Mtg Rm 222, tele-recruit office
5	Carrier		6	Gas Pack	2/9/2012	First floor lobby and Human Resources Office 116
6	Carrier		7.5	Gas Pack	2/9/2012	First floor training room 130
7	Carrier		5	Gas Pack	2/9/2012	Second floor breakroom 231
8	Carrier		10	Gas Pack	2/8/2012	Warehouse and filing area
9	Carrier		8.5	Cooling Only	2/8/2012	Warehouse, hospital services and supply room
10	Carrier		7.5	Gas Pack	2/8/2012	Warehouse area 142, Drink supplies storage
11	Carrier		3	Gas Pack	2/8/2012	First floor training room 101
12	Carrier		12.5	Gas Pack	2/9/2012	Warehouse and component production area, hospital services south side
13	Carrier		8.5	Cooling Only	2/9/2012	Warehouse and open office areas

****Notes:** Based on United Mechanical's load calculation for the warehouse area, unit # 14 is being removed, capped and not replaced. Their load calculation determined the warehouse area requires 46.5 tons of cooling to maintain design conditions. The system has been designed to meet the people and light loads found in typical warehouses and will maintain 67F degrees when 95F degrees outside, 70F degrees when 20F degrees outside using the following criteria:

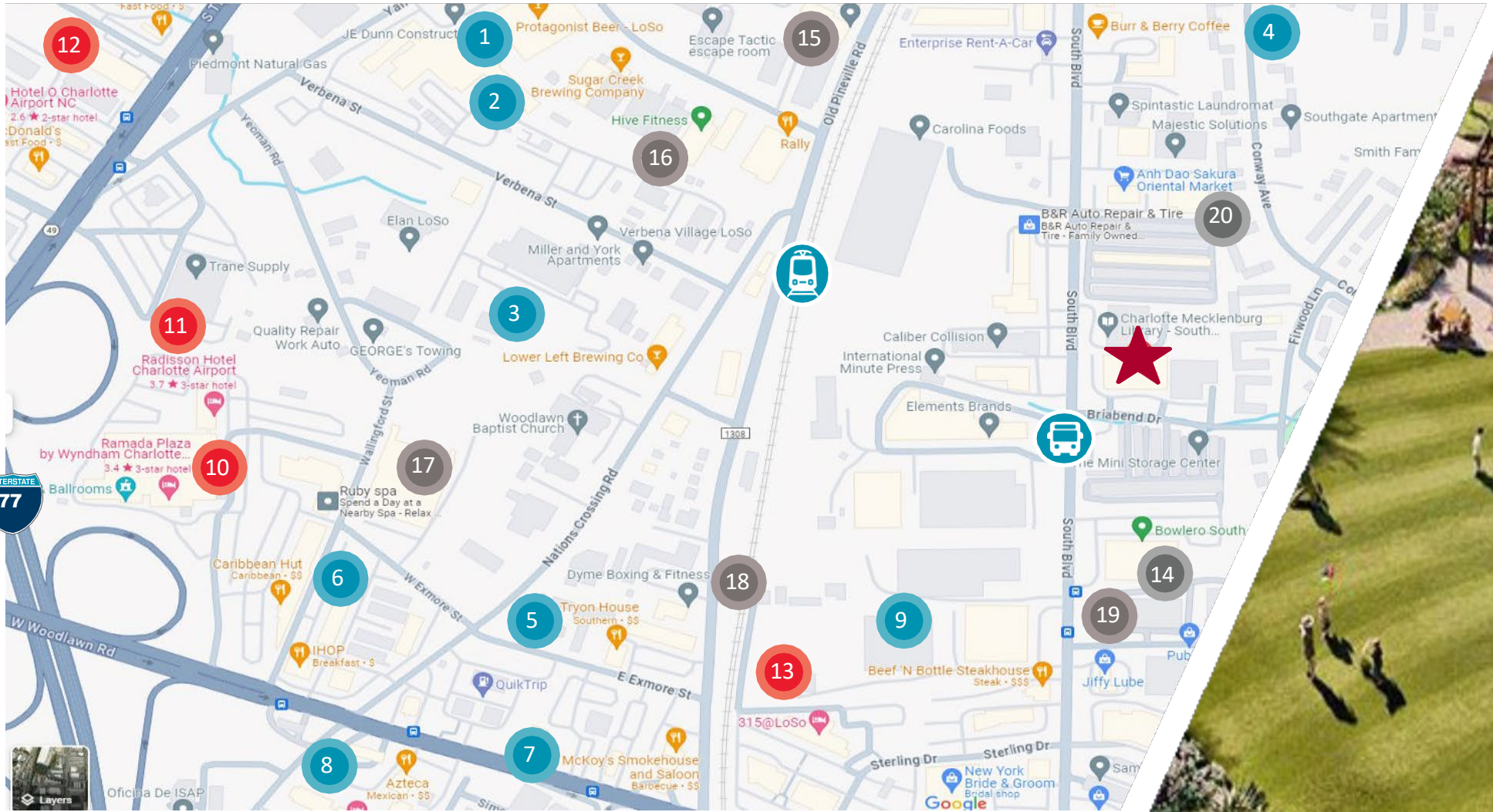
1. People Load = 1 per 1,000 square feet
2. Light Load = 1.5 watts per square foot
3. Equipment Load = 0.25 watts per square foot
4. Outside Air Infiltration = 0.05 cfm per square foot
5. Roof U-Value = 0.06
6. Wall U-Value = 0.3

Unit # 9 will be replaced with a cooling only unit as the heat load is not as much as the cooling load. Unit #'s 13 & 14 are currently cooling only units, however, since we are not replacing unit # 14, United Mechanical proposes to replace unit # 9 with a cooling only unit instead.

SITE OVERVIEW



LOCAL AMENITIES



RESTAURANTS

1. Protagonist Beer (LoSo)
2. Sugar Creek Brewing Co.
3. Lower Loft Brewing Co.
4. Burr & Berry Coffee
5. Tryon House
6. Caribbean Hut
7. McCoy's Smokehouse & Saloon
8. Azteca
9. Beef N' Bottle Steakhouse



Public Transportation

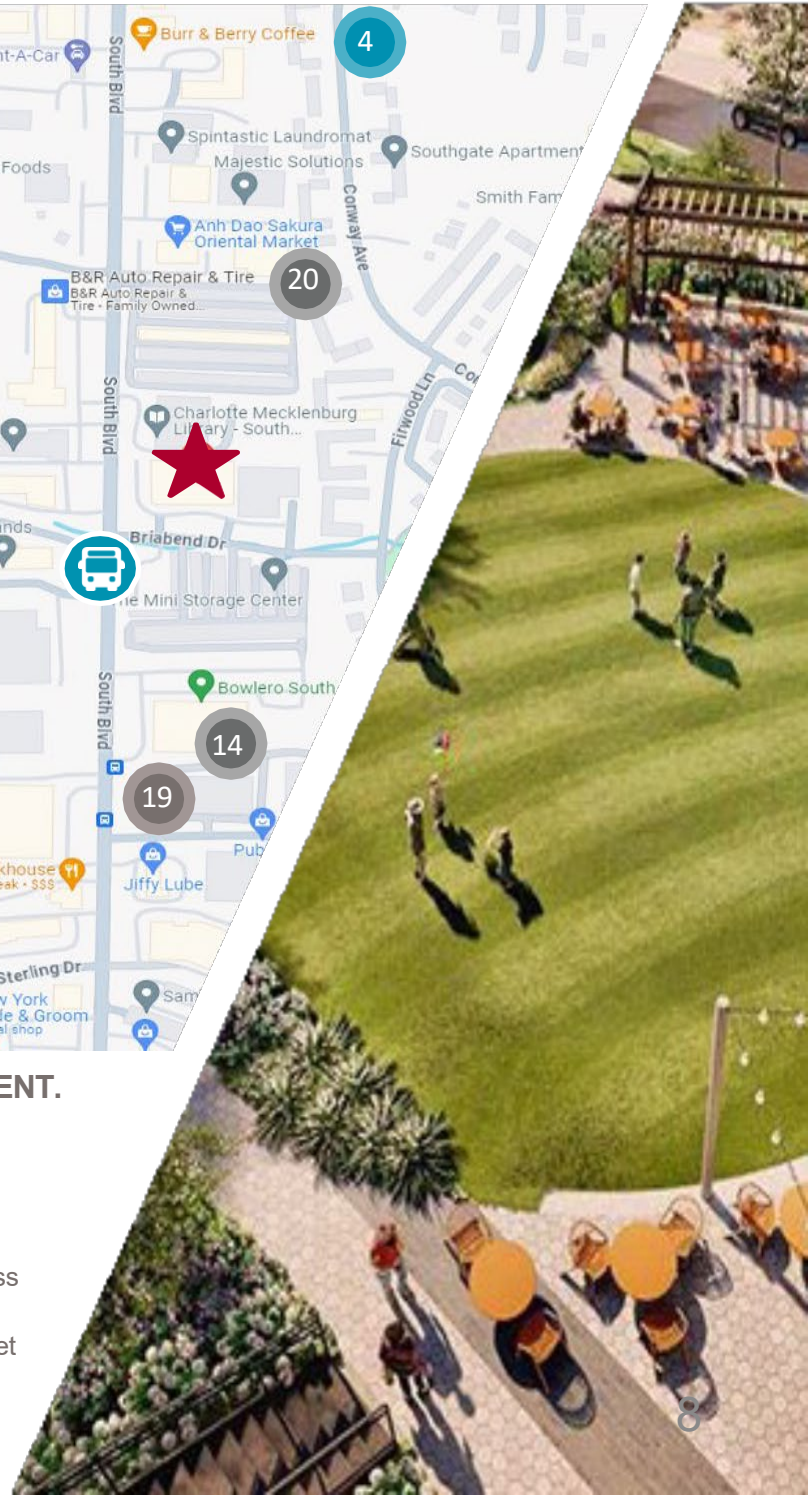
Transit/Subway	Drive	Walk	Distance
Scaleybark Transit Stop (LYNX Blue Line)	1 min	14 min	0.7 mi
Woodlawn Transit Stop (LYNX Blue Line)	2 min	13 min	0.7 mi
Airport	Drive	Walk	Distance
Charlotte Douglas International Airport	14 min		6.6 mi

HOTELS

10. Radisson Hotel Airport
11. Ramada Plaza/Wyndham
12. Hotel O Airport
13. 315 @ LoSo

AMENITIES/RETAIL/ENT.

14. Bowlero South
15. Escape Room
16. Hive Fitness
17. Ruby Spa
18. Dyme Boxing & Fitness
19. Jiffy Lube
20. Sakura Oriental Market





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