

Carolina OFFICE PARK Ventures

CHARLOTTE, NC



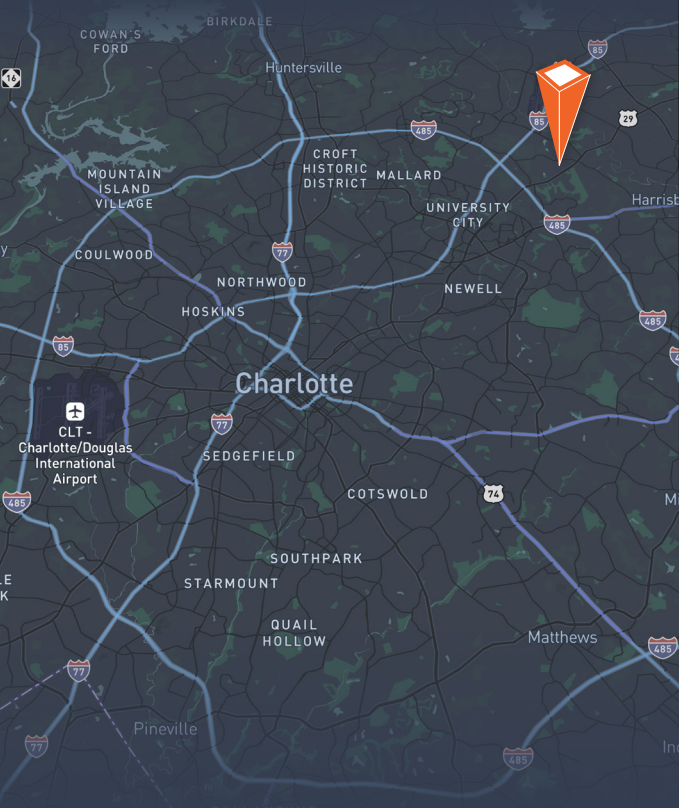
**Up to $\pm 9,692$ SF available
of move in ready 2nd
generation office space**

124 & 125 SWEET MEADOW BOULEVARD

Lem Doss
Associate
704 285 2069
lem.doss@avisonyoung.com

Zach Simpson
Vice President
704 315 5091
zach.simpson@avisonyoung.com

**AVISON
YOUNG**



Property Features

±9,692 Square Feet in both buildings

5.39/1000 parking ratio

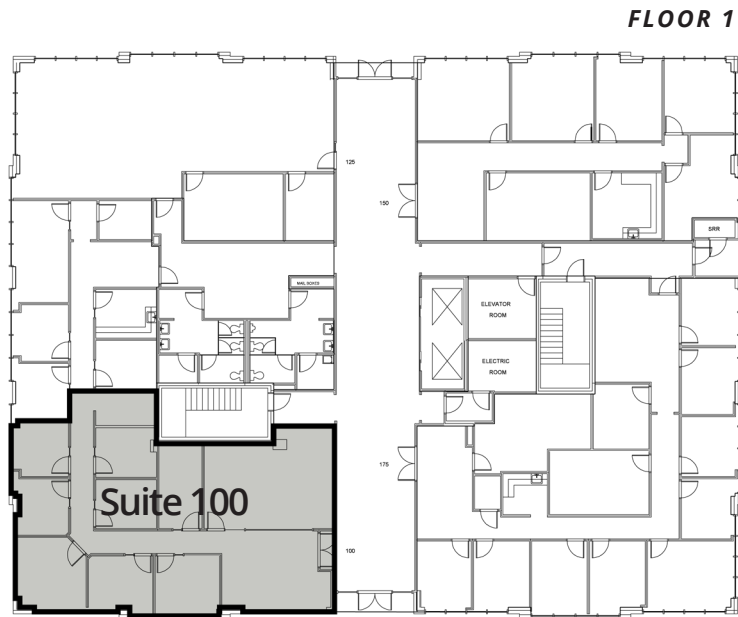
Onsite conference rooms & outdoor patios with each building

±1.7 miles from I-485

OFFICE SPACE AVAILABLE
Move-In Ready Office Suites Available



124 Sweet Meadow Blvd.
2,077 Square Feet



Availabilities

124 Sweet Meadow Blvd.

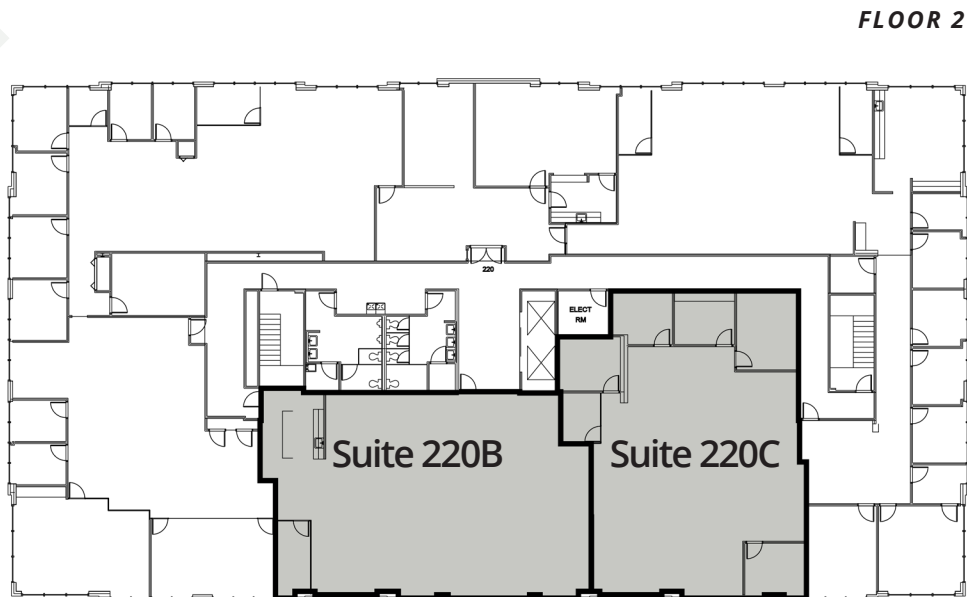
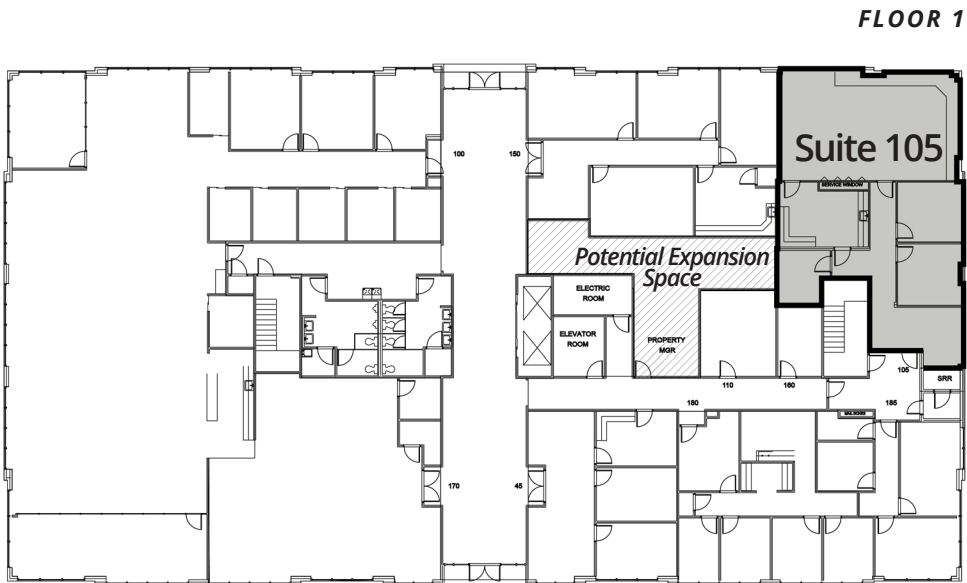
- Floor 1
- Suite 100: 2,077 sf – Shell Space

125 Sweet Meadow Blvd.

- Floor 1
- Suite 105: 2,110 sf
- Floor 2
- Suite 220 B: 2,961 sf
 - Suite 220 C: 2,544 sf
 - Features executive offices and a huddle room



125 Sweet Meadow Blvd.
7,615 Square Feet



Carolina OFFICE PARK Ventures

CHARLOTTE, NC



With easy access to Exit 33, 485, and fronting Hwy 29 (21,282 VPD), this is a strategically located, convenient site in Charlotte. Plus with exciting new developments both completed and underway adjacent to the office park, users can expect residential, retail, and medical office activity.



INTERSTATE 485
1.7 miles



INTERSTATE 77
9.6 miles



INTERSTATE 85
2.8 miles



UPTOWN CLT
15.6 miles

Area Demographics

(Based on radius)

	1 mile	3 miles	5 miles
Total Businesses:	136	1,727	5,374
Employees:	1,674	21,449	76,449
2024 Population:	3,636	56,607	159,605
Households:	1,507	22,494	59,602
Average Household Income:	\$121,475	\$95,674	\$112,955



Lem Doss
Associate
704 285 2069
lem.doss@avisonyoung.com

Zach Simpson
Vice President
704 315 5091
zach.simpson@avisonyoung.com

**AVISON
YOUNG**