

NOVATECH

SYLVAN STATION

4106 **CHARLOTTE** AVE

8 & R COFFEE CO.

NOVATECH

OFFICE SUBLEASE
9,448 - 18,895 SF

 SAGEMONT



OVERVIEW

- Address - 4106 Charlotte Ave.
- Floors - 2nd and 3rd
- SF - 9,448 - 18,895 SF
- Sublease - through 4/30/33
- Term - negotiable
- Building signage available

This sublease opportunity includes the second and/or third floor in a class A building with furniture, providing a move-in ready space surrounded by amenities with immediate interstate access.



FLOOR PLANS



2ND FLOOR

- 12 offices
- 24 workstations
- 1 conference
- large open area
- large break area

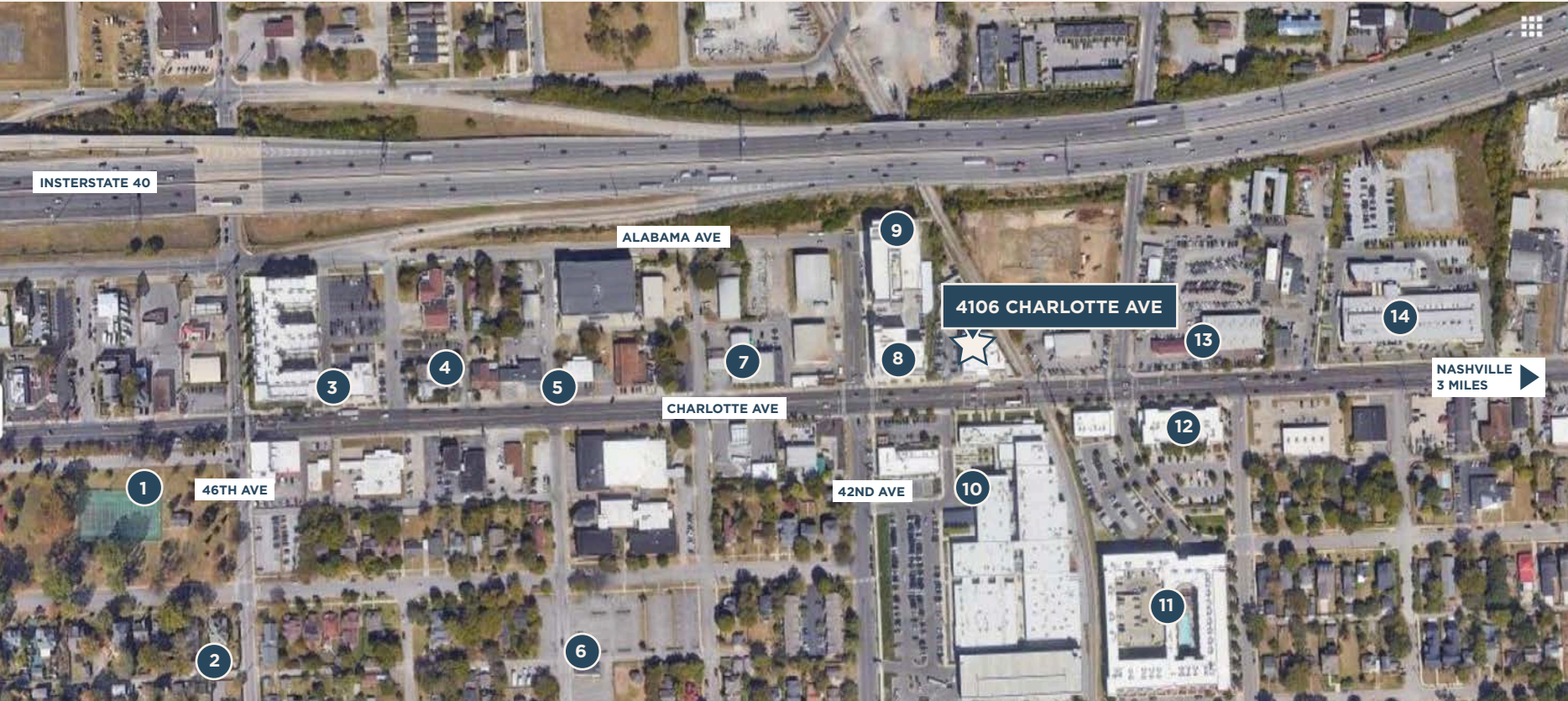


3RD FLOOR

- 12 offices
- 32 workstations
- 3 conference rooms
- break area



NEIGHBORHOOD MAP



- 1. Richland Park
- 2. Sylvan Park
- 3. Taquiera Del Sol
- 4. ML Rose

- 5. Smokin Thighs
- 6. Planned: Wine Bar
- 7. Otto's Bar
- 8. PDK Southern Kitchen
- 9. Charlotte Medical Plaza

- 10. Sylvan Supply
 - Another Broken Egg
 - Otaku Ramen
 - Radish
 - Punk Wok
 - Red Perch
 - Barista Parlour
 - Bearded Iris

- 11. Station 40 Apartments
- 12. Urban Juicer
 - Double Dogs
 - Common Grounds
- 13. Planned: Apartments & Grocery
- 14. L & L Marketplace





PARKING

40 SPACES
ON SITE
FOR OFFICE

4106 CHARLOTTE AVE



44 STREET SPACES - 150 FT FROM OFFICE

PARKING MAP



DATA

4106 CHARLOTTE AVE

For Sublease

Flexible term - lease expires in 4/30/2033

2nd and 3rd floor - 18,895 SF

2ND FLOOR

- 12 offices
- 24 workstations
(room for more)
- 1 conference
- large break area

3RD FLOOR

- 12 offices
- 32 workstations
- 3 conference rooms
- break area
- Outdoor patio

PARKING

- 2 dedicated spaces
- 38 spaces for office
marked as S (shared
with building)





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