

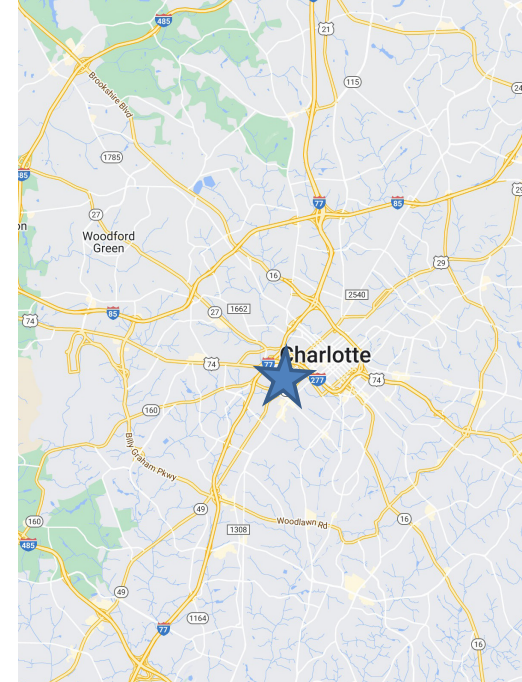
# 421 PENMAN STREET

CHARLOTTE, NC 28203

FOR  
SUBLEASE

**NS** New South  
Properties  
NEWSOUTHPROP.COM

± 5,729 SF OFFICE SPACE AVAILABLE



## PROPERTY HIGHLIGHTS

- 5,729 sq ft
- Located in the heart of Southend
- Below market rate
- Free onsite parking
- Three conference rooms
- Huddle space
- Break area
- Cube area
- Furniture negotiable

## PROPERTY HIGHLIGHTS

- Lease expiration 09/30/26
- Asking Rate: \$30.00

## DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	24,388	131,848	256,477
Avg. HH Income	\$113,293	\$129,948	\$128,390
Daytime Pop.	47,853	151,399	291,289

## BROKER CONTACT

**HOLLY ALEXANDER**  
704.927.2884  
halexander@newsouthprop.com

**KENNY SMITH**  
704.927.2882  
ksmith@newsouthprop.com



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SITE ACCESS

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# 421 PENMAN STREET

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AERIAL

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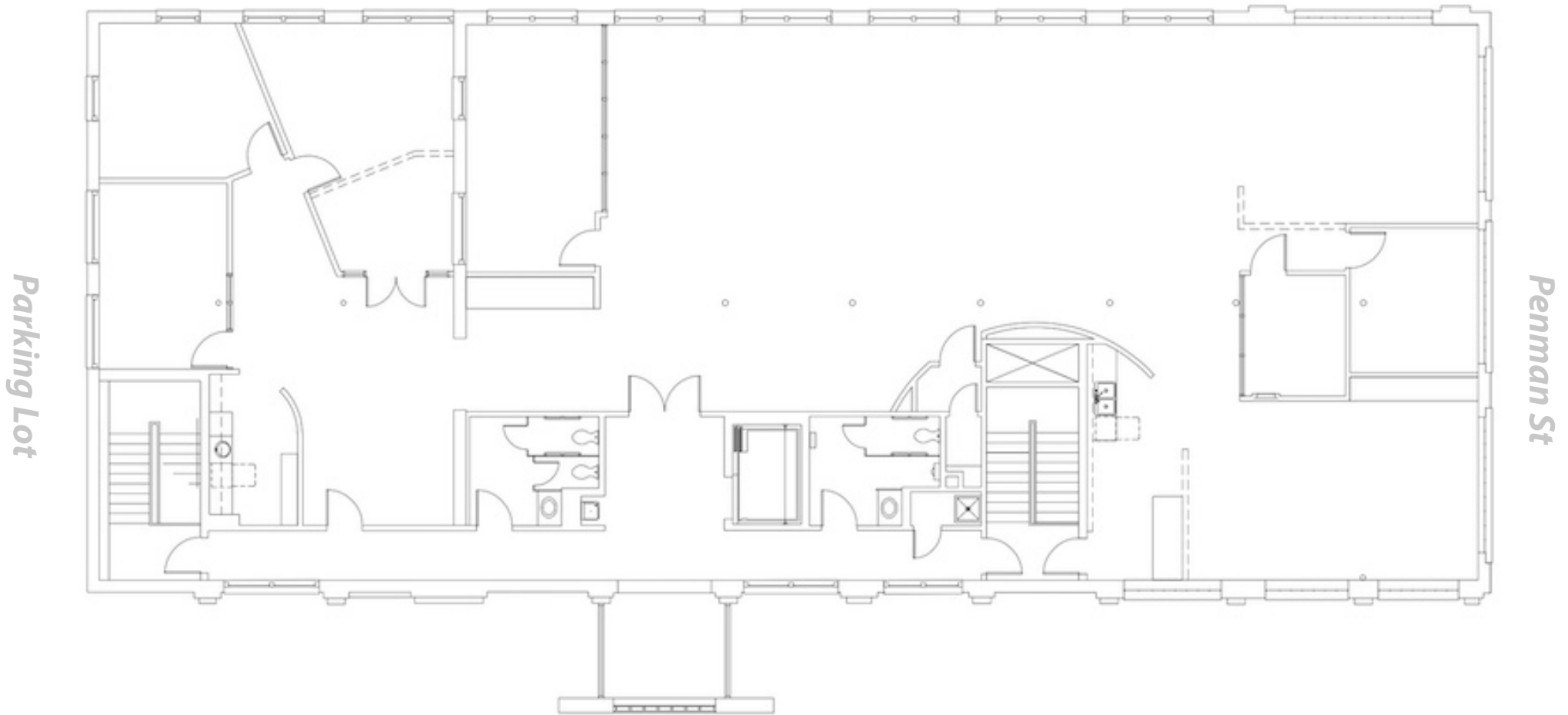
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FLOOR PLAN

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*S Graham St*



*Parking Lot*

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PHOTOS

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