



50 SF -3,000 SF

Office & Retail Spaces
Available For Lease



ASCENT
REAL ESTATE PARTNERS

JOIN A CREATIVE COMMUNITY

4237 Raleigh Street

Charlotte, NC 28213

CHAPMAN CHASTAIN

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4237 RALEIGH STREET CHARLOTTE, NC 28213

Space A Highlights

- ±3,100 SF available for lease
- Ground-floor office/retail space with outdoor patio
- Delivered as a vanilla box with (3) restrooms
- Water and sanitary lines stubbed to a future bar area
- Excellent access from N. Tryon St., E. Sugar Creek Rd., and The Plaza
- Convenient proximity to the LYNX Blue Line – Sugar Creek Station
- Lease Rate: \$32/SF NNN



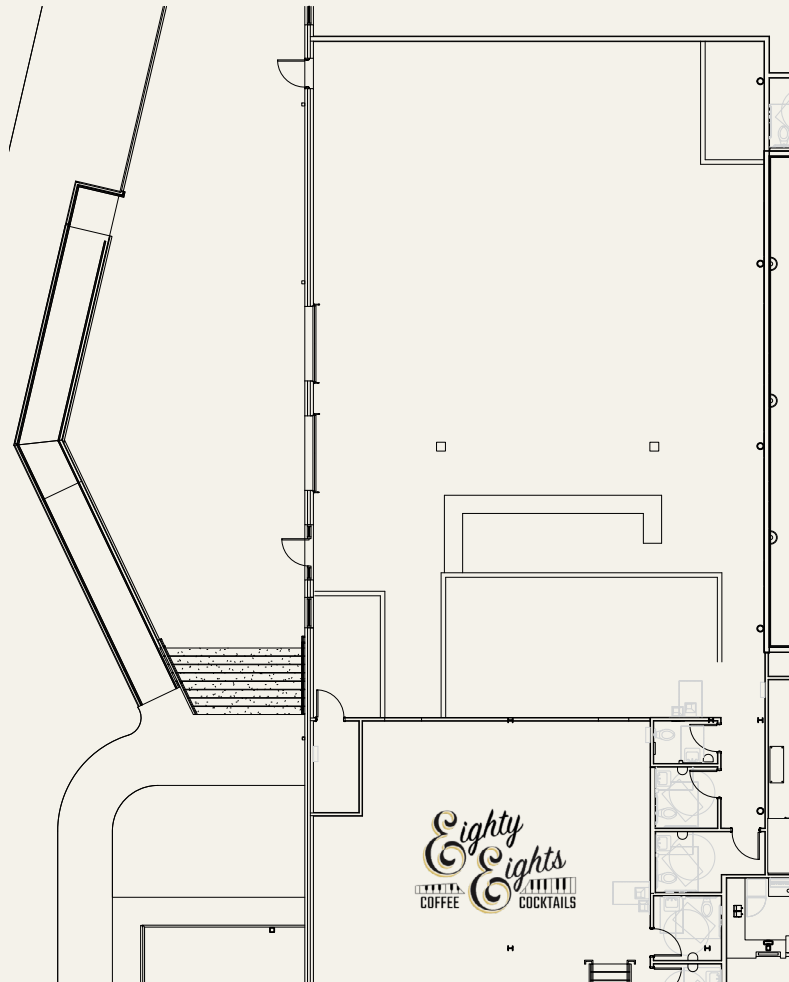
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SITE PLAN - GROUND FLOOR SPACE (A)



4237 Raleigh St, Charlotte, NC
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Space B Highlights

- 50 SF - 3,000 SF Available for Lease
- 2nd floor open office with shared conference room, break area, and access to outdoor common areas
- Key man and or single occupant opportunity available
- Access from major roadways including N Tryon St, E Sugar Creek Rd and The Plaza
- Convenient Access to the Lynx Blue Lightrail at Sugar Creek Station
- Lease Rate: \$25/SF full service



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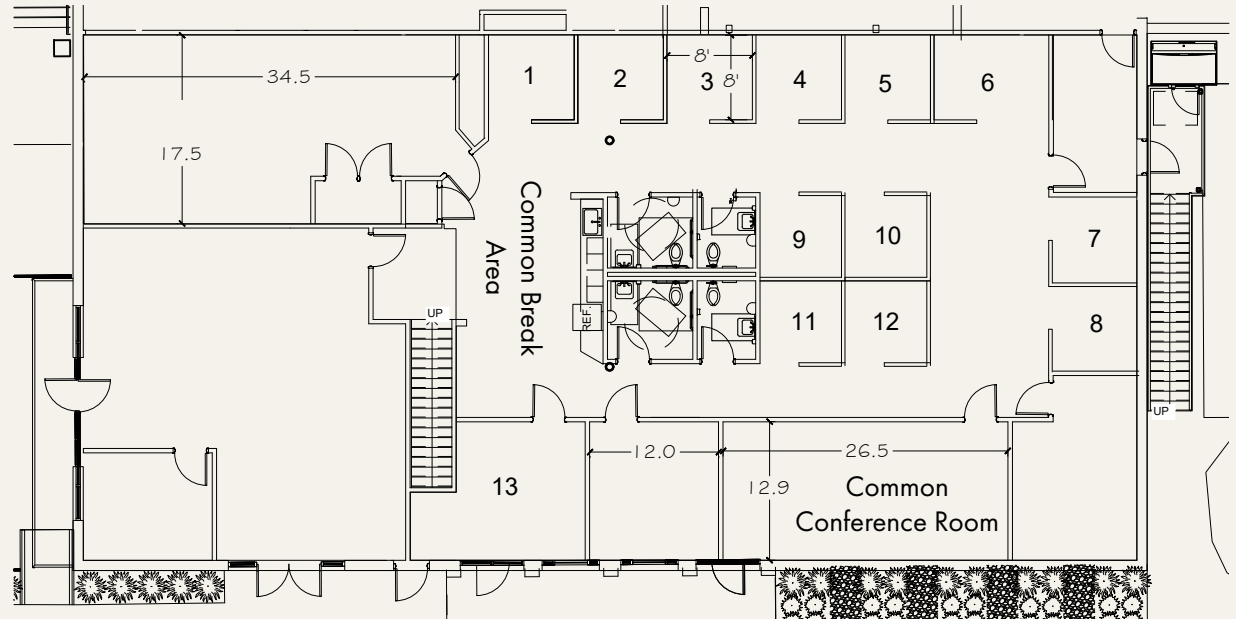
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SITE PLAN - UPSTAIRS OFFICE (B)



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North End

North End Charlotte is quickly becoming the city's hottest neighborhood, with a mix of renewal, history, and culture.

Camp North End has converted historic factories into a lively hub for food, art, and events, drawing citizens from all over the city.

Nearby, The Pass is introducing apartments, exciting restaurants such as Soul Gastro Lounge and retail at the Sugar Creek light rail, creating a walkable connection between communities.

And a little ways up the line, NoDa continues to be Charlotte's favorite neighborhood for live music, microbrews, and local art. All of these there focus what makes North End a unique and growing part of the city.



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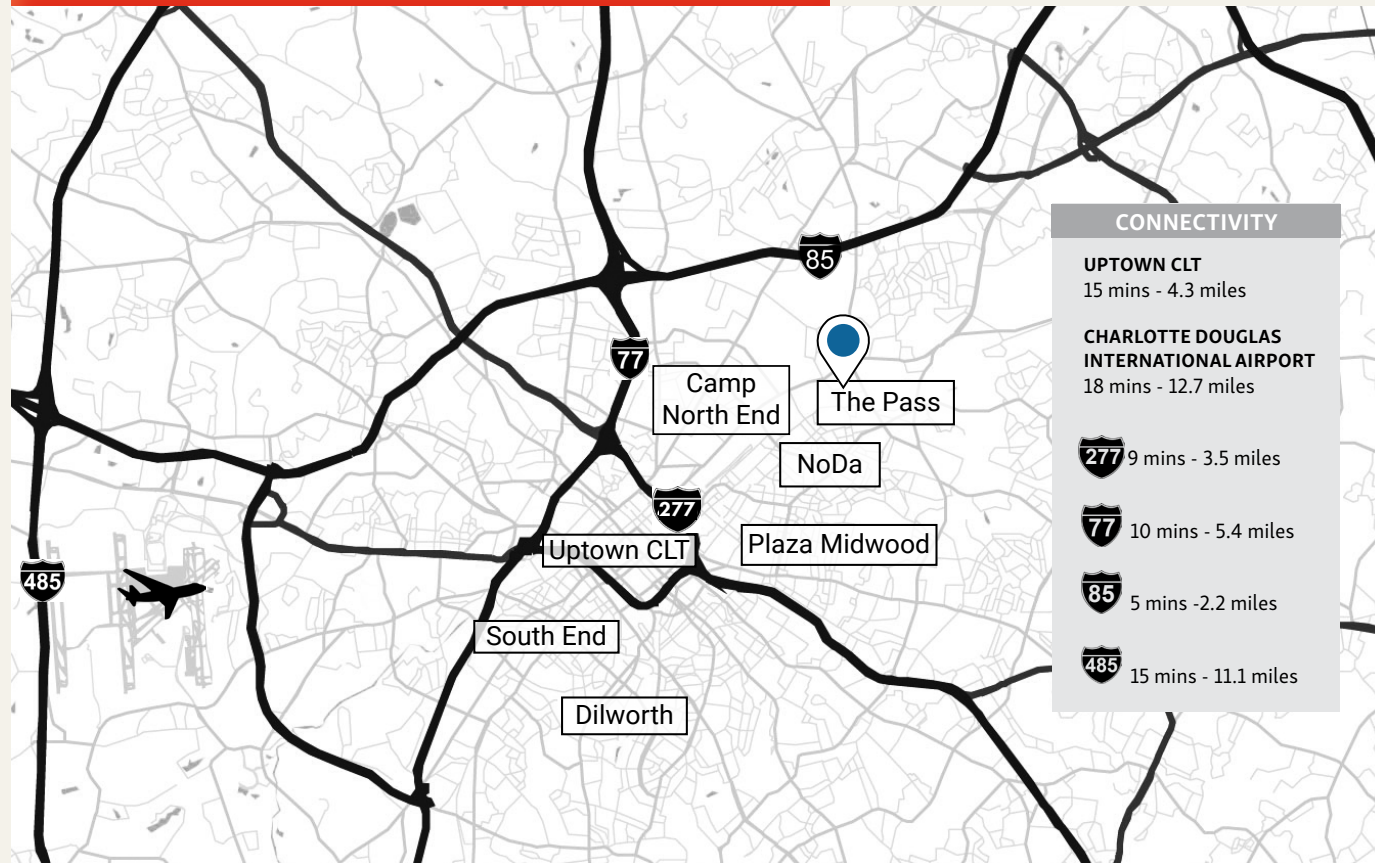
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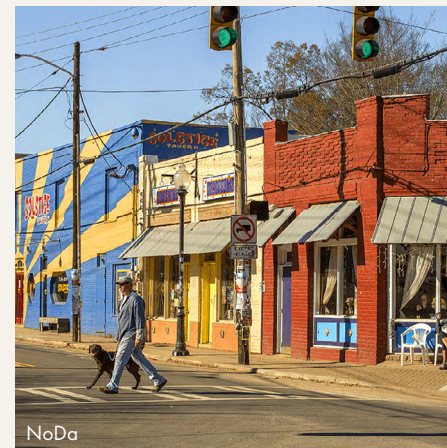
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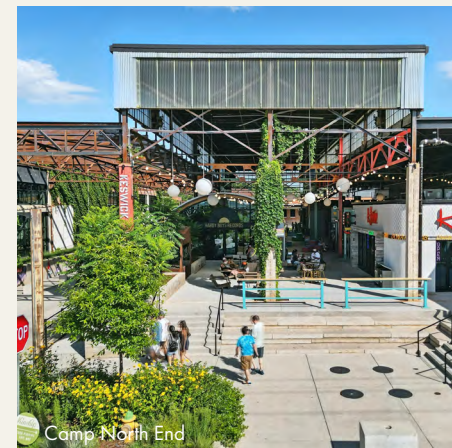
NEIGHBORHOOD OVERVIEW



The Pass



NoDa



Camp North End

4237 RALEIGH STREET
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Join a Creative Community

4237 Raleigh St is a creative hub offering everything from film and music to studio art. Locals and visitors alike have built a community that's open to everyone, making it a gem in the growing North End neighborhood.



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CURRENT CO-TENANTS



The Charlotte Film Society, founded in 1982, is a 501(c)(3) nonprofit dedicated to creating communal experiences through cinema and offering diverse moviegoing options. It operates The Independent Picture House, a year-round community arthouse cinema showcasing independent, foreign, and arthouse films, and manages the Charlotte Film Festival, the city's premier annual film festival. Through these programs, the organization fosters cultural connections, education, and engagement by celebrating film's power to unite people.



Where sophistication meets rhythm in the heart of NoDa's newest development. By day Eighty Eights is an upscale coffee haven, offering a carefully curated selection of coffee to start your morning right. When the sun sets, it transform into a refined jazz bar, serving classics and favorites, while showcasing Charlotte's best groove and blues artists. Named after the 88 keys on a piano, 88's is designed to capture the essence of timeless elegance and warm hospitality.



A Charlotte Art League

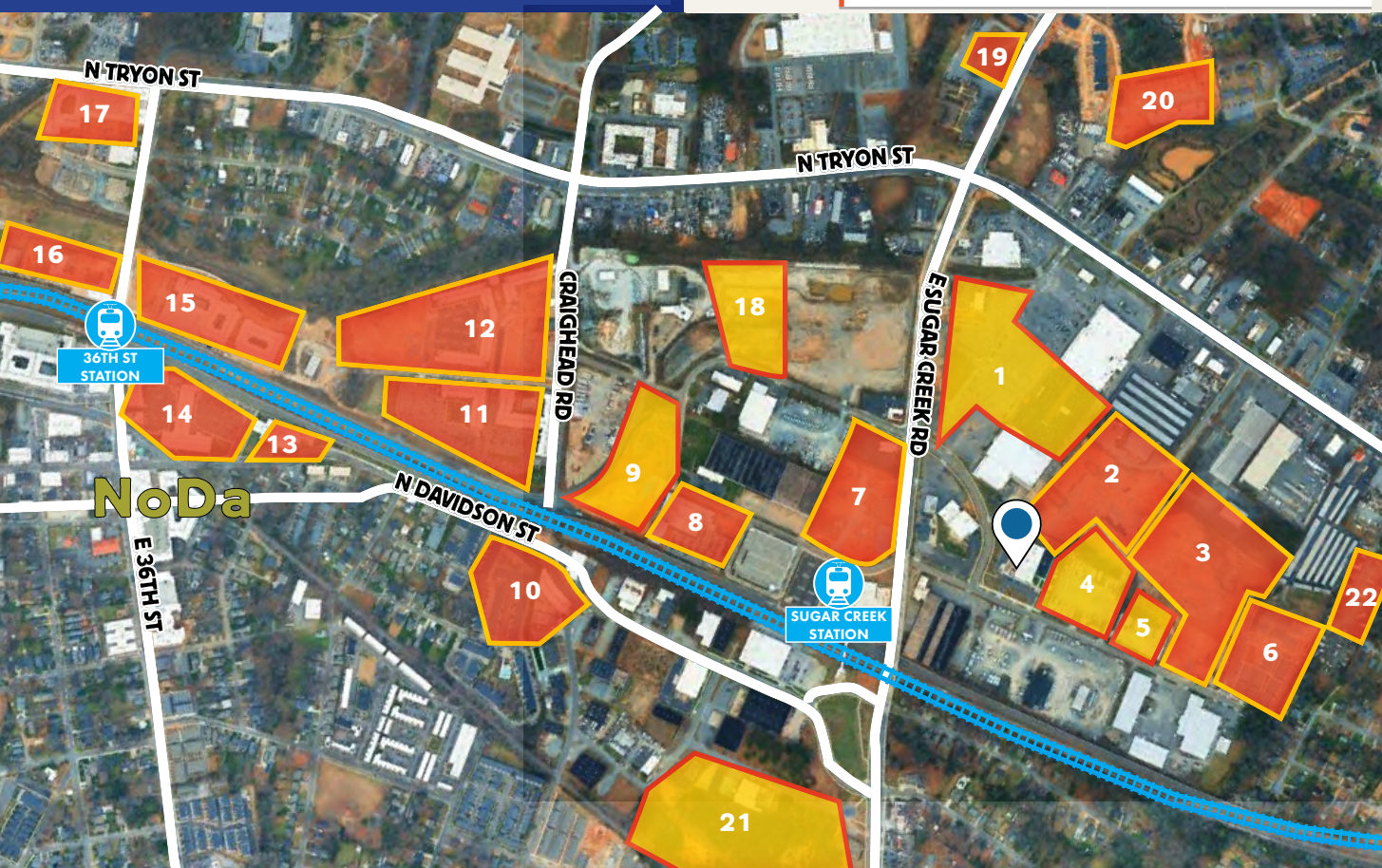
Since 1985, the Charlotte Art League has made itself at home as the city's oldest nonprofit art gallery, featuring both working studios and display walls. Over the decades, it has helped shape a new landscape for the local art scene, creating an authentic and accessible experience for art lovers of all ages and backgrounds. The Charlotte Art League (CAL) is a 501(c)(3) nonprofit visual arts organization supported through annual membership dues, studio rentals, donations, and grants. CAL offers a distinctive blend of open working studios, art classes, community outreach initiatives, and a public gallery, serving as a hub for creativity and connection throughout Charlotte.

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Multi-Family Development

- Delivered/Delivering
- Under Construction/Proposed



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#	MULTI-FAMILY	UNITS	YEAR
1	Beauxwright	600	2026
2	Dorton St Towns	109	2025
3	Arris NoDa	276	2025
4	Capital City Real Estate	260	2026+
5	Flywheel	170	2026+

6	NoDa Junction	68	2021
7	Residences @ the Pass	335	2025
8	Indigo CLT	157	2025
9	Abernethy	392	2026
10	Galleries at NoDa	39	Delivered
11	Amaze @ NoDa	299	Delivered
12	Trailside NoDa	330 -1,000	2024
13	Lofts at NoDa Mills	48	Delivered
14	NoDa Wandry	235	Delivered
15	Link NoDa	524	2024
16	Cullman House Apartments	294	2024
17	One NoDa Park	383	2024
18	4101 Greensboro Street	430	2026
19	Crossings at NoDa	88	Delivered
20	Middle Creek Lofts	188	Delivered
21	Artikast NoDa	392	2026
22	Bingham Park	60	Delivered

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Retail Map

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● Retail ● Bar/Brewery ● Entertainment Venue ● Restaurant/Cafe ● Grocery





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