

# SouthEnd Office Space for Lease

214 W. Tremont Ave. #303 • Charlotte, NC 28203

FOR LEASE



**Move-in ready + cool +/-2,880 RSF suite in the heart of SouthEnd!**

*Free on-site Parking lot, Within Walking Distance of Everything and right at a Rail stop!*



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## FEATURES

- +/- 2,880 RSF Office Condo for LEASE (Suite 303).
- Top floor beautiful views.
- Excellent centralized location in the heart of South End.
- Move-in ready, open floorplan with nice, modern finishes.
- Modified gross lease structure (Rate + Electrical/Janitorial).
- Ample onsite surface parking. Tenant Provided 9 Spaces.
- Conveniently located on W. Tremont Ave, a high traffic area with popular restaurants, breweries, and retail within walking distance. Adjacent to a light rail station.
- Within 2 miles to I-77, 2 miles to Uptown, and 6.5 miles to Charlotte Douglas International Airport.
- Onsite and attentive property management.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" section at: [DurkinCommercial.com](http://DurkinCommercial.com)

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## Southend Stats...

**4** Light Rail Stops

**4.5** Miles of Light Rail

**1.66M** SF Of Office Development

**621K** Light Rail Passengers/Year

**197** Shops & Restaurants

**16.5K** Workers in the Area

## LOCATION HIGHLIGHTS

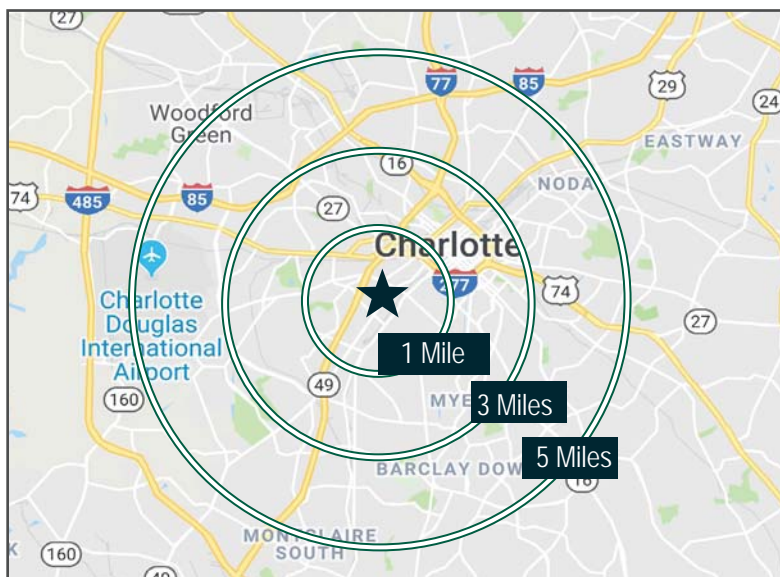
- Location gives companies direct access to the heart of SouthEnd and all its multi-family and retail amenities and the Lynx Light Rail Line.
- The SouthEnd Neighborhood is a place where history meets creative innovation, resulting in a vibrant neighborhood where you can walk to Uptown, ride your bike on Charlotte's Rail Trail and have easy access to I-77, I-85 + the airport.
- The property is a short commute to major highways, Bank of America Stadium, BB&T Ballpark, Charlotte Douglas Airport and is less than two miles from uptown.
- Easy Walking Distance to the Light Rail (Centrally Located between the East/West and Tremont Avenue stations), area retail shops, restaurants and amenities, the rail trail and tons of nearby multi-family residential.
- The Blue Line Extension is projected to serve more than 25,000 people a day by 2030, and the light rail has spurred development all along the corridor and is projected to further accelerate more mixed-use, multifamily, office and retail projects along the line. With the extension, the LYNX Blue Line travels more than 18 miles, connecting Pineville and South Charlotte to NoDa and UNC Charlotte in approximately 47 minutes. Riders can board from 26 stations (11 of which are park and rides) and easily access Uptown, NoDa, and the University area, all the way down to Pineville. During peak hours, trains run on the Blue Line Extension every 7.5 minutes.

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DEMOGRAPHICS			
	1 Mile	5 Miles	10 Miles
Population	20,691	257,258	768,666
Population 5 Yr Growth	12.35%	8.20%	6.83%
Median Age	35.10	35.20	35.00
Households	11,191	111,824	309,111
HH 5 Yr Growth	12.48%	8.47%	6.82%
Ave HH Income	\$107,056	\$97,820	\$88,966
Median HH Income	\$76,240	\$63,933	\$61,164
Median Home Value	\$456,202	\$343,387	\$252,837

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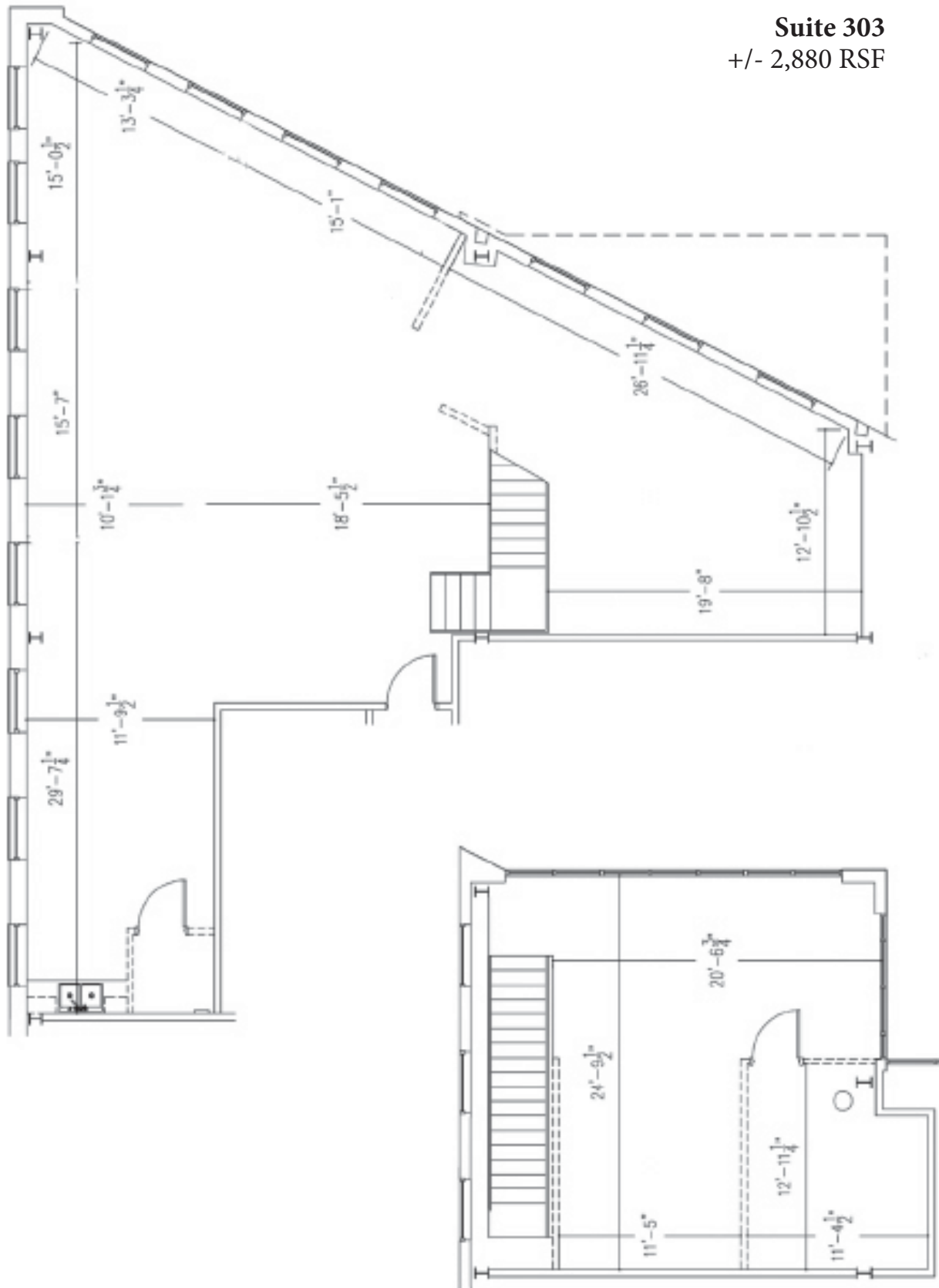
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Suite 303  
+/- 2,880 RSF

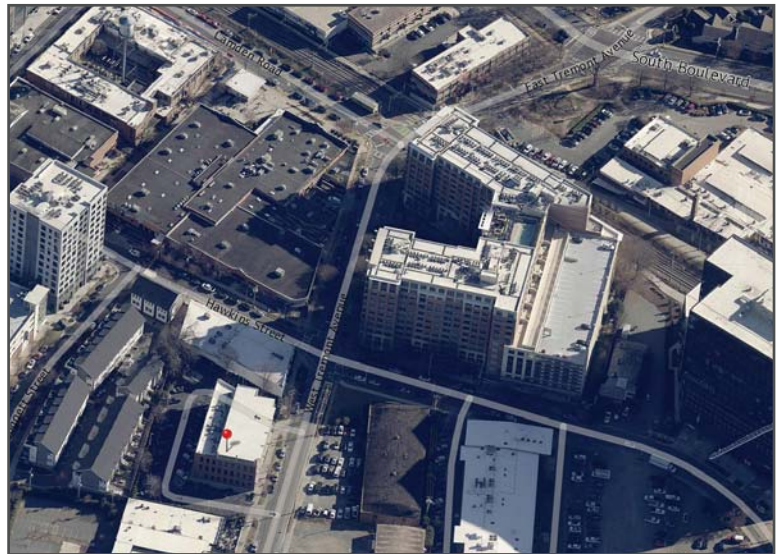


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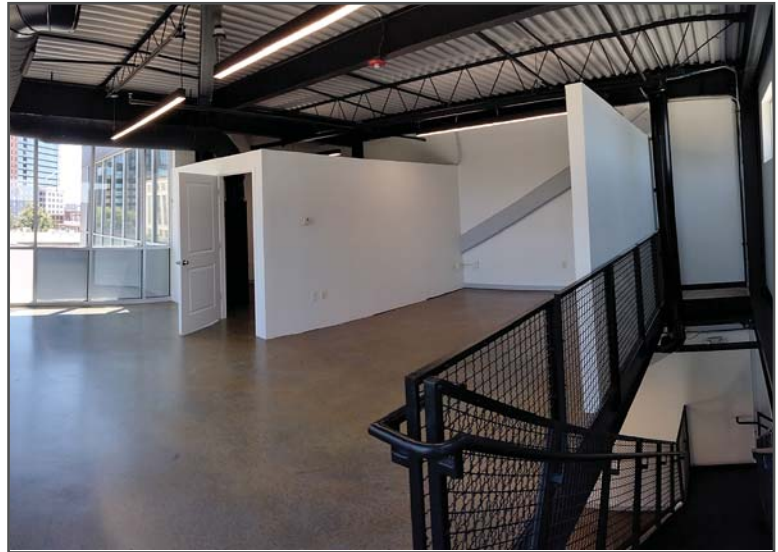
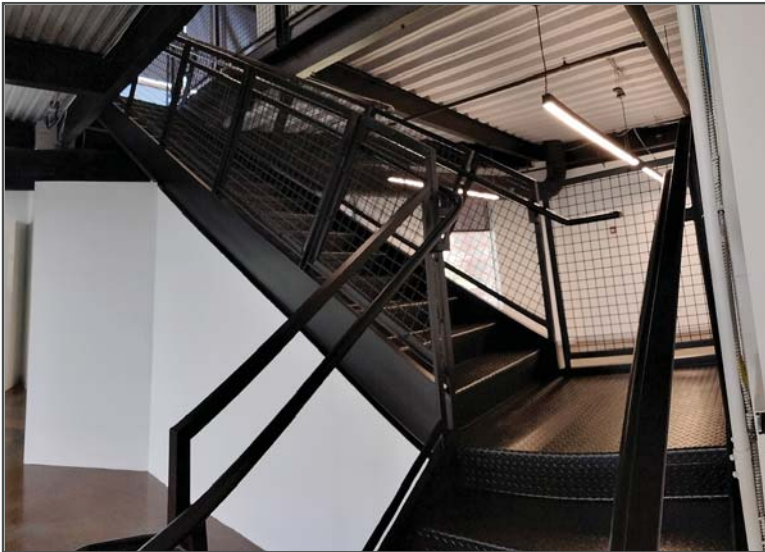


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