

GREENWOOD

19



35

MIDTOWN, CHARLOTTE



# Midtown Office Space

+/- 2,139 SF Available for Lease



## Property Overview

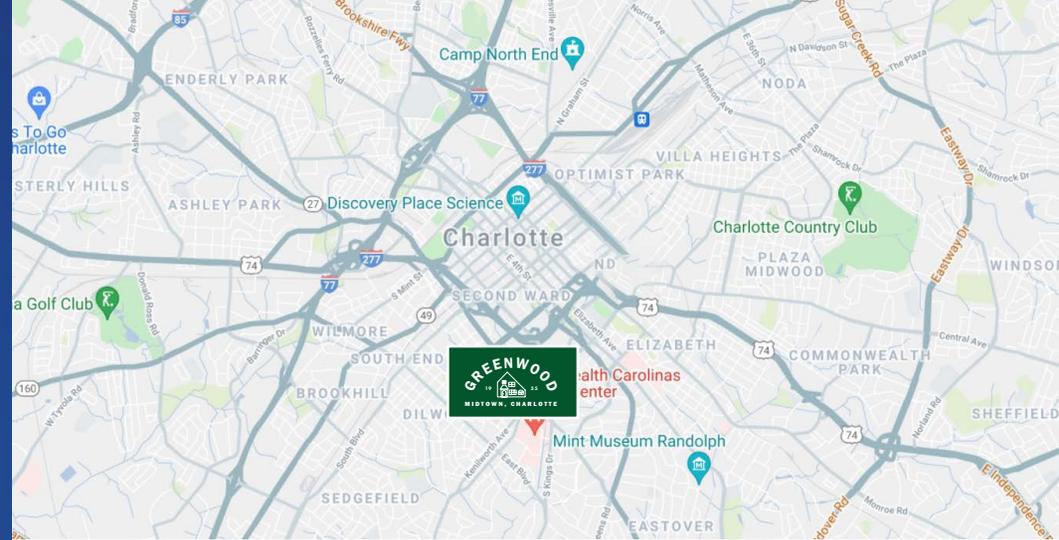
# Midtown Office Space Available for Lease

We are pleased to offer 1113 Greenwood Cliff for lease. Built in 1935, this charming +/- 2,139 square foot property blends Uptown proximity with a quaint neighborhood feel. With its cottage-style design, the property boasts curved features, original hardwood floors, a stucco facade, and ample windows.

The property's two stories comprise 6 offices, 2 conference areas, 2 restrooms, and a kitchenette. The property is within walking distance to the newly restored Pearl Street Park, close to popular retail and restaurant destinations, and less than 5 minutes to I-77, I-277 and Charlotte's CBD.

## Property Details

<b>Address</b>	1113 Greenwood Cliff   Charlotte, NC 28204
<b>Square Footage</b>	+/- 2,139 SF Available for Lease Available March 5, 2026
<b>Use</b>	Office
<b>Year Built</b>	1935
<b>Zoning</b>	NC
<b>Frontage</b>	73 FT on Greenwood Cliff
<b>Parking</b>	On-Site parking
<b>Lease Rate</b>	Call for Leasing Details



## The pulse of Charlotte beats in Midtown. Be a part of it.

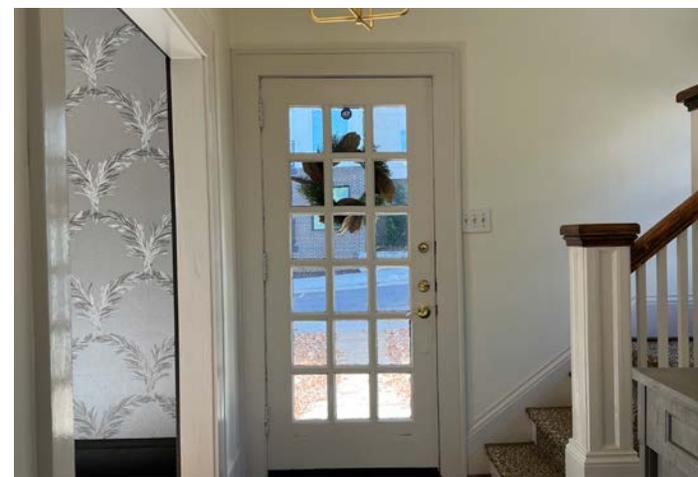
- Historic Charm
- Central Location
- Walking Distance to Pearl Street Park
- Local, Dedicated Ownership

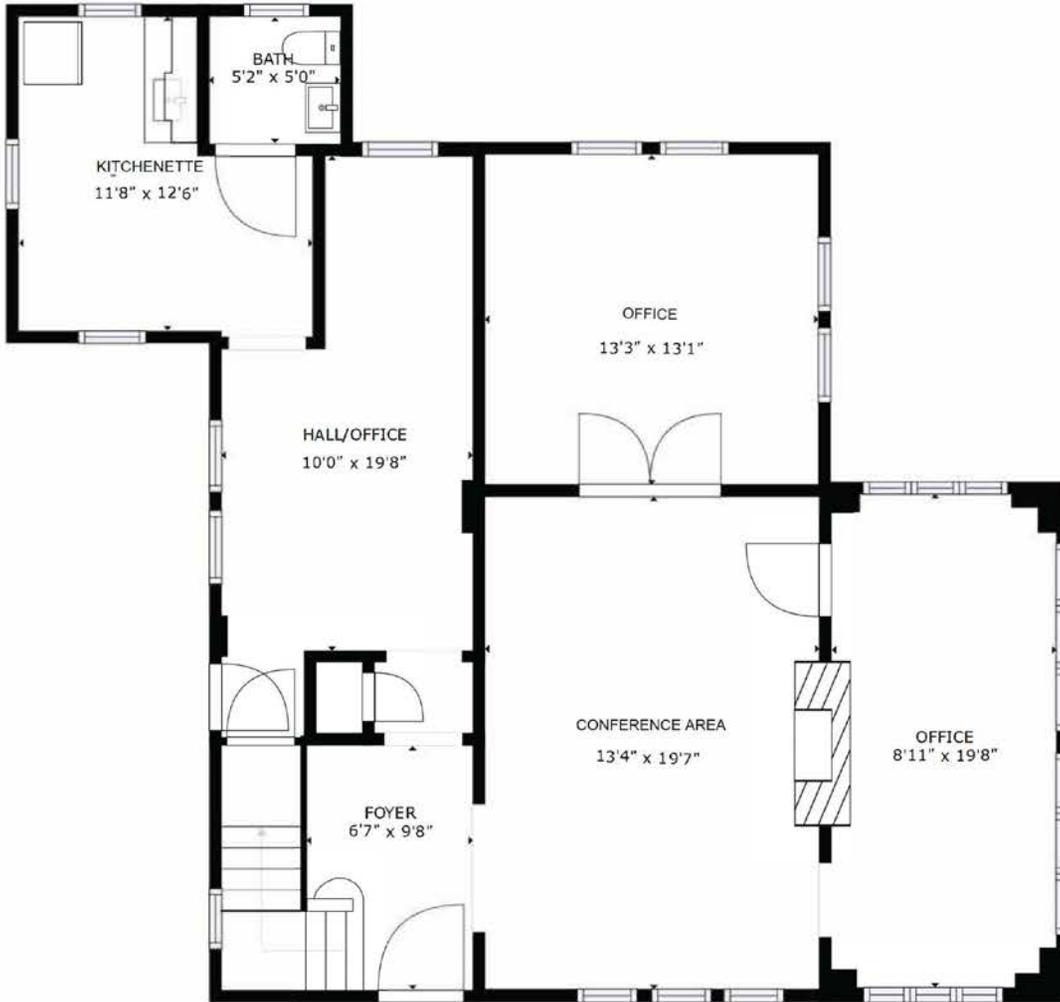
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	17,874	136,158	284,005
<b>Avg. Household Income</b>	\$155,373	\$157,282	\$140,607
<b>Median Household Income</b>	\$109,167	\$101,570	\$86,198
<b>Households</b>	11,036	72,722	137,185
<b>Daytime Employees</b>	60,427	150,281	256,095

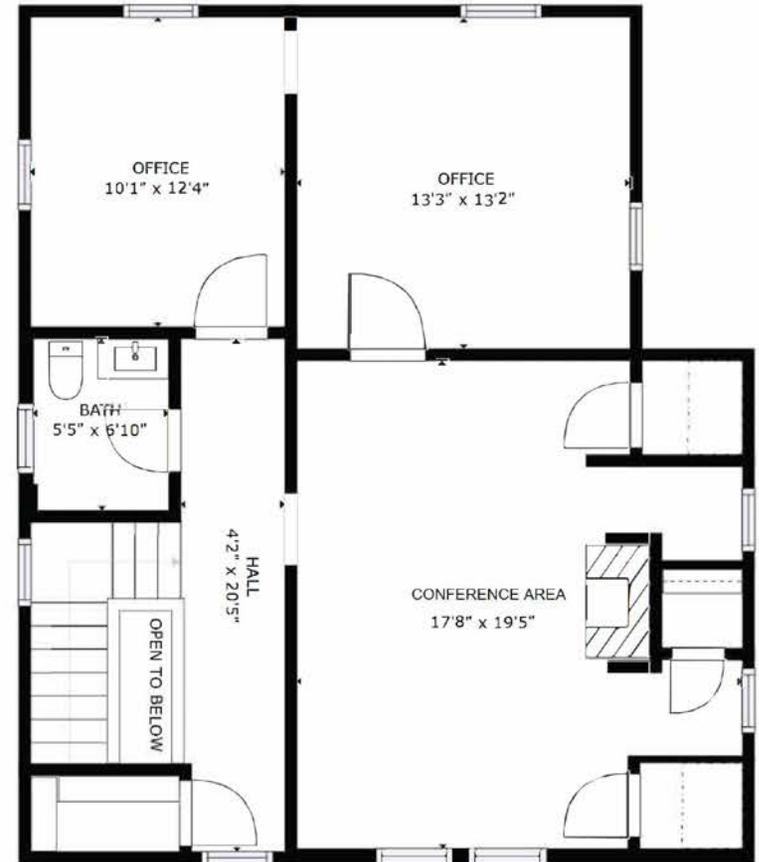


Interior Photos





FLOOR 1



FLOOR 2



# Midtown

Midtown Charlotte is a dynamic urban district that has transformed into one of the city's most vibrant mixed-use neighborhoods, situated between Uptown and South End along the corridor of North Tryon Street and Interstate 277. Midtown has undergone significant redevelopment evolving into a walkable community filled with modern high-rise apartments, creative office spaces, locally-owned restaurants, craft breweries, and specialty shops. With its blend of residential living, entertainment venues, green spaces, and a growing arts scene, Midtown has become an attractive destination for young professionals and families seeking an urban lifestyle with a more relaxed, neighborhood feel than the busy downtown core.

  
**2 Mi**  
Distance to  
Uptown

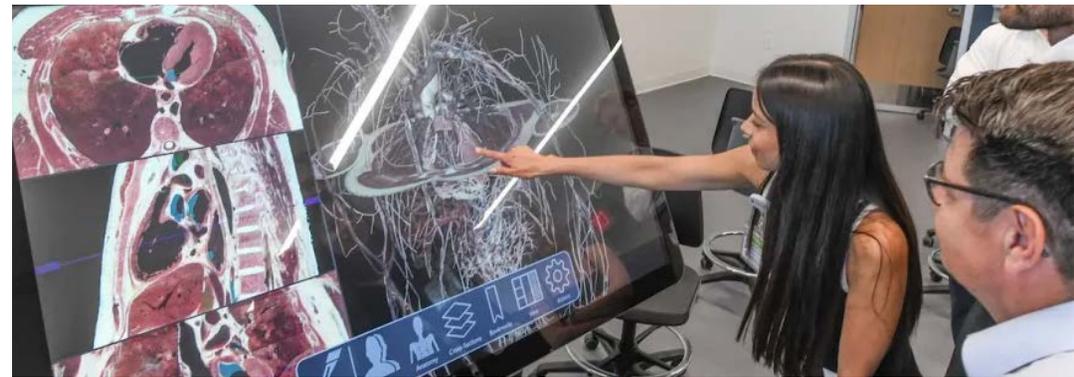
  
**150,281**  
Daytime Population  
(3 Mile)

  
**78**  
Walkability  
Score

  
**28,000**  
Vehicles per Day  
on Kenilworth Ave

# Market Overview



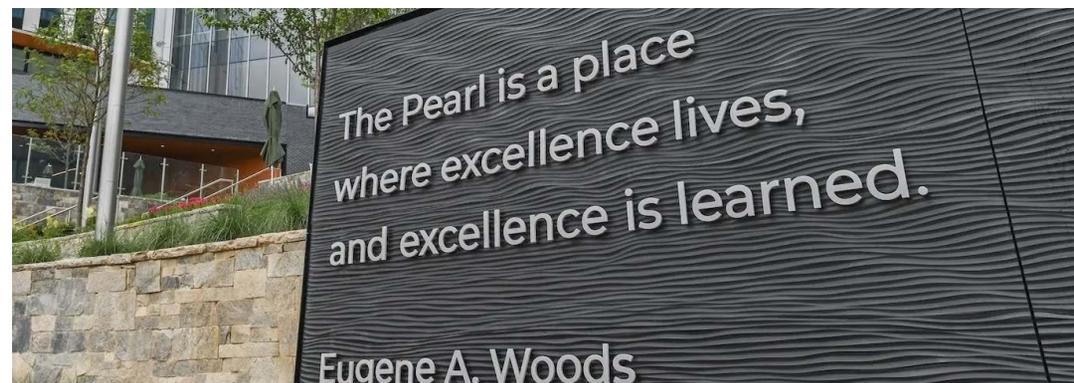


The Pearl officially opened its door in June 2025, marking a transformative milestone in health care innovation. Developed through a visionary public-private partnership led by Atrium Health and Wexford Science & Technology, The Pearl unites cutting-edge medical education, research and technology to drive collaboration and economic growth. Anchored by the Charlotte campus of Wake Forest University School of Medicine – the city’s first four-year medical school – and IRCAD North America, a global leader in surgical training, The Pearl is positioned as a global destination for medical advancement.



Over the next 15 years, The Pearl is projected to generate more than 5,500 on-site jobs and over 11,500 jobs regionally, serving as a catalyst for opportunity and inclusive growth. Its impact extends beyond medicine, with deep community engagement including a K-12 STEM partnership with several county system schools to inspire middle and high school students toward health care careers.

This innovation district represents a bold new chapter for Charlotte – where education meets entrepreneurship, and where partnerships fuel progress. With more than 700,000 square feet completed in its first phase, The Pearl is where excellence is learned, shared and scaled for start-ups, global businesses, academic institutions and tech companies.





Contact for Details

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**Walkable to Pearl Street Park**



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.