

**AVAILABLE
FOR LEASE**

GRAHAM OFFICE PARK

4523 Park Road | Charlotte, North Carolina



Located in Graham Office Park, 4523 Park Road is a multi-tenant general office building with frontage on Park Road. High visibility and traffic counts, ease of accessibility, and nearby amenities make this space desirable for any small office user. The building also offers monument signage. The available space features 3 offices and a reception area.

BUILDING SPECIFICATIONS

Total Building Area	± 38,000 SF
Total Available Space	± 1,881 SF
Year Built	1984
Parking	10 designated spaces
Asking Lease Rate	\$18.00/SF Mod. Gross

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LOCATION

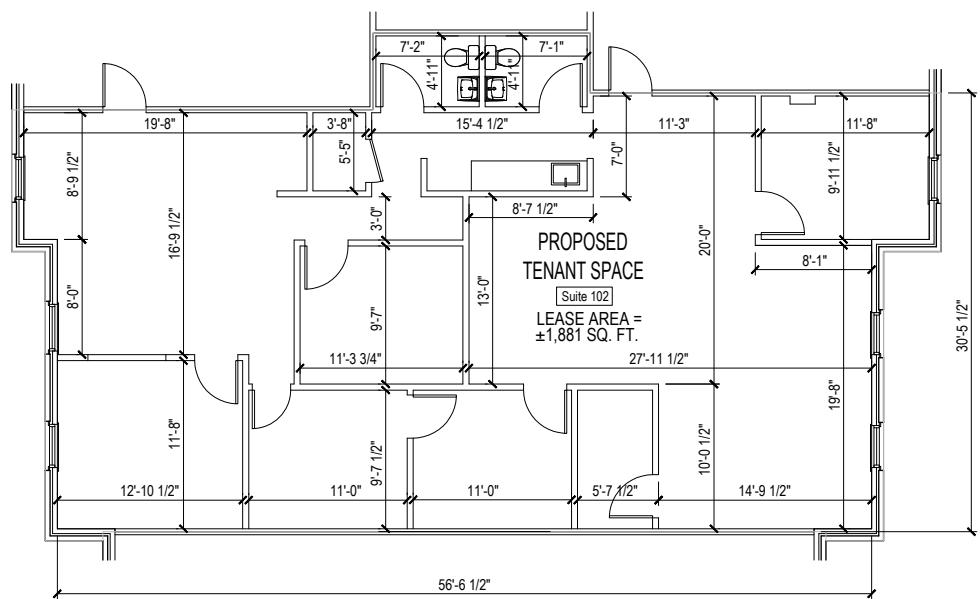
4523 Park Road is ideally located in the highly sought after Park Road submarket in South Charlotte. Situated with frontage on Park Road, the building is found approximately 0.5 miles from Park Road Shopping center and 0.2 miles from Montford Drive.

AVAILABILITIES

Suite 102

± 1,881 SF

Vacant



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