

NOVATECH

# SYLVAN STATION

4106 CHARLOTTE AVE

8 & R COFFEE CO.

NOVATECH  
SERVICE

OFFICE SUBLEASE  
9,448 - 18,895 SF

 SAGEMONT



## OVERVIEW

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- Address - 4106 Charlotte Ave.
- Floors - 2nd and 3rd
- SF - 9,448 - 18,895 SF
- Sublease - through 4/30/33
- Term - negotiable
- Building signage available

This sublease opportunity includes the second and/or third floor in a class A building with furniture, providing a move-in ready space surrounded by amenities with immediate interstate access.



# FLOOR PLANS

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## 2ND FLOOR

- 12 offices
- 24 workstations
- 1 conference
- large open area
- large break area



## 3RD FLOOR

- 12 offices
- 32 workstations
- 3 conference rooms
- break area



# NEIGHBORHOOD MAP



- 1. Richland Park
- 2. Sylvan Park
- 3. Taquiera Del Sol
- 4. ML Rose

- 5. Smokin Thighs
- 6. Planned: Wine Bar
- 7. Otto's Bar
- 8. PDK Southern Kitchen
- 9. Charlotte Medical Plaza

- 10. Sylvan Supply
  - Another Broken Egg
  - Otaku Ramen
  - Radish
  - Punk Wok
  - Red Perch
  - Barista Parlour
  - Bearded Iris

- 11. Station 40 Apartments
- 12. Urban Juicer
  - Double Dogs
  - Common Grounds
- 13. Planned: Apartments & Grocery
- 14. L & L Marketplace



PARKING

40 SPACES  
ON SITE  
FOR OFFICE

4106 CHARLOTTE AVE



44 STREET SPACES - 150 FT FROM OFFICE

# PARKING MAP



# DATA

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## 4106 CHARLOTTE AVE

For Sublease

Flexible term - lease expires in 4/30/2033

2nd and 3rd floor - 18,895 SF

### 2ND FLOOR

- 12 offices
- 24 workstations  
(room for more)
- 1 conference
- large break area

### 3RD FLOOR

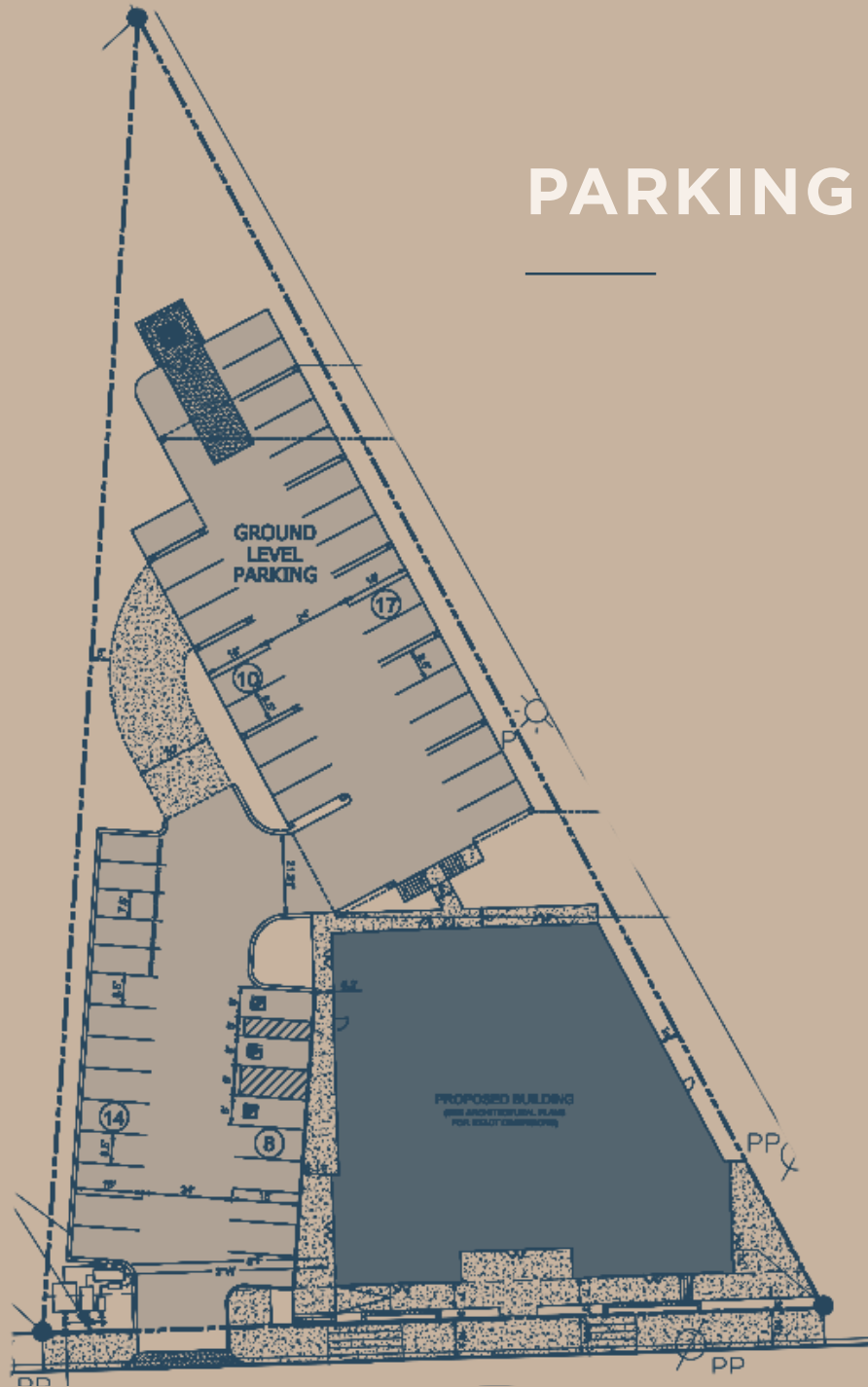
- 12 offices
- 32 workstations
- 3 conference rooms
- break area
- Outdoor patio

### PARKING

- 2 dedicated spaces
- 38 spaces for office  
marked as S (shared  
with building)



# PARKING MAP





MORE DETAILS

## CAMERON BICE

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