



CHARLOTTE, NC 28203

# 508 EAST BLVD

1,400 SF OFFICE AVAILABLE FOR LEASE

**1,400 SF OFFICE  
AVAILABLE FOR LEASE**

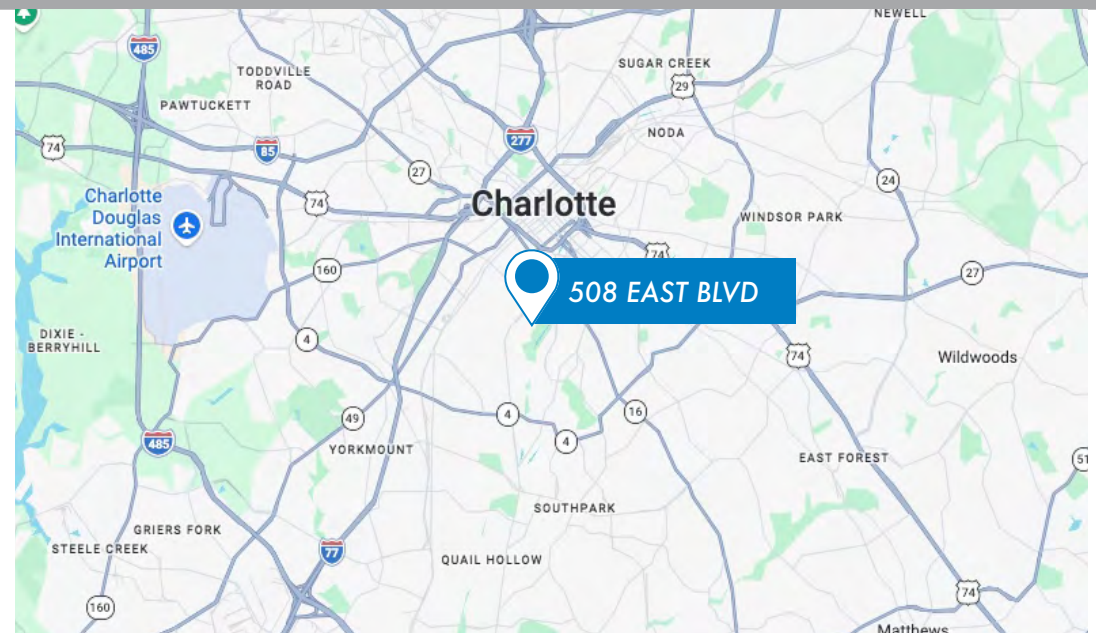
**508 EAST BLVD**

CHARLOTTE, NC 28203



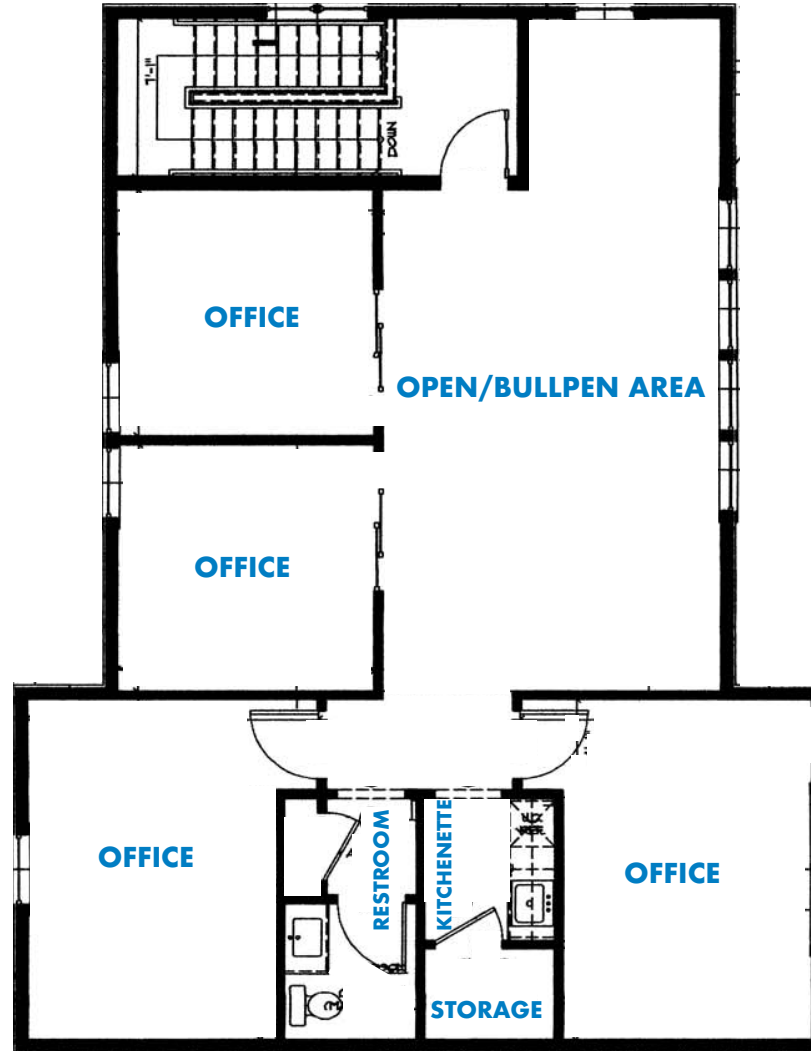
### PROPERTY INFORMATION

- Office situated in Dilworth, one of Charlotte's most desirable neighborhoods, known for its walkability and strong mix of popular restaurants, retailers and Freedom Park
- Convenient access to South End, Midtown, and Uptown Charlotte
- 1,400 SF second-floor office available for lease with dedicated entrance
- Features: four private offices, open/bullpen area, private break room and private restroom
- Access to surface level parking
- Lease Rate: \$45/PSF
- Available: January 1st, 2027



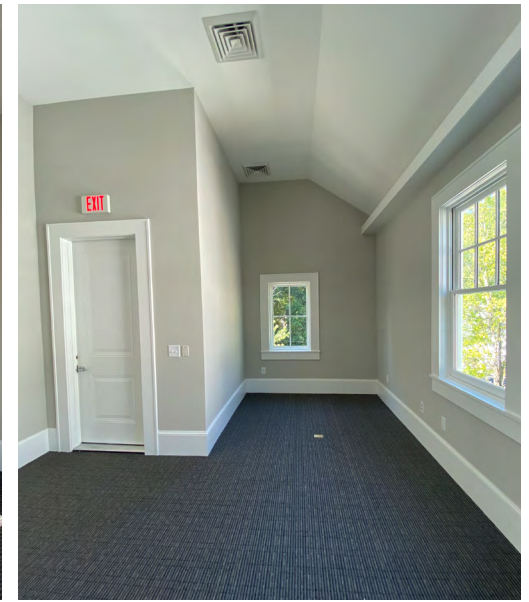
CHAPMAN CHASTAIN  
980.266.9292  
chapman@ascent.re





INTERIOR PHOTOS

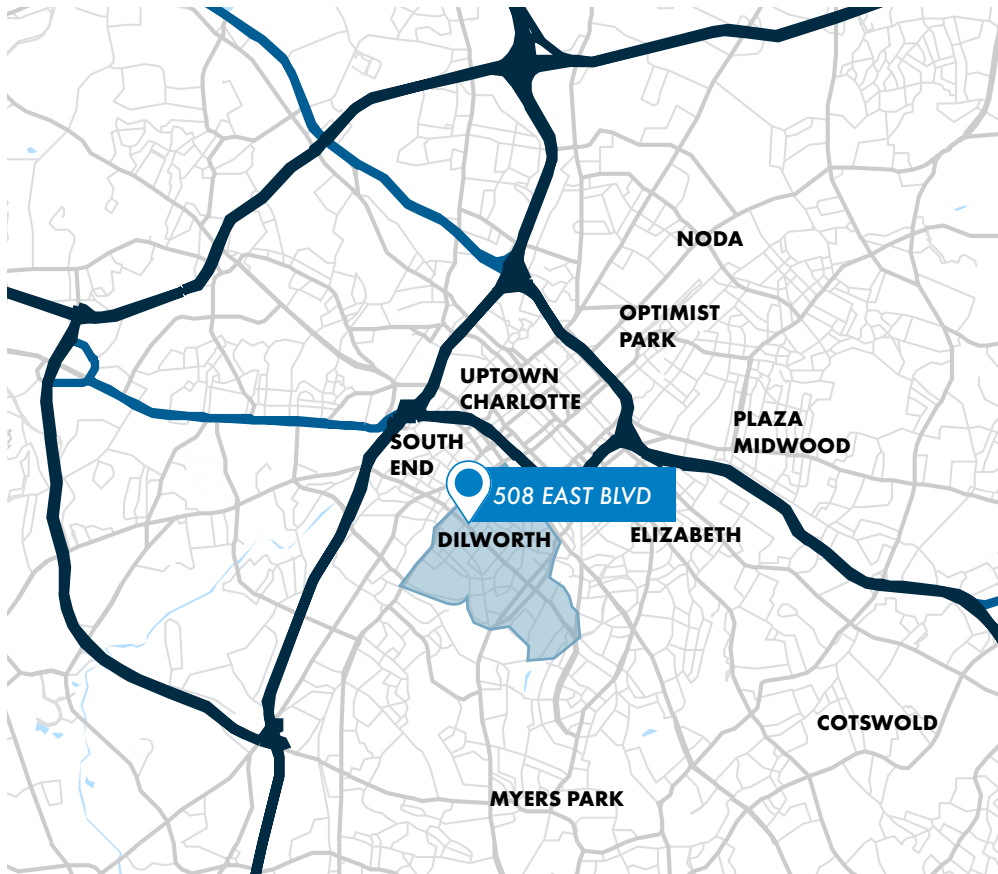
508 EAST BLVD  
1,400 SF OFFICE AVAILABLE FOR LEASE





## AREA OVERVIEW

Nestled just south of Uptown, Dilworth is celebrated for its charming bungalows and picturesque, tree-lined streets. The neighborhood features excellent walkability, a welcoming atmosphere for families, and convenient access to an array of quality eateries and retail options. Dilworth fosters a tight-knit community with connections to cultures worldwide. Residents can indulge in a variety of international cuisines at local restaurants, while unique shops showcase crafts and art from across the globe.



**508 EAST BLVD**  
1,400 SF OFFICE AVAILABLE FOR LEASE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	26,798	134,508	283,005
Median Age	33.5	35	35.8
Avg Household Income	\$135,885	\$129,659	\$119,080
Median Home Value	\$786,934	\$719,737	\$607,298
Employees	40,853	158,856	256,620
Businesses	5,610	18,978	30,173



CHAPMAN CHASTAIN  
980.266.9292  
chapman@ascent.re

