

OFFICE / WAREHOUSE / SHOWROOM FOR SUBLEASE

7606 Whitehall Executive Drive Suite 300



PRICE:	\$9.75 NNN TICAM \$2.11	SIZE (approx):	11,400 sf (2,900 +/- office)
COUNTY:	Mecklenburg	ZONING:	BP(CD)
AREA:	South/485 Charlotte	CITY:	Charlotte
PARKING:	Ample	SPRINKLERS:	Yes
BUSINESS PARK:	Whitehall Business Center	FLOORS:	1
COMMENTS:	- Sublease term expires December 31, 2026 - Easy airport and freeway access - Property conditions subject to verification by interested parties. - Floor plan office layout does not reflect all current conditions. - TICAM includes Tenant's water usage (not metered separately).	DOCK DOORS:	2 DH 1 DI
		CEILING HEIGHT:	Ceiling 28' to deck
		UTILITY PROVIDERS:	Gas - Piedmont Water / Sewer -City of Charlotte Power -Duke Energy



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