



201 West Morehead St

Suite 100/300 | Charlotte, NC 28202



W Morehead St

24,500 VPD

Available for Lease

+/- 3,397 SF Office Space Bordering Uptown Charlotte & South End

Property Overview

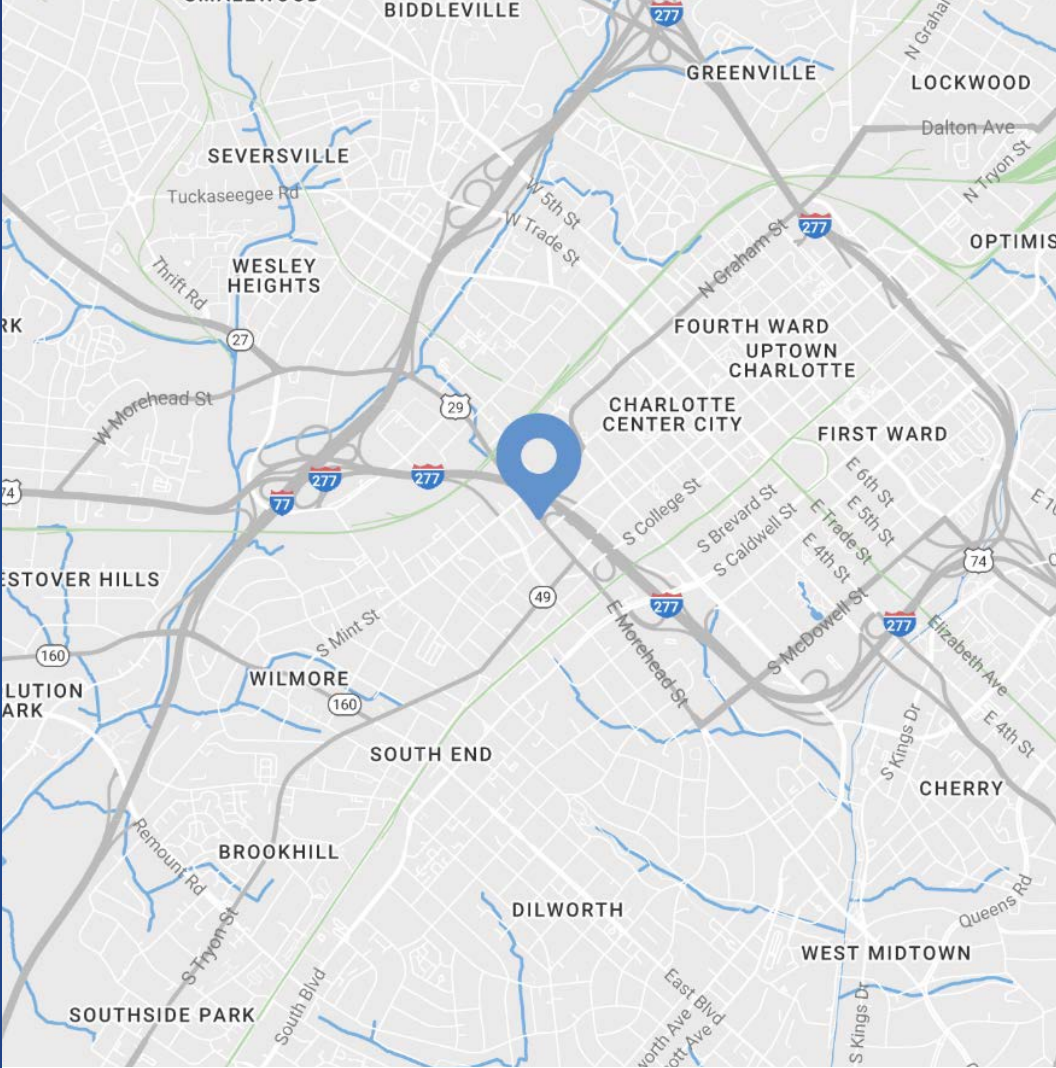
201 West Morehead St

Available for Lease

+/- 3,397 SF available for lease, nestled between South End and Uptown Charlotte. With excellent visibility on West Morehead Street in one of Charlotte's most prominent submarkets, the space features high ceilings, a loft-style design, and exposed brick walls. Walkable to the Carson Light Rail Station and just 0.5 miles from the I-277 on-ramp, its ultra-convenient location is unbeatable. The site is also within walking distance of various multifamily developments, retail shops, bars, and restaurants, offering excellent access to everything this vibrant area has to offer.

Property Details

Address	201 West Morehead St, Suite 100/300 Charlotte, NC 28202
Availability	+/- 3,397 SF Available for Lease *Space can be delivered fully furnished
GLA	+/- 17,896 SF
Parcel ID	07306213
Zoning	UC (Uptown Core)
Parking	7 onsite parking spaces; No parking on game days and some major events
Ceiling Height	21 FT
Traffic Counts	West Morehead St 24,500 VPD I-277 75,000 VPD
Additional Notes	Short term leasing will be considered
Lease Rate	Call for Leasing Details



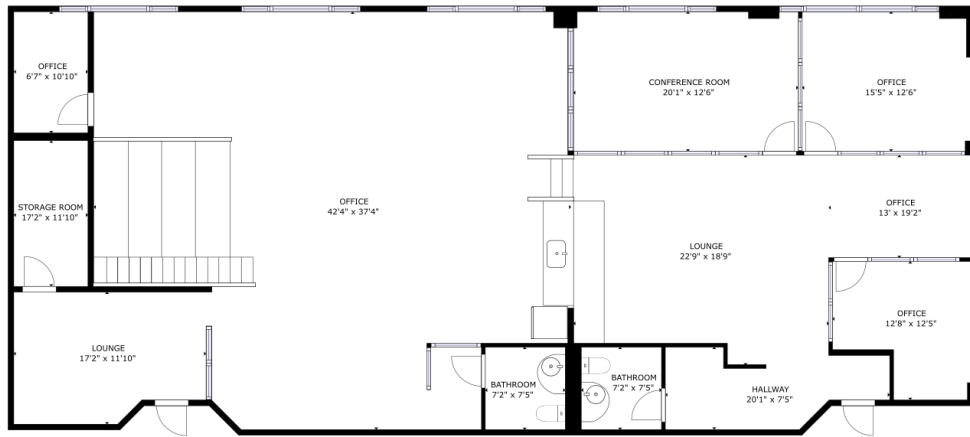
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	24,777	125,357	257,081
Avg. Household Income	\$153,290	\$136,631	\$124,569
Median Household Income	\$108,303	\$88,673	\$77,812
Households	15,749	64,855	121,843
Daytime Employees	57,967	145,020	245,570

Available

+/- 3,397 SF

 Virtual Tour



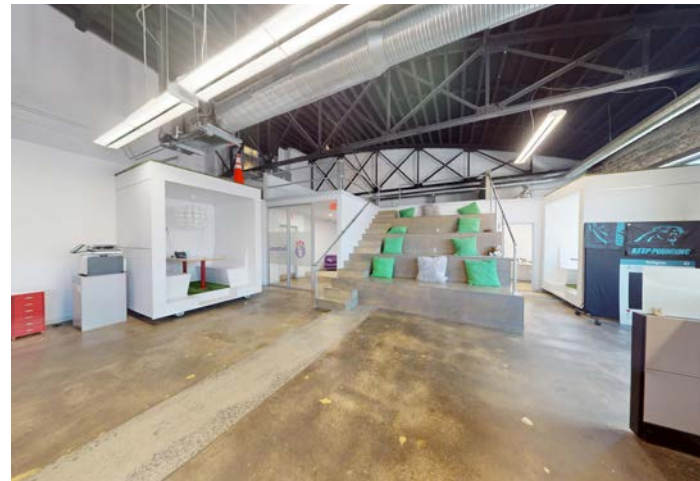
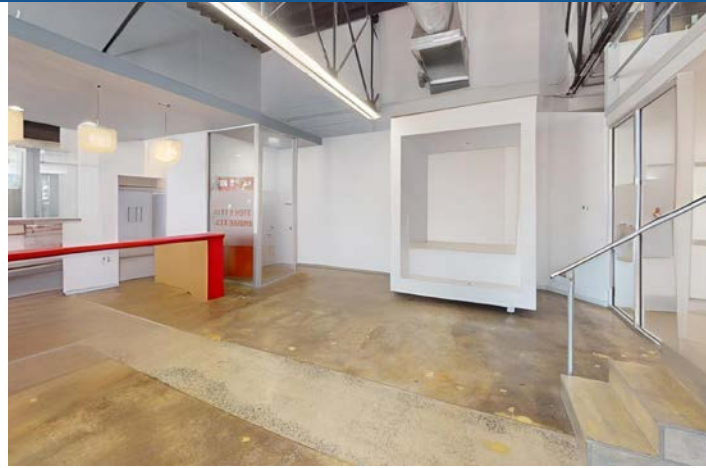
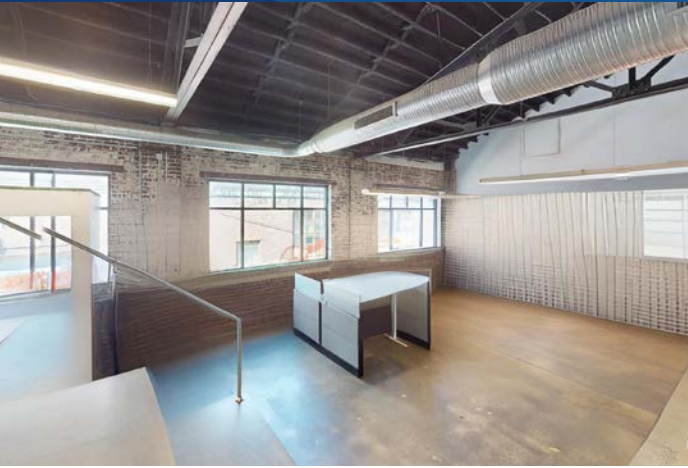
FIRST FLOOR



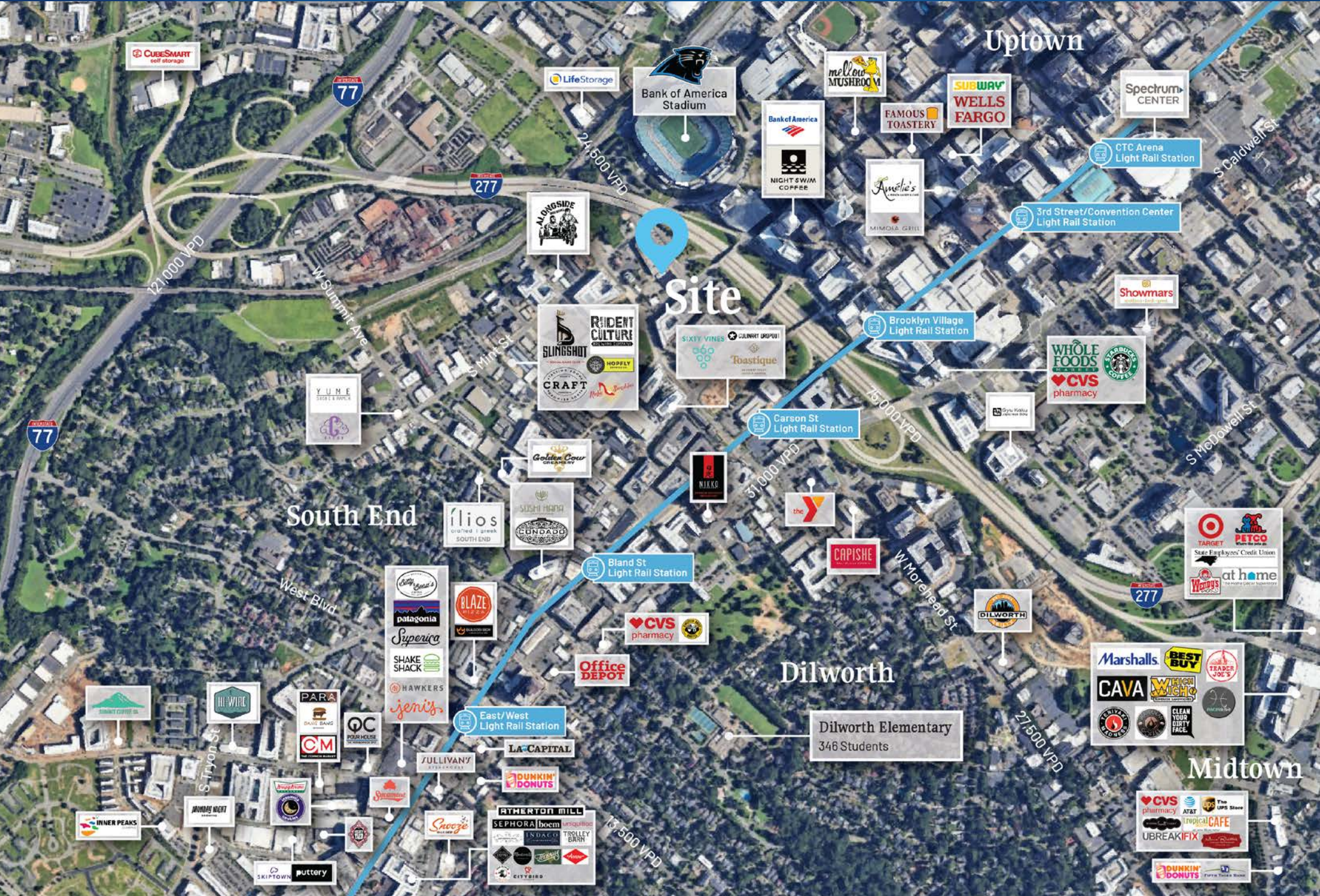
SECOND FLOOR

*Space can be delivered fully furnished

Interior Photos



Market Overview





Uptown Charlotte

The Vibrant, Economic Heart of Center City

Charlotte Center City is a vibrant nexus with the consistent influx of aspiring talent joining a mix of economic, social, and cultural opportunities that is enhancing the quality of life and fostering business innovation throughout the Charlotte region. With more than \$4 billion in the development pipeline and a strong history of public-private partnership, Uptown is where our community comes together to boldly envision what's next.



10,929
Businesses
(3 Mile Radius)



100,000+
Employees Working
in Uptown



78
Walkability
Score



260+
Restaurants, Bars,
& Entertainment



South End

Charlotte's Trendy, Lively Urban District

South End is known for its vibrant nightlife, with a number of craft breweries and laid-back pubs, plus buzzy restaurants serving elevated American and global cuisines. Situated just outside of Uptown, linked by the LYNX Blue Line light rail, South End is a bustling destination rooted in history and poised for the future. The area dates back to the discovery of gold, on what is now West Morehead Street, in the 1800s. Since then, South End has entered another era of growth and possibility, guided by innovation, creativity and a community of those eager to partake.



10,643

Businesses
(3 Mile Radius)



145,000+

Employees Working
in South End



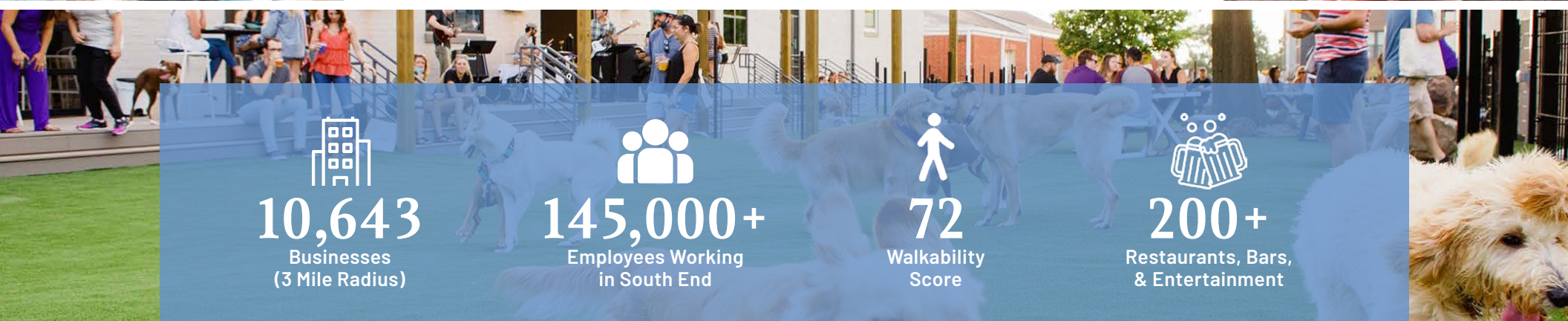
72

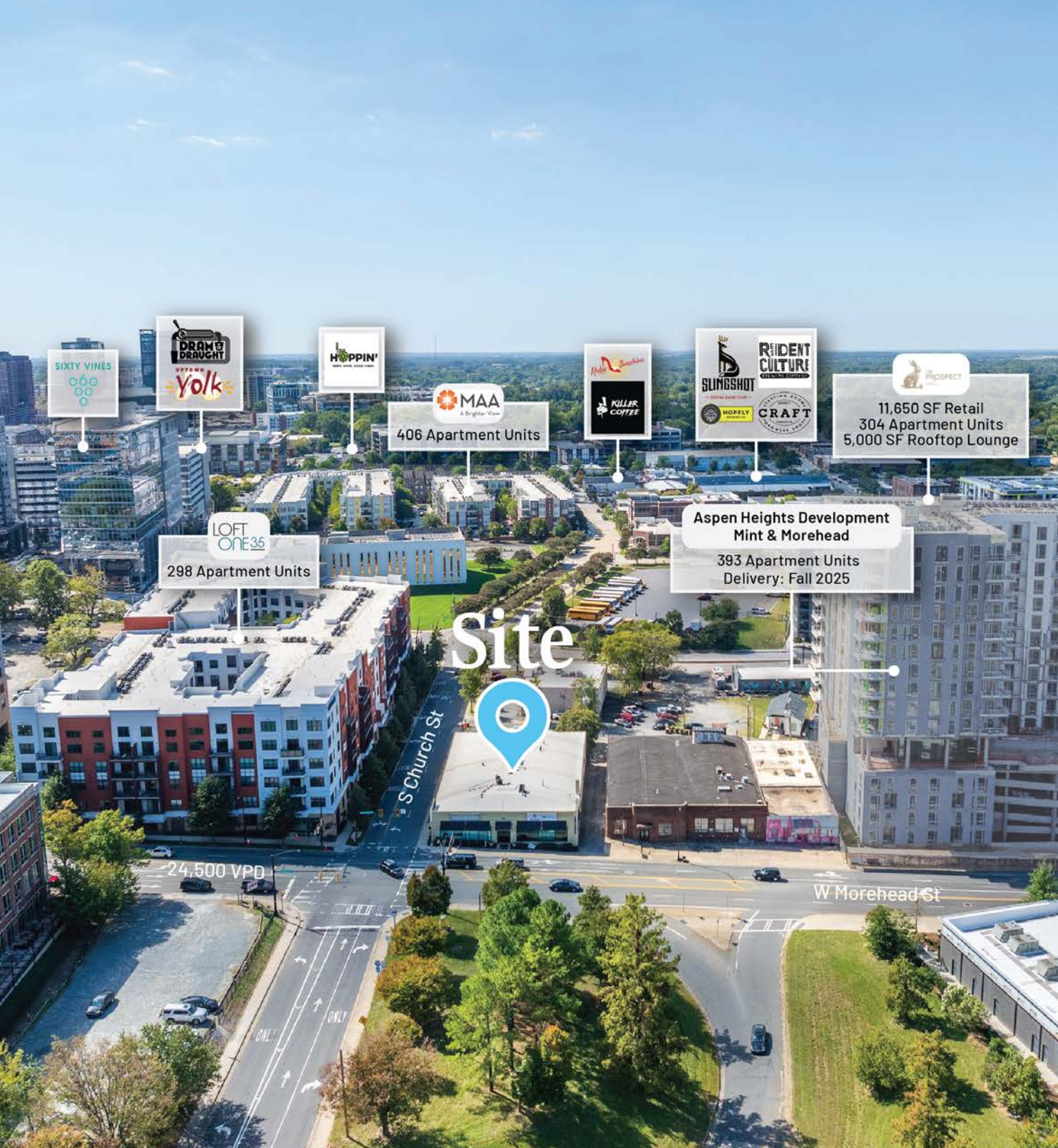
Walkability
Score



200+

Restaurants, Bars,
& Entertainment





Contact for Details

Josh Beaver

(704) 373-9797

josh@thenicholscompany.com

John Nichols

(704) 373-9797

jnichols@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.