

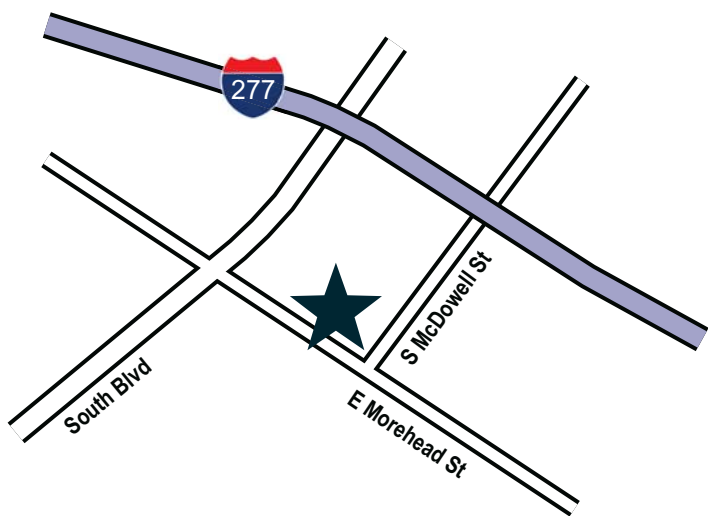
# Office Space for Lease

817 East Morehead Street, Suite 350 • Charlotte, NC

FOR LEASE



Excellent Office Leasing Opportunity with Great Exposure in Midtown  
+/- 2,738 RSF, Full-Service Lease Structure



**Clay Durkin**

704-858-4508

cd@claydurkin.com

**DURKIN**  
COMMERCIAL

## FEATURES

- Professional Office Feel in a Charming Building with a Professional Tenant Mix: Accounting, Ophthalmology (Atrium), Dental, Financial.
- Easy Access to Dilworth, Uptown, Southend, FreeMoreWest, Elizabeth and the I-277 Loop + Interstates.
- Great Signage Opportunity on the Front Monument, Additional Building, Lobby + Suite Signage Placement.
- 5 offices, Corner Conference Rm. w/ Uptown Views, Front Welcome/Receptionist Office. Large Bullpen w/ Side Break Area/File Nook, Kitchen/Bathrooms in Common Areas. (#350)
- Easy Access--- Driveway is directly off E. Morehead Street goes straight back to onsite FREE rear parking lot with 69 total spots close to the Rear Building Entrance.
- Excellent Walkability and Area Amenities: Great Restaurants, Retail and a Light Rail Station (Carson) all within Walking Distance
- 2020 VPD (29,430) - Traffic Count at West Morehead St. and Myrtle Ave.
- Safe, Secure KeyFob Access.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

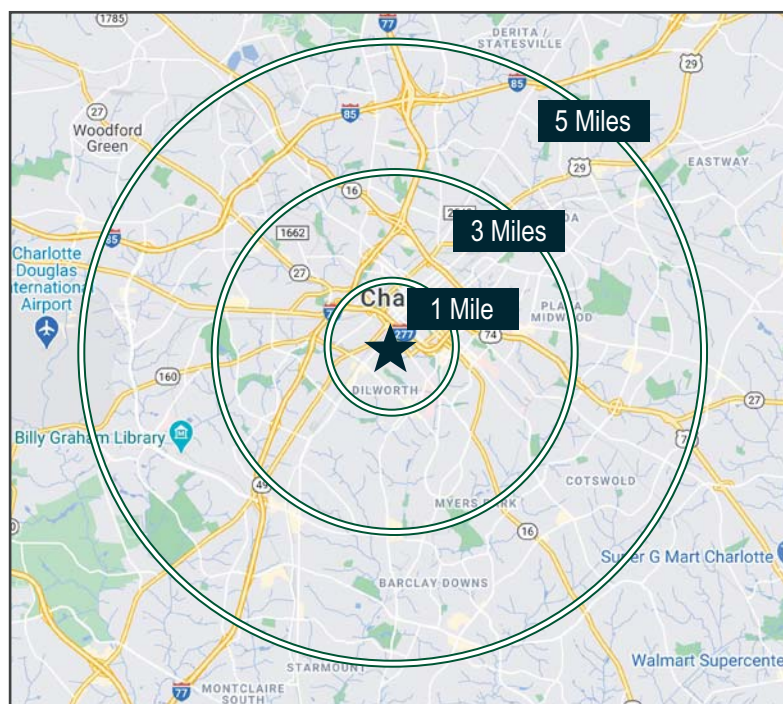
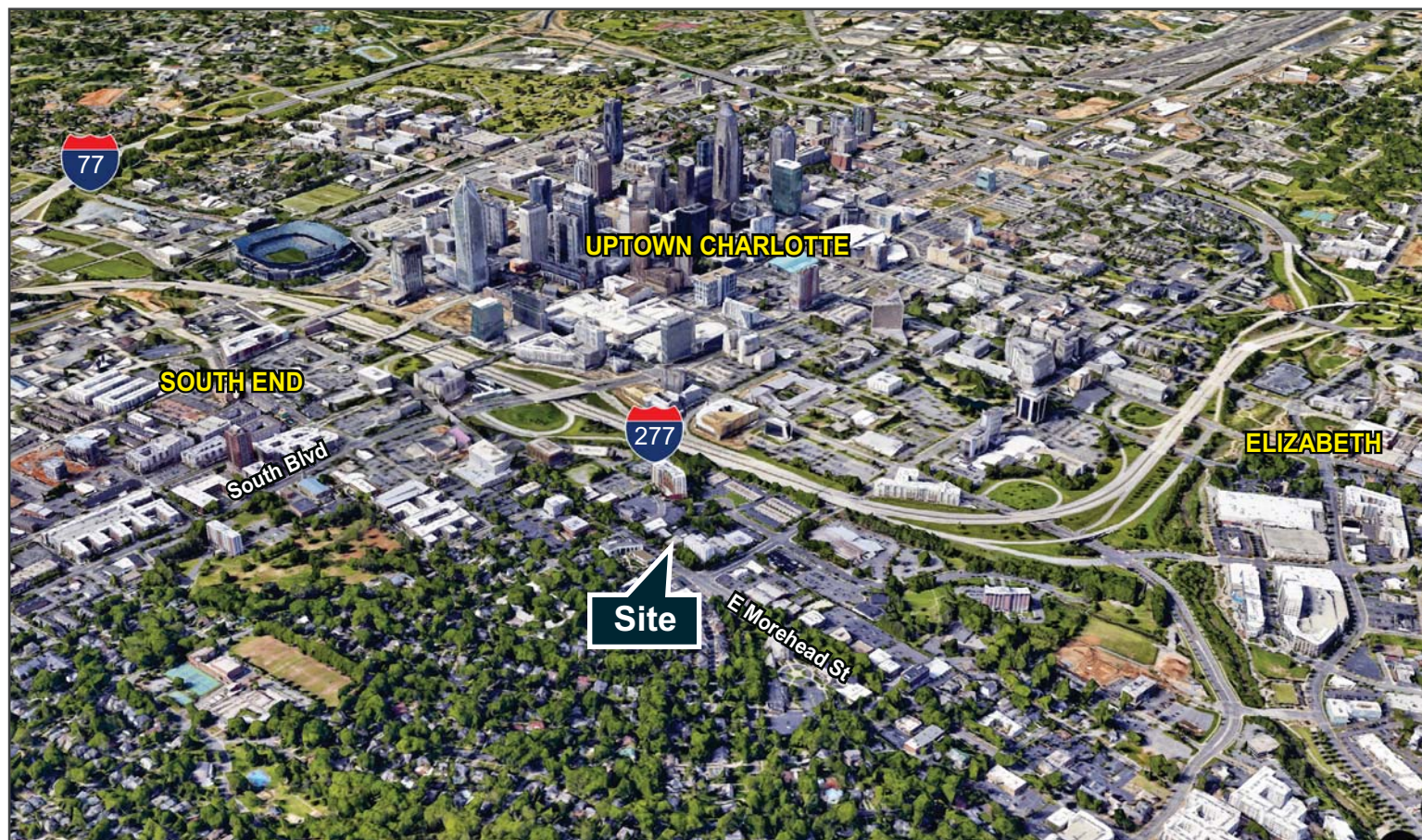
For more info, please visit our "Properties" section at: [www.DurkinCommercial.com](http://www.DurkinCommercial.com)



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## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	19,292	130,354	276,758
2025 Population	21,821	143,303	301,572
Pop. Growth 2020-2025	13.11%	9.93%	8.97%
2020 Total Households	11,376	60,317	119,225
2025 Total Households	12,938	66,549	130,127
HH Growth 2020-2025	13.73%	10.33%	9.14%
Average HH Income	\$122,556	\$104,549	\$90,451

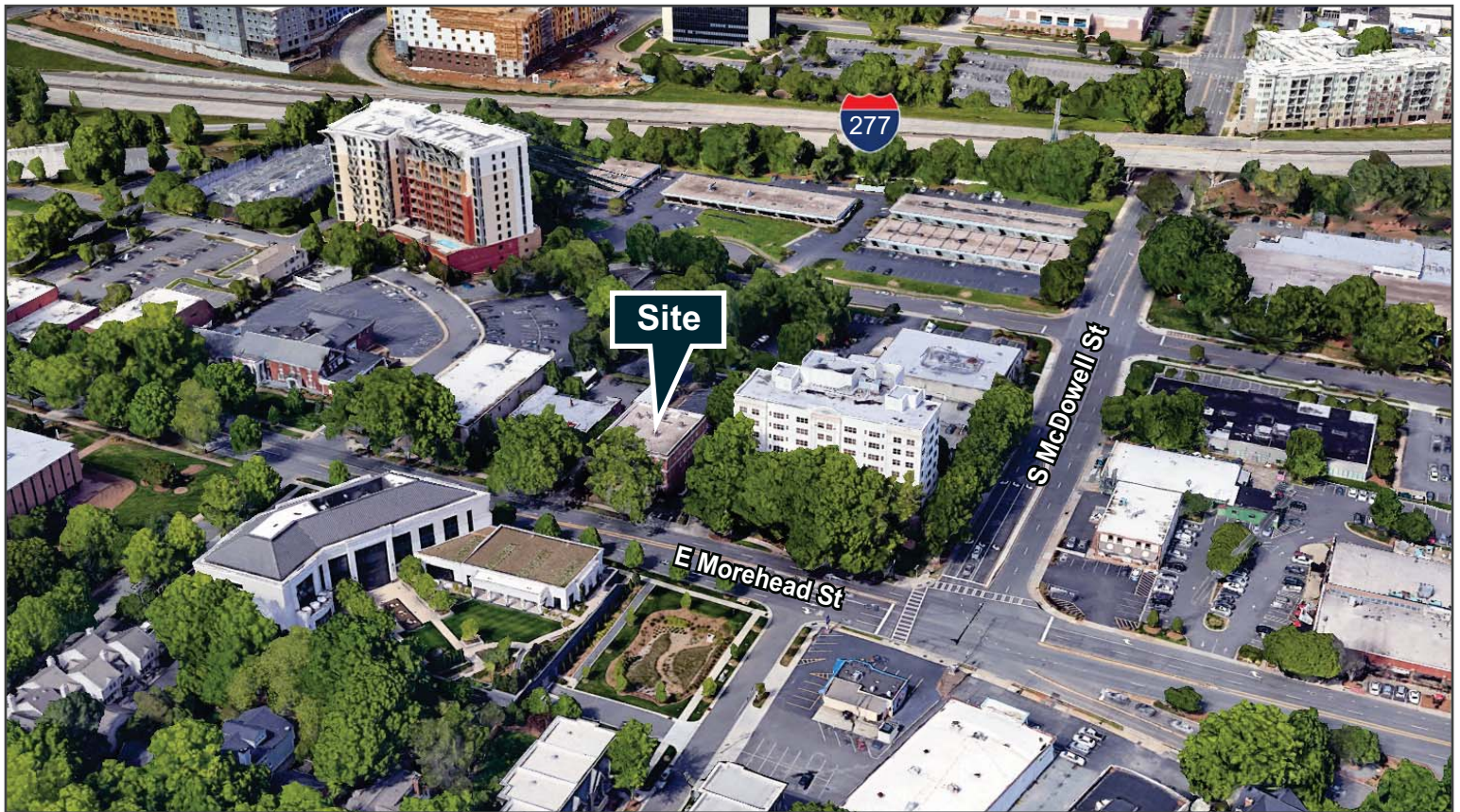
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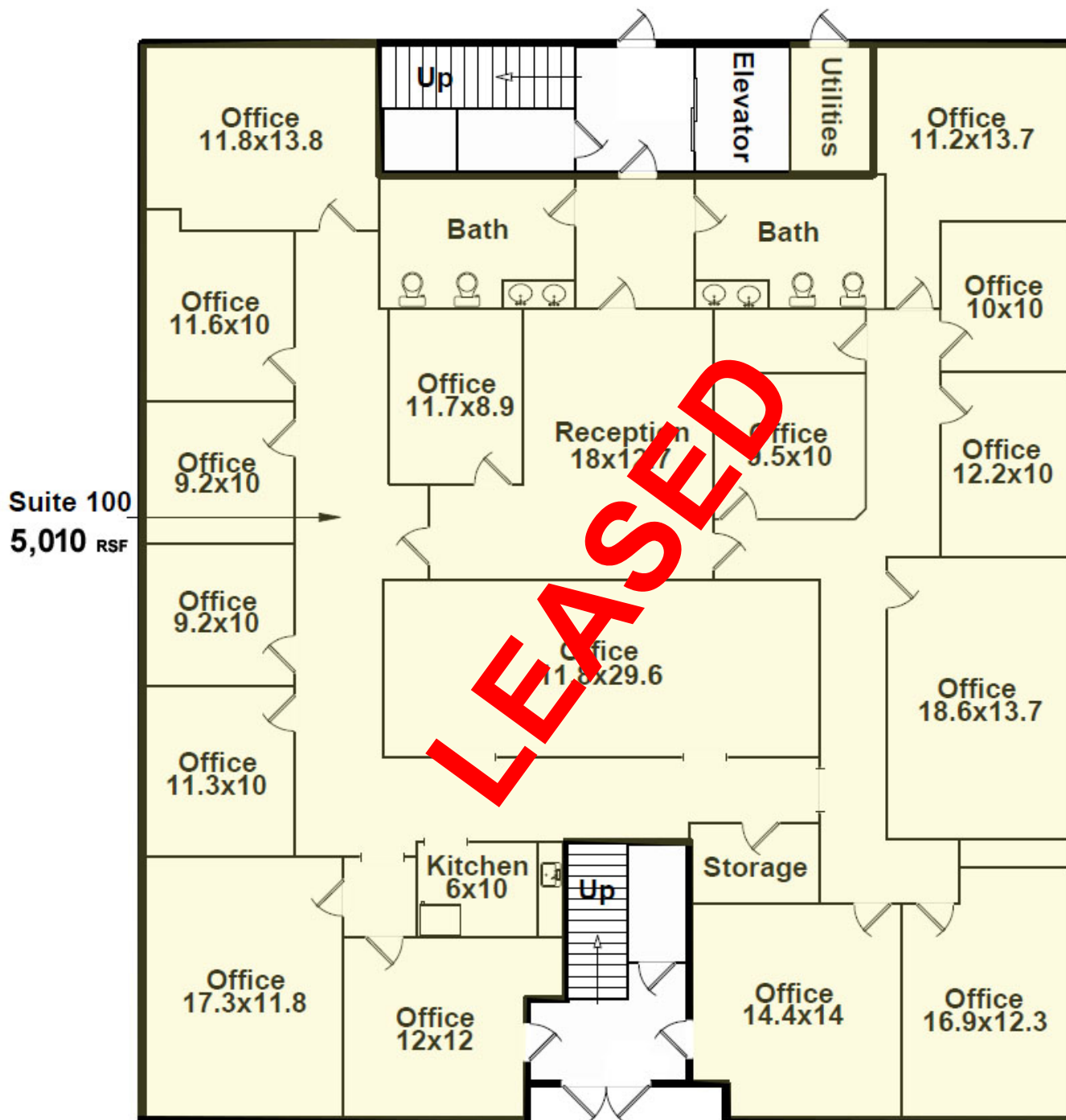
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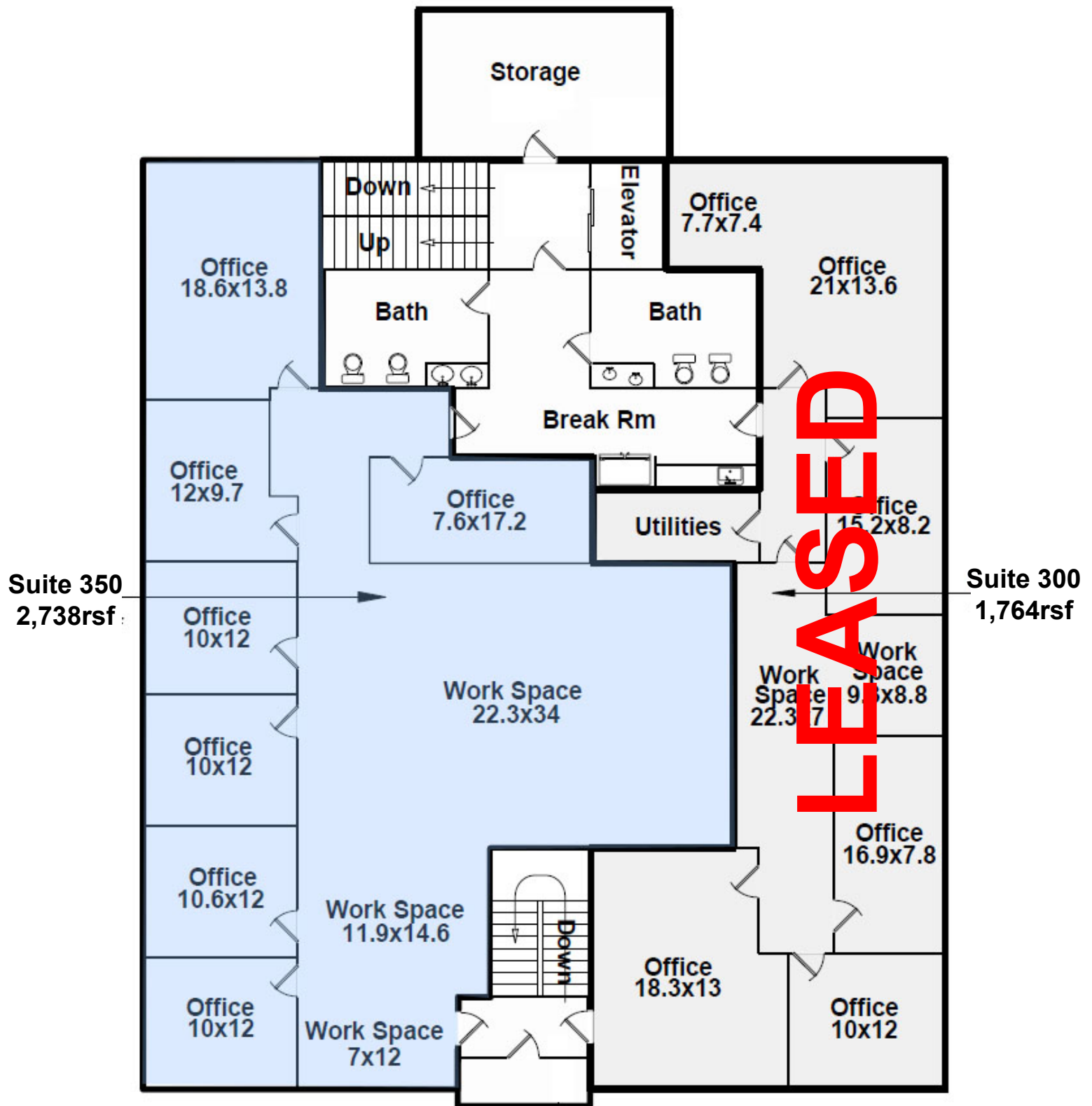


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