



SUITE 404, CHARLOTTE, NC 28208, USA

800 WESTMERE AVENUE

3,731 SF OFFICE AVAILABLE FOR SUBLEASE



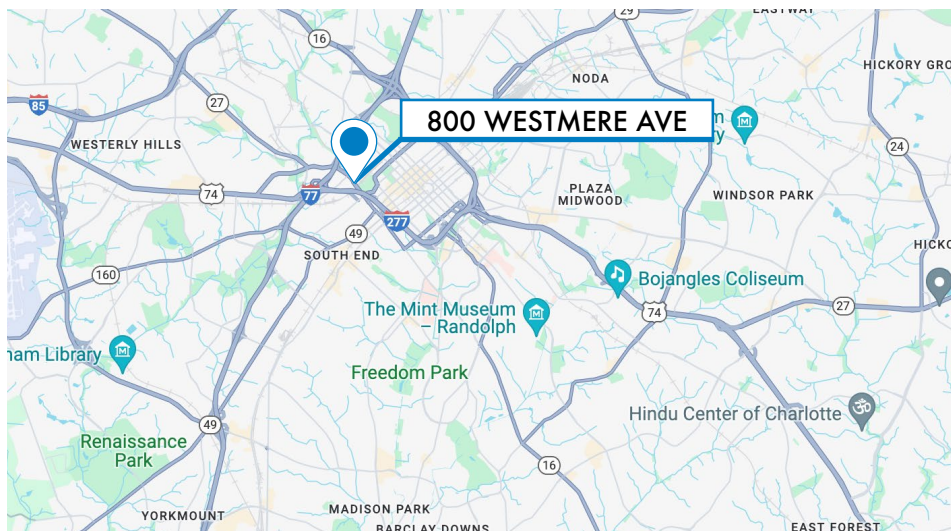
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CHARLOTTE, NC

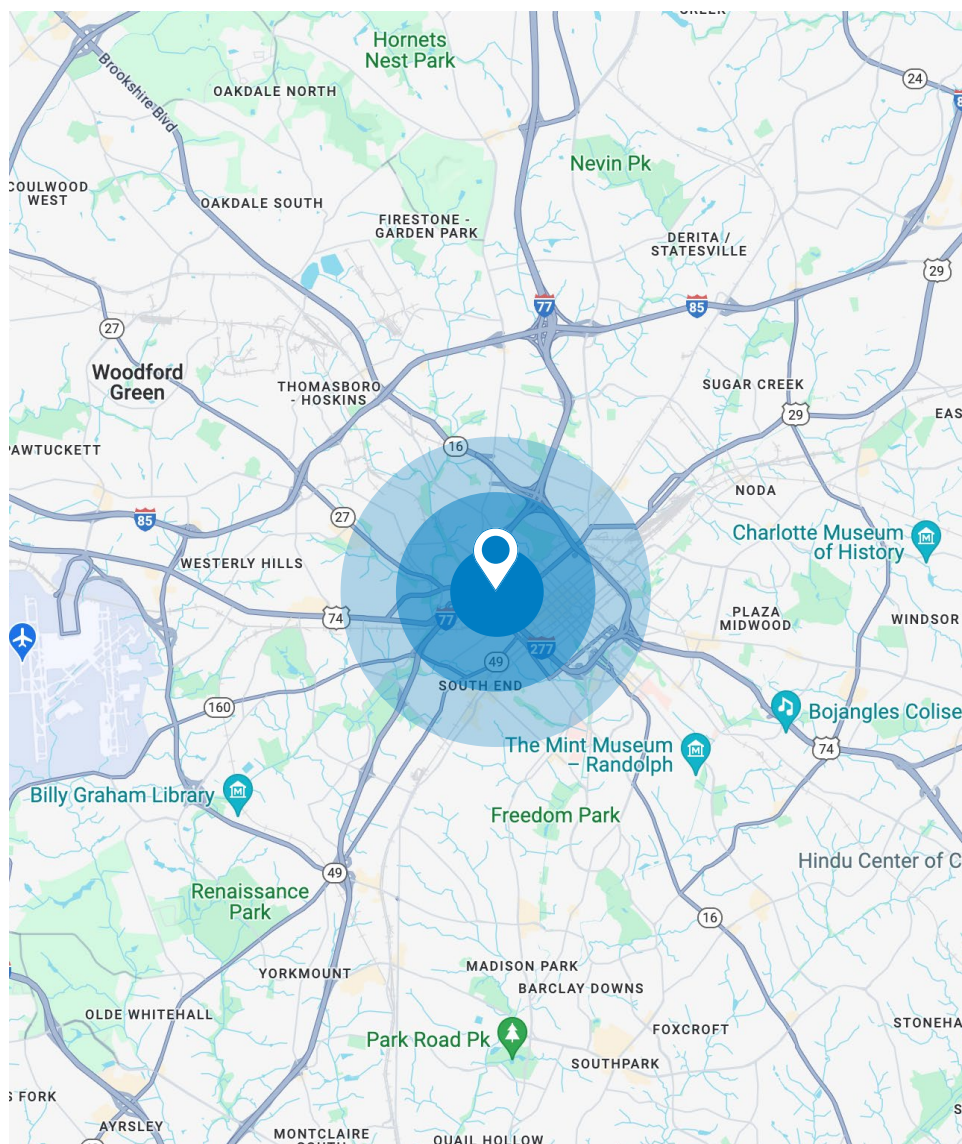
PROPERTY INFORMATION

- 3,731 SF fourth floor office space in Third Ward available for sublease
- Located less than 5 minutes from major thruways including I-277, Morehead St and I-77
- Suite is fully-furnished
- Office includes seven parking spaces
- Available now through 12/31/27
- Listing rate: \$37.00/SF modified gross



AREA OVERVIEW

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TRAFFIC COUNTS	VPD
W Morehead St	26,000
I-277	91,500
Wilkinson Blvd	36,500

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	24,920	131,625	257,049
Population Projection (2028)	27,004	137,986	265,933
Household Income	\$122,227	\$100,731	\$96,483
Median Age	36.3	36.7	36.5
Businesses	3,267	15,602	24,585
Employees	47,066	143,866	226,958

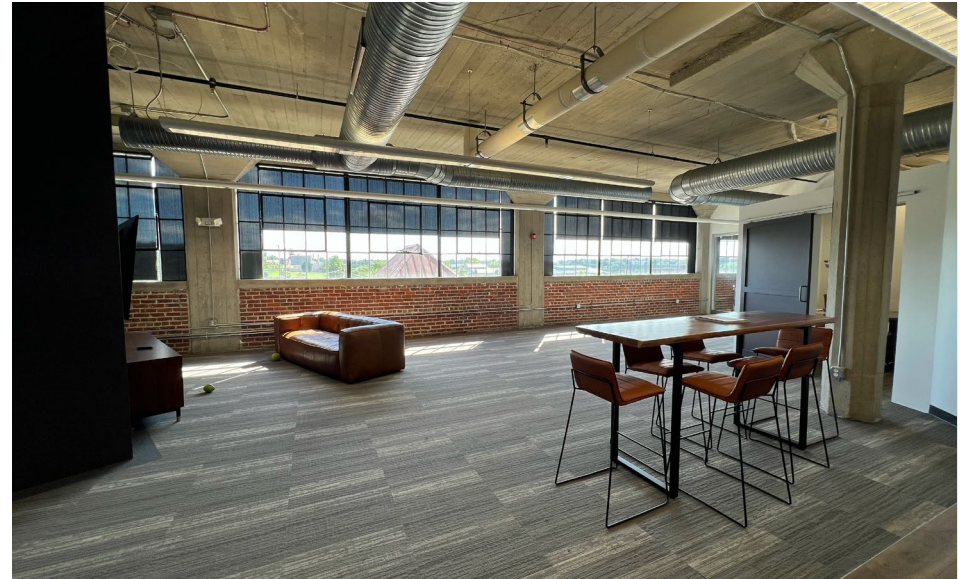
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PROPERTY PHOTOS

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