

For Lease
1,663 to 1,897 SF Flex Units

Carolina Business
Center

2818-2905 Queen City Dr | Charlotte, NC



This Park Offers:

- Convenient Location Near Uptown and Airport
- Visibility from I-85
- Over 20 Nearby Restaurants
- 5 Minute Drive to Uptown Charlotte
- Over 20 Hotels within 1 Mile
- Immediate Access to and from I-85 & Billy Graham Pkwy
- Clean and Well Maintained Business Environment

For Lease 1,127 to 1,897 SF Flex Units

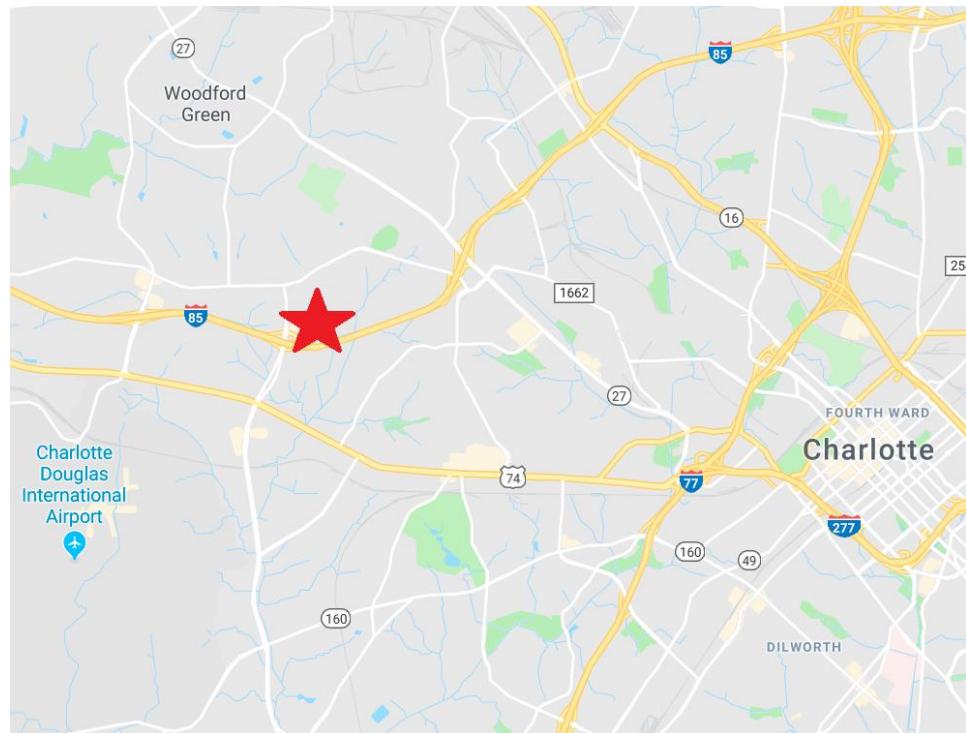
Carolina Business Center

2818-2905 Queen City Dr | Charlotte, NC



Professional Business Park Located off I-85 and Billy Graham Pkwy

- **Ample Parking**
- **Visibility from I-85 and Queen City Drive**
- **Clean, Well Maintained Business Environment**
- **Rear Grade-Level Doors**
- **Common Area Dock-High Ramp**
- **14' Minimum Warehouse Clear Height**
- **Warehouse Space Heaters**
- **40% to 100% Office Build-Outs**
- **New Tenant Upfits Available**
- **3.3/1,000 Parking Ratio**



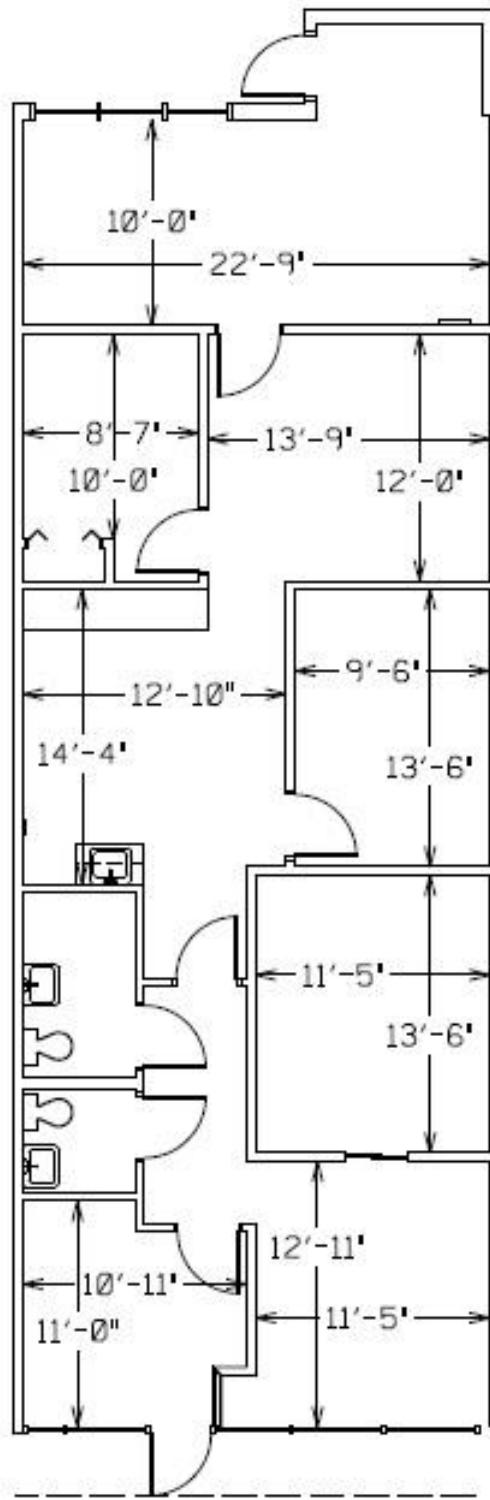
Current Availabilities:

Carolina Business Center

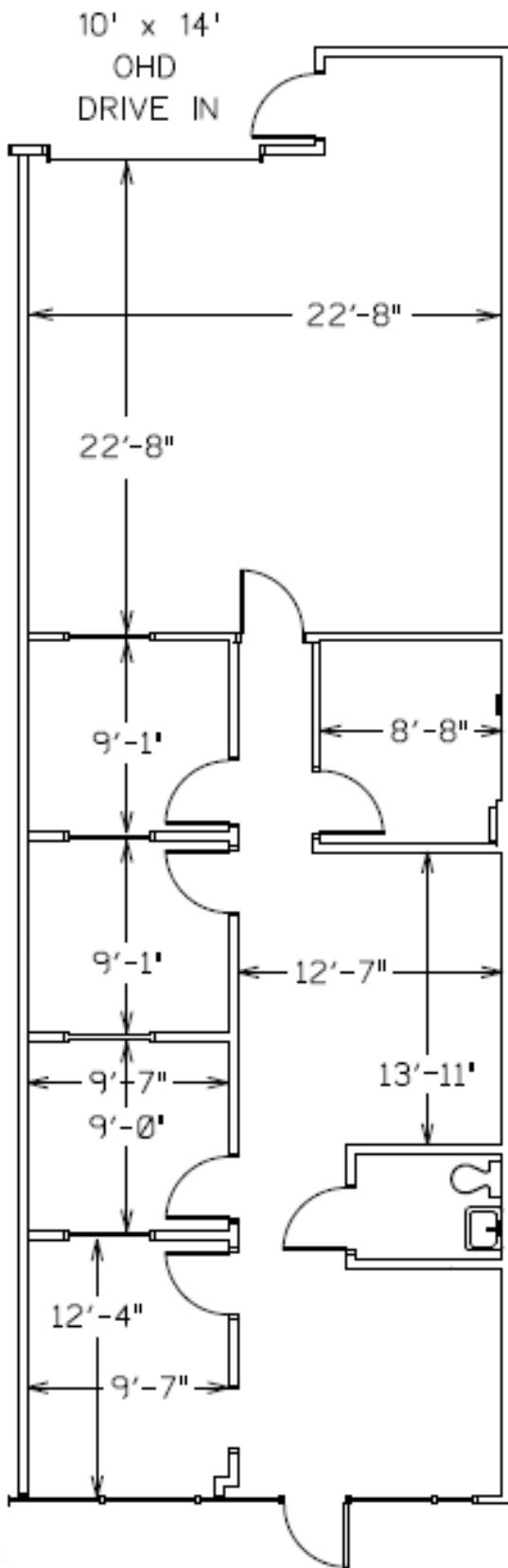
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Address / Suite	SF	Rent \$PSF	Monthly Total
2828 Queen City Drive, Suite D	1,676	\$13.00 MG	\$1,815.67
2828 Queen City Drive, Suite E	1,663	\$13.00 MG	\$1,801.58
2905 Queen City Drive, Suite F	1,897	\$13.00 MG	\$2,055.08



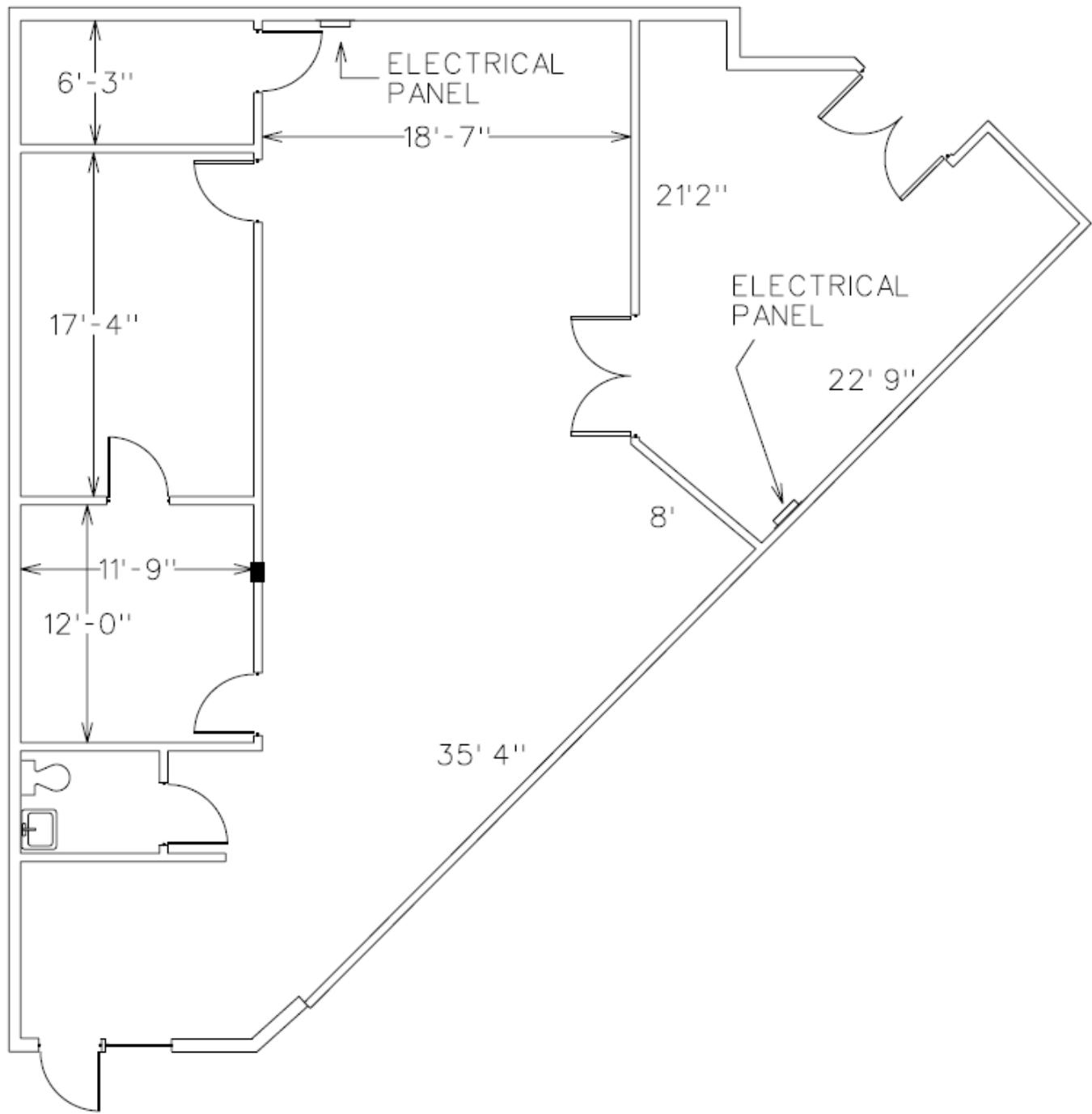
CAROLINA BUSINESS CENTER
2828 QUEEN CITY DRIVE
SUITE D
1,676 SF TOTAL



CAROLINA BUSINESS CENTER
2828 QUEEN CITY DRIVE

SUITE E

1,663 SF TOTAL



CAROLINA BUSINESS CENTER
2905 QUEEN CITY DRIVE
SUITE F
1,897 SF TOTAL