

5535 ALBEMARLE RD, CHARLOTTE, NC 28212

4074 SF Office for Lease



OFFICE FOR LEASE



5925 Carnegie Blvd,
Suite 250
Charlotte, NC, 28209
www.kwcommercial.com

JOHN VICKERS
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4074 SF Space for Lease

**AVAILABLE:**

4074 SF

USES:

Office, MOB, Medical Supplier, Call Center, Educational Facility, Training Facility

LEASE RATE:

\$24 / PSF

LEASE TYPE:

Full Service

LOCATION:

Suite B
5535 Albemarle Rd
Charlotte, NC 28212

PROPERTY INFO:

- Newly renovated building
- Close to N Sharon Amity Rd & E Independence Blvd
- Ample staff and client parking
- Common area bathrooms adjoining the suite
- Build-out required.
- A rent-free period is available to offset the tenant's responsibility for covering tenant improvements (TI).

SUMMARY:

Introducing a highly versatile office space spanning 4074 square feet, suitable for office, medical, educational, call center, training center, financial, and medical supplier uses.

Albemarle Rd serves as a major connector within the Charlotte metro area, ensuring easy access for customers and employees. The property's location near Independence Boulevard and N Sharon Amity Rd means that businesses can draw not only from East Charlotte's dense residential neighborhoods but also from the surrounding communities and the larger metro area.

The layout is fully customizable to meet the unique requirements of various business types. The unit is currently a vanilla shell, with concrete floors, surrounding walls, and large windows. The interior will need to be built out by the tenant.

The owner is open to offering a reasonable rent-free period, as tenant improvements will need to be covered by the tenant.



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PROPERTY PHOTOS



common area bathrooms
adjoining the suite

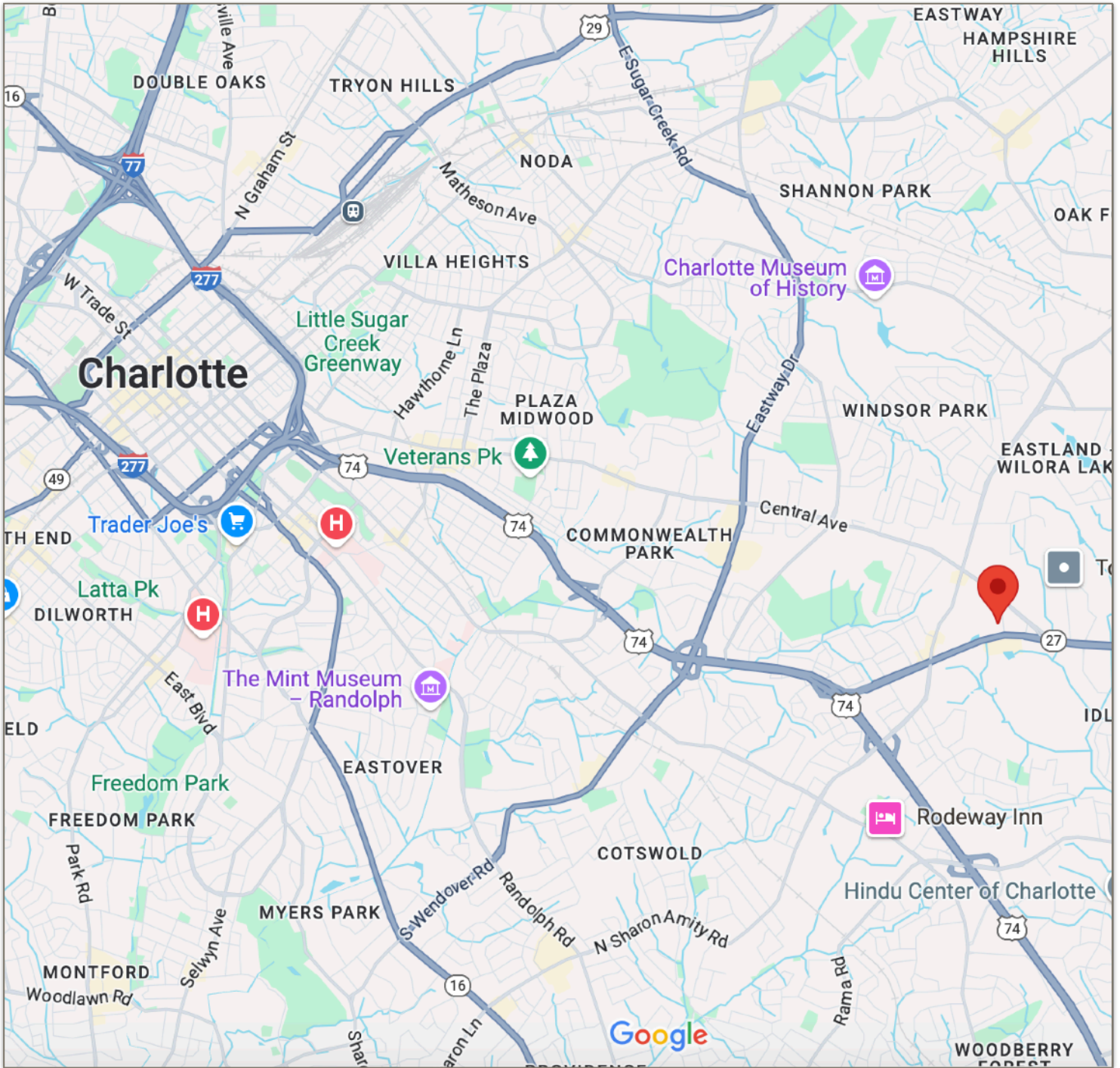


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STREET MAP



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AERIAL MAP

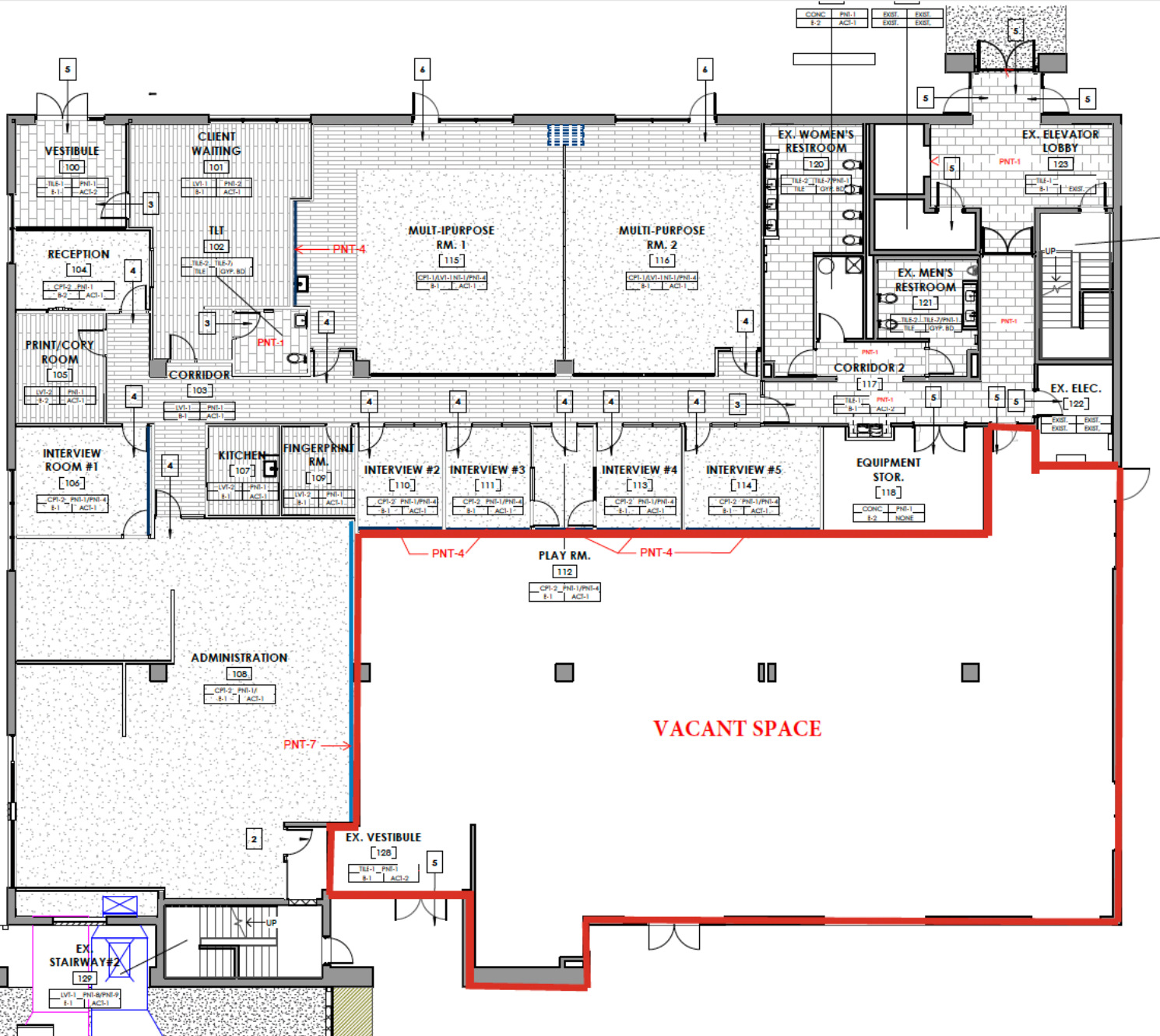


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FLOOR PLAN



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