

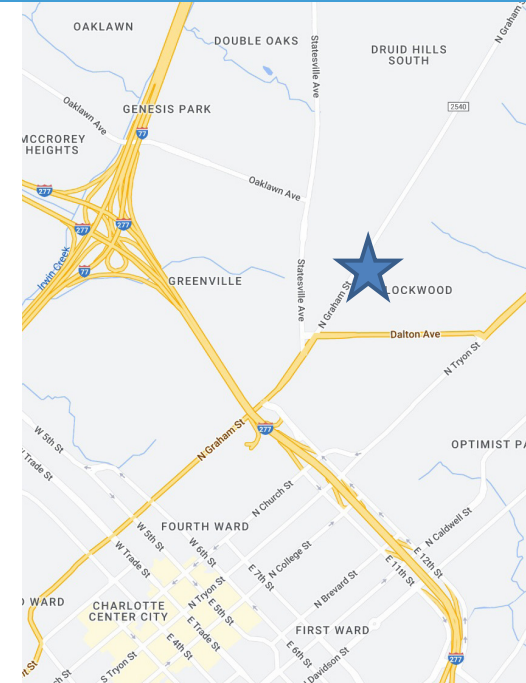
1514 N. GRAHAM STREET

CHARLOTTE, NC 28206

OFFICE SPACE
FOR LEASE

NS New South
Properties

+/-1,000 - 23,944 SF OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- Located in the Plaza Midwood/Noda submarket, the 1514 N. Graham building is ideally situated across from Camp North End, close to Optimist Park and the Music Factory.
- Ideal space for traditional office, back-office, call center, non-profit, showroom or co-working.
- Within minutes to 3 major highways (I-277, I-77, I-85)
- Landlord has flexibility for square footage and layout.
- Walkable amenities include Leah & Louise, NoDa Company Canteen, Popbar, Plant Joy, Hex Coffee and more!

PROPERTY HIGHLIGHTS

- \$21.00 PSF Full Service
- Parking ratio of 5/1000 is higher than most in submarket

DEMOGRAPHICS (2022)



POPULATION

1 Mile: 18,019
3 Miles: 113,055
5 Miles: 242,121



AVG. HH INCOME

1 Mile: \$93,600
3 Miles: \$104,913
5 Miles: \$96,192



DAYTIME EMPLOYEES

1 Mile: 17,055
3 Miles: 155,733
5 Miles: 257,620

BROKER CONTACT

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AERIAL

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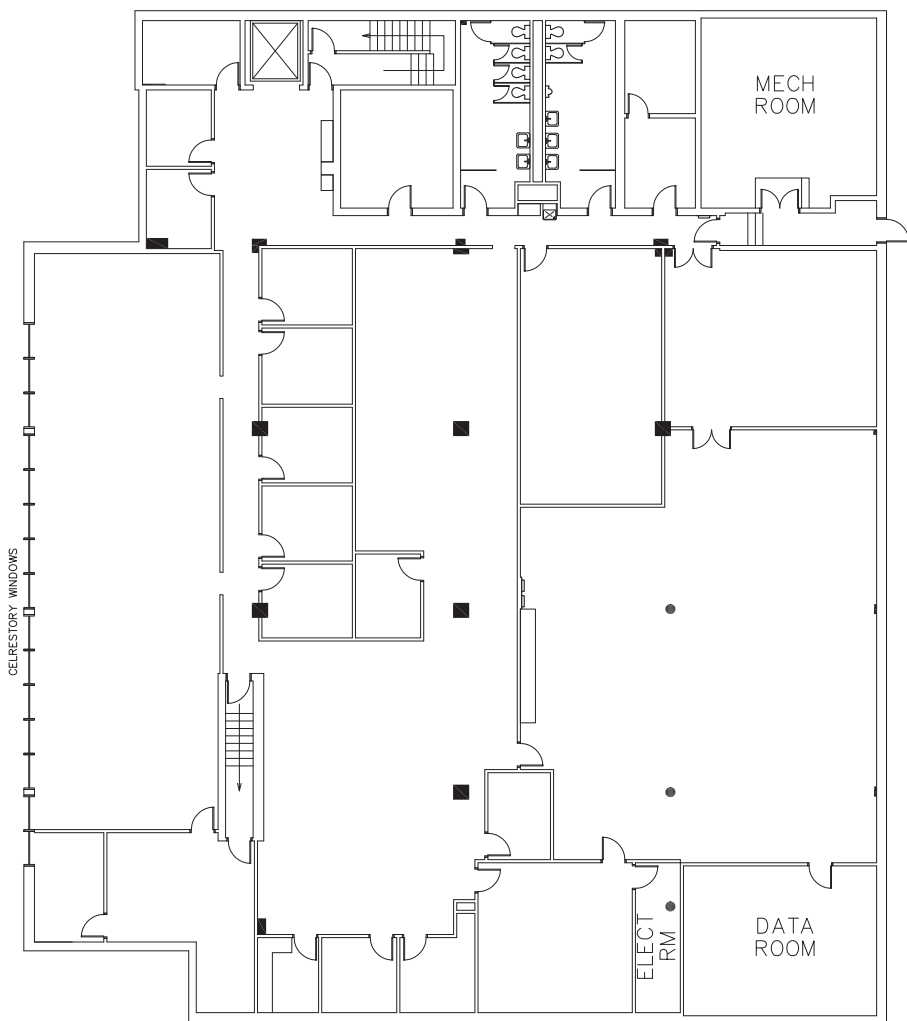


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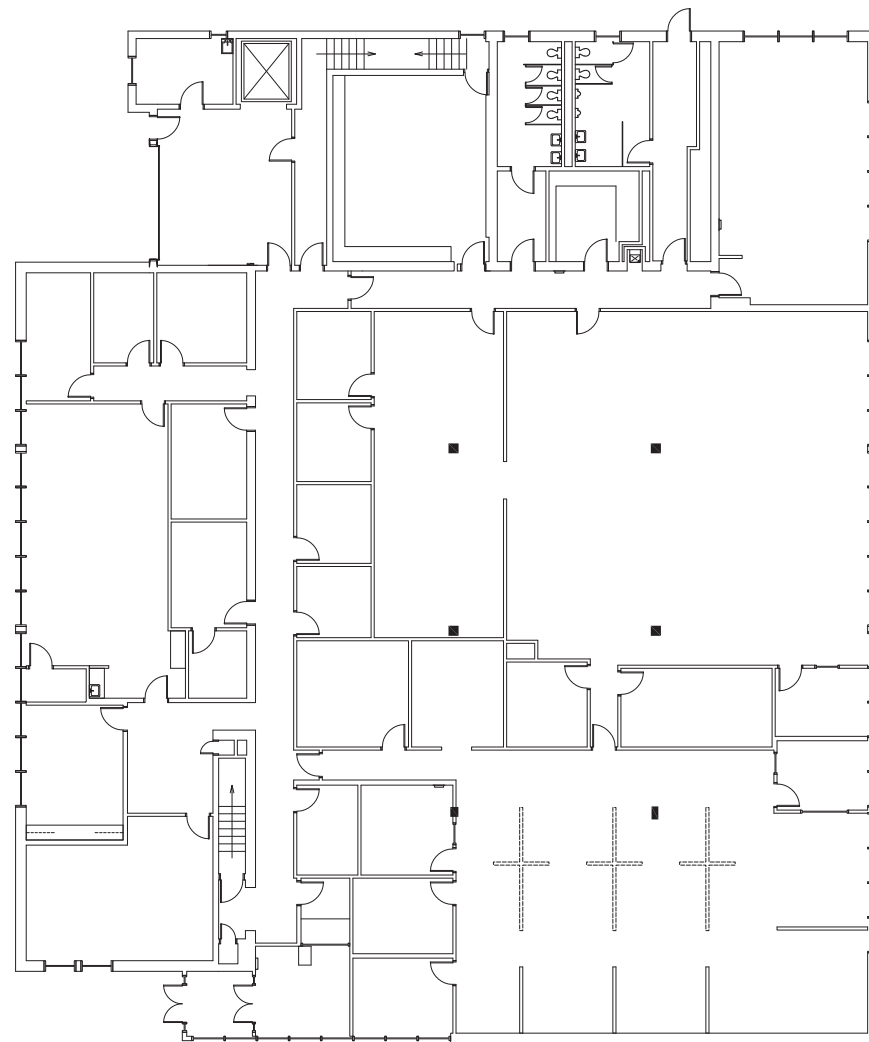


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Lower Level



Main Level

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SUBMARKET

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Convenient to:



0.7 miles



2.5 miles



3 miles

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