

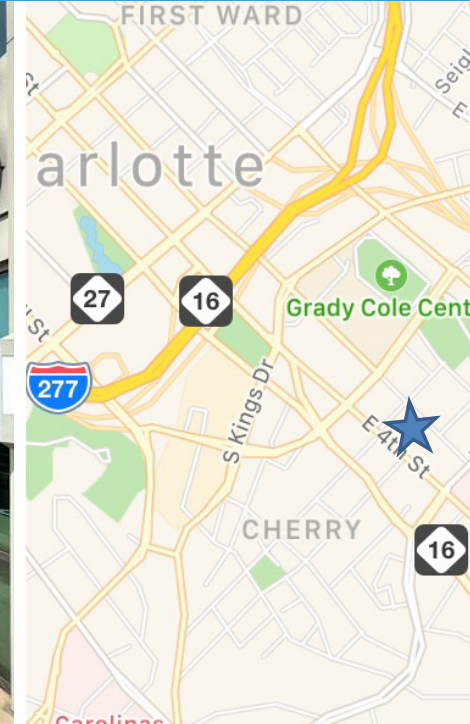
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, CHARLOTTE, NC 28204

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

RARE MIDTOWN OFFICE SPACE WITH WALKABLE AMENITIES



PROPERTY HIGHLIGHTS

- +/- 2,120 - 7,764 SF office space available (can demise)
- Excellent parking
- Located along the Gold Line in Midtown's pedestrian friendly Elizabeth Avenue corridor
- Convenient to Uptown & Plaza Midwood
- Over 1,748 weekday Gold Line ridership
- Within walking distance to offices, residences, Novant Hospital and CPCC
- \$33.00/SF full service
- Surrounding restaurants & retailers include Big Ben Pub, Tequila 1900 Mexican Grill, Rock N Roll Sushi, Viva Chicken, ISI Elite Training, The People's Market, The Custom Shop, The Visulite, Elizabeth Creamery and The Spoke Easy

DEMOGRAPHICS (2022)



POPULATION

1 Mile: 14,755
3 Miles: 126,841
5 Miles: 275,755



AVG. HH INCOME

1 Mile: \$109,771
3 Miles: \$124,356
5 Miles: \$104,785



DAYTIME EMPLOYEES

1 Mile: 31,331
3 Miles: 135,575
5 Miles: 239,316

BROKER CONTACT

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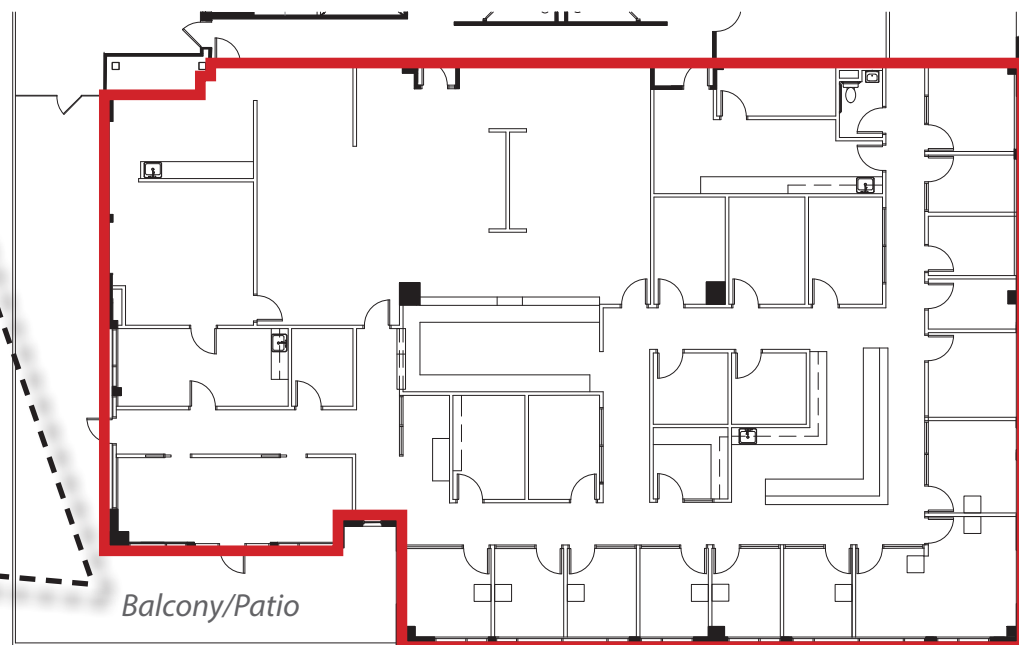
EXISTING
FLOOR PLAN

NS New South
Properties
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+/- 2,120 - 7,764 SF SECOND GENERATION OFFICE SPACE

UPTOWN

SUITE 200
7,764 SF



Elizabeth Avenue

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DEMISED
FLOOR PLAN

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+/- 2,120 - 7,764 SF SECOND GENERATION OFFICE SPACE

UPTOWN



AVAILABLE A
SUITE 200
2,120 RSF

AVAILABLE B
SUITE 200
2,269 RSF

AVAILABLE C
SUITE 200
3,375 RSF

Elizabeth Avenue

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DEMISED
FLOOR PLAN

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+/- 2,120 - 7,764 SF SECOND GENERATION OFFICE SPACE

UPTOWN



Balcony/Patio

AVAILABLE A
SUITE 200
4,389 RSF

AVAILABLE B
SUITE 200
3,375 RSF

Elizabeth Avenue

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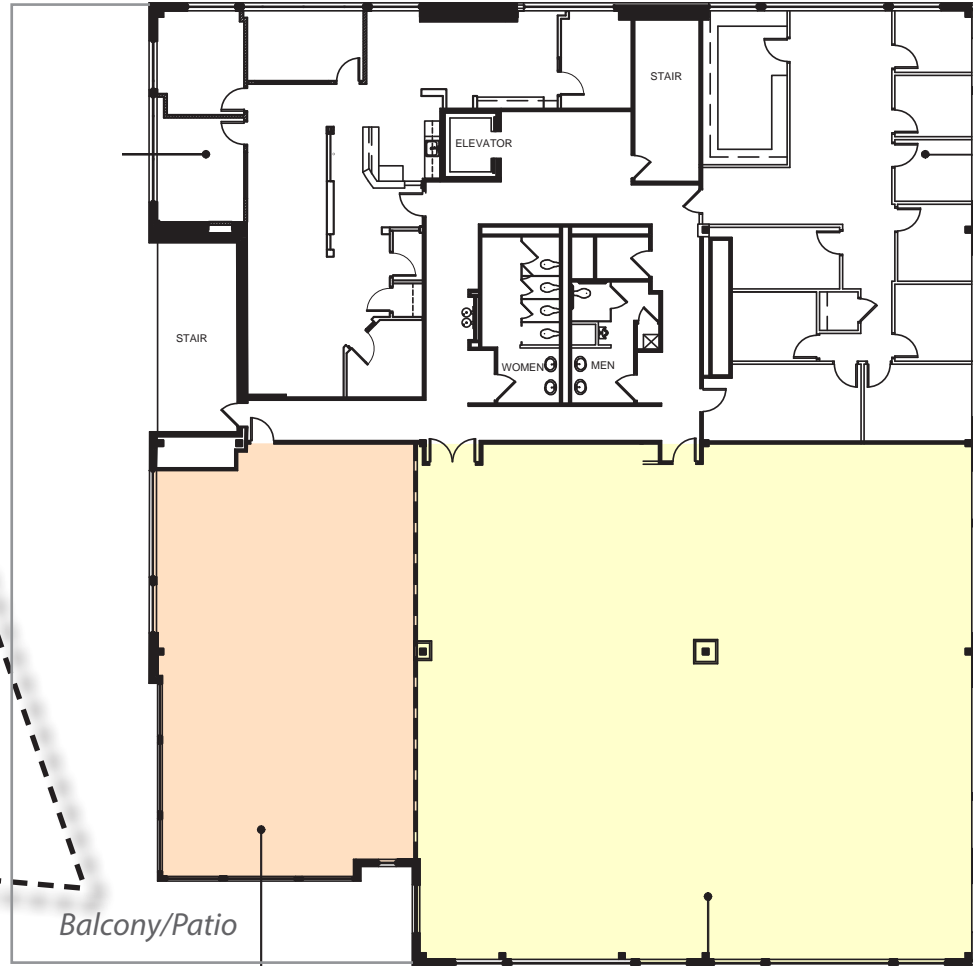
DEMISED
FLOOR PLAN

NS New South
Properties

NEWSOUTHPROP.COM

+/- 2,120 - 7,764 SF SECOND GENERATION OFFICE SPACE

UPTOWN



Balcony/Patio

AVAILABLE A

SUITE 200
2,120 RSF

AVAILABLE B

SUITE 200
5,644 RSF

Elizabeth Avenue

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AERIAL

NS New South Properties

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+/- 2,120 - 7,764 SF SECOND GENERATION OFFICE SPACE



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PARKING

ABUNDANT PARKING AVAILABLE ACROSS 3 SURFACE LOTS HIGHLIGHTED IN YELLOW

Office employees of 1523 only may park in Lot B with no time limit. Employees and other retail visitors can park in lots M and F with no time limit. Lots H and I are for retail visitors but are limited to 3 hour parking. They are monitored and warnings/tickets are issued.

