

9401 ARROWPOINT BLVD

Charlotte, North Carolina 28273



Available for Lease

+/- 15,944 - 21,231 SF Office Space

 **WHITESIDE**
PROPERTIES

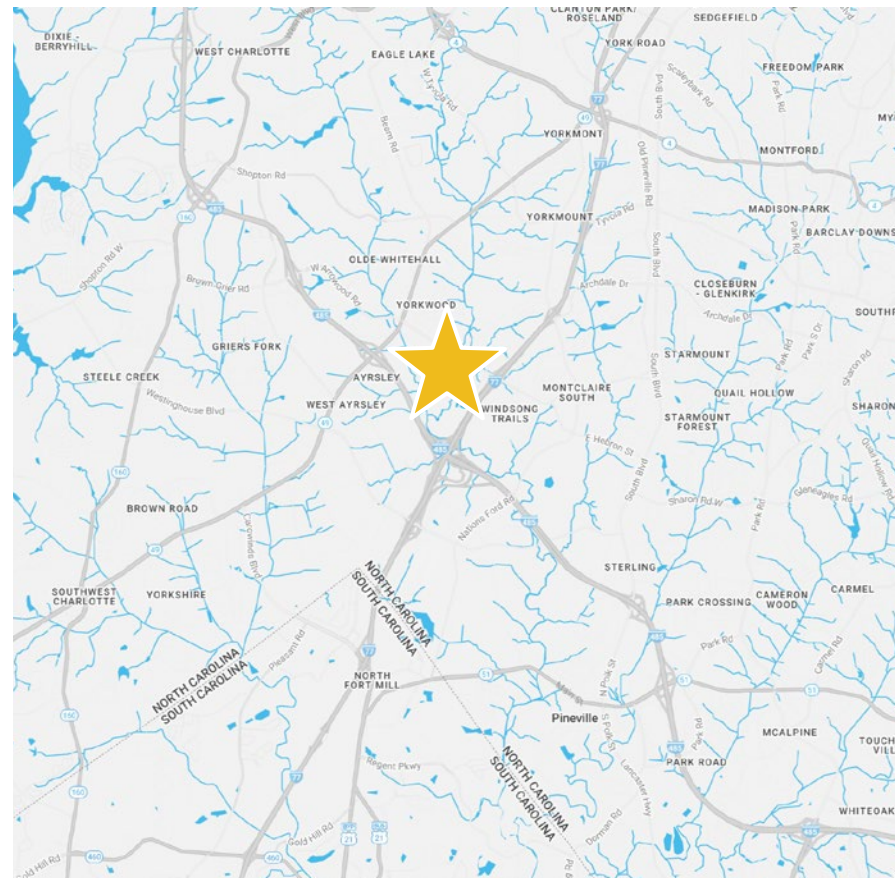
 **KarePartners**
REAL ESTATE

Property Overview

Whiteside Properties is pleased to offer this Class A office building for lease in the Arrowpoint Office Park, located at the I-77 and I-485 interchange. The property offers +/- 15,944 SF of office space on the first floor, with the entire second floor available totaling +/- 21,231 SF. Renovated in 2014, the building features modern finishes, ample parking, and elevator and stair access.

Ideally situated approximately 15 minutes from Charlotte Douglas International Airport, the property is well suited for corporate headquarters, regional offices, or growing professional users. Ideal co-tenants include medical, educational, counseling, legal, health and wellness, and executive office users, among others. Move-in incentives are available, including free rent periods or graduated rents, tenant improvement allowances, and flexible lease terms.

+/- 15,944 - 21,231 SF Office Space Available for Lease



ADDRESS

9401 Arrowpoint Blvd | Charlotte, NC 28273

AVAILABILITY

Available for Lease

SQUARE FOOTAGE

+/- 15,944 SF First Floor
+/- 21,231 SF Second Floor

ASSET CLASS

Office

PARCEL ID

20302114

RENOVATED

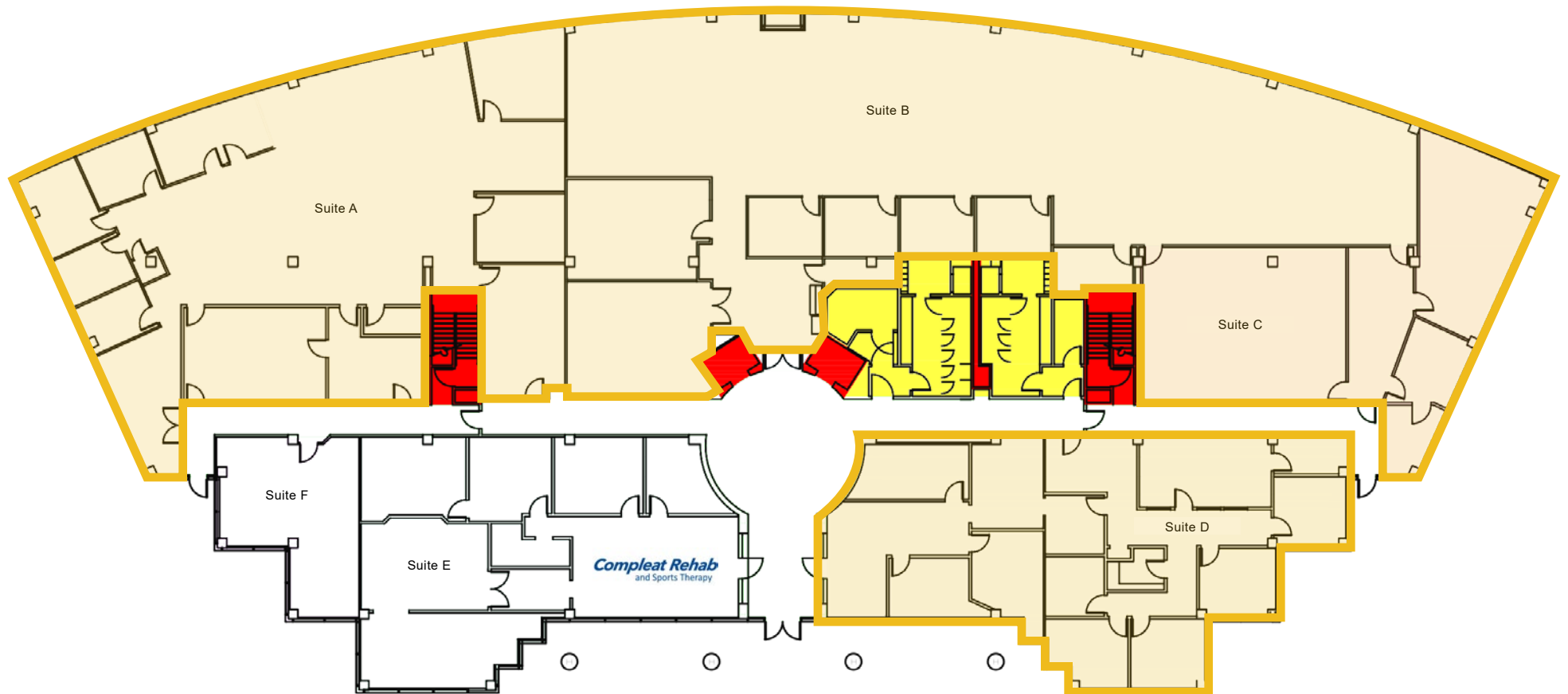
2014

LEASE RATE

\$18.00 PSF NNN

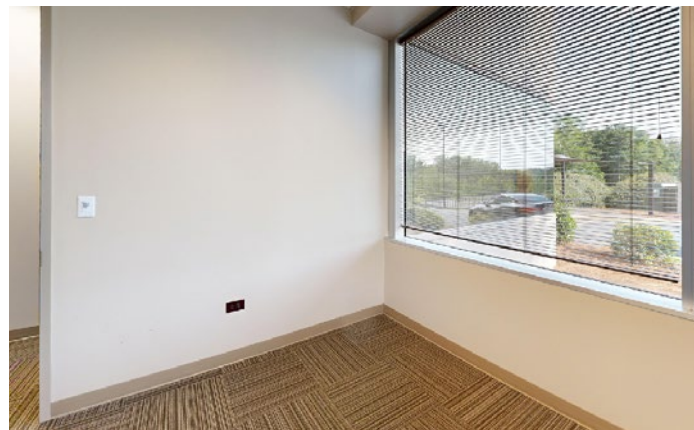
First Floor | +/- 15,944 SF Available for Lease

Floor Plan



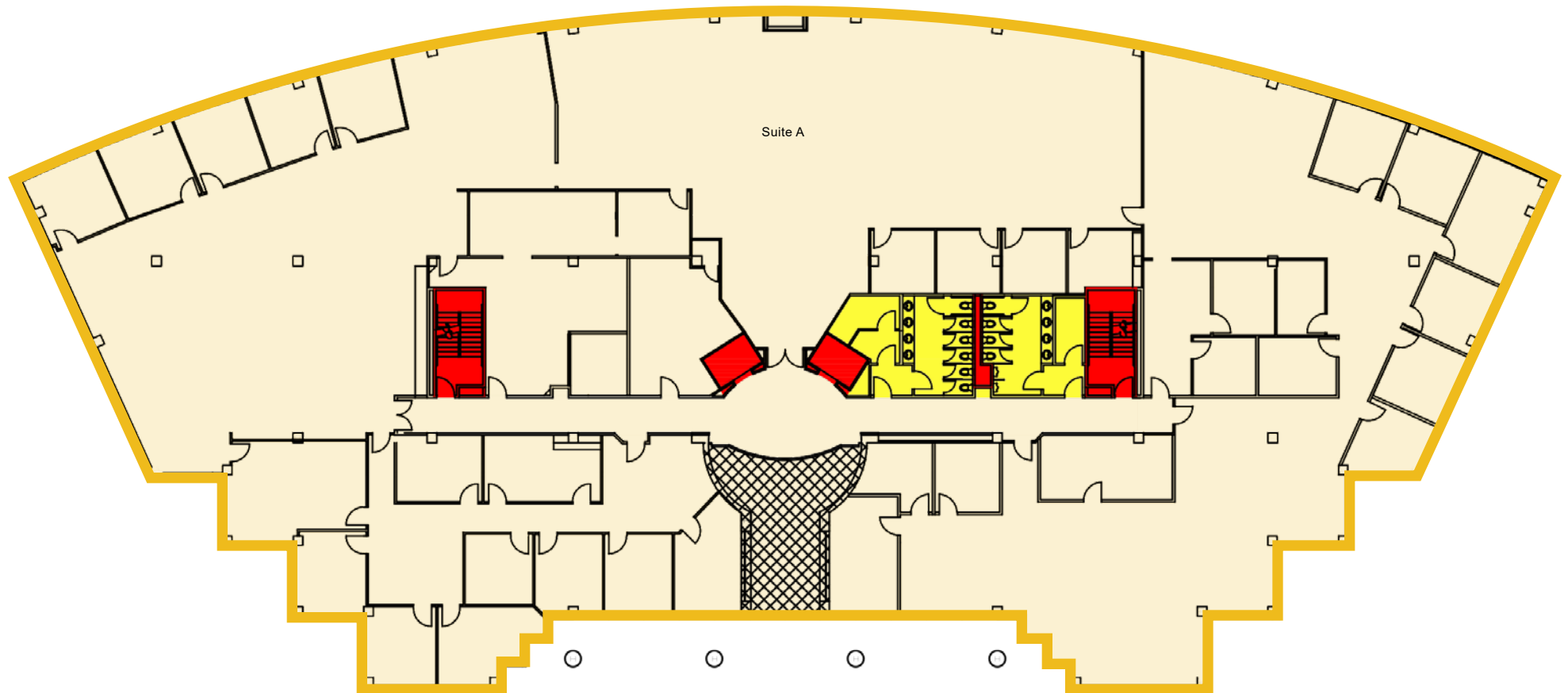
First Floor

Interior Photos



Second Floor | +/- 21,231 SF Available for Lease

Floor Plan








Second Floor Interior Photos





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
 POPULATION	5,240	62,583	191,173
 HOUSEHOLDS	2,381	26,243	83,277
 AVERAGE HOUSEHOLD INCOME	\$91,993	\$89,904	\$125,264
 BUSINESSES	587	4,033	10,686
 EMPLOYEE POPULATION	10,560	62,118	148,380

PROPERTY LINES SHOWN ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

Charlotte

North Carolina

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte, is home to more than 900,000 people.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Truist. The city has a strong economic identity – it's the second-largest banking hub in the U.S. behind New York City – that's helped drive consistent population growth for decades.

Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the Charlotte FC of the MLS, the NASCAR Hall of Fame and the U.S. National Whitewater Center.



LEARN MORE AT [CHARLOTTESGOTALOT.COM](https://www.charlottesgotalot.com)

Contact for More Information

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Disclaimer: All zoning and property information presented herein by prospective Buyer's should confirm such information with a land use attorney, architect, and civil engineer. Whiteside Properties does not warrant or represent this information to be accurate and should be not be used as assumptions for underwriting this property. This information has been sourced from Charlotte Mecklenburg Tax Records and the City of Charlotte Unified Development Ordinance which are all subject to change and require verification by Buyer.