

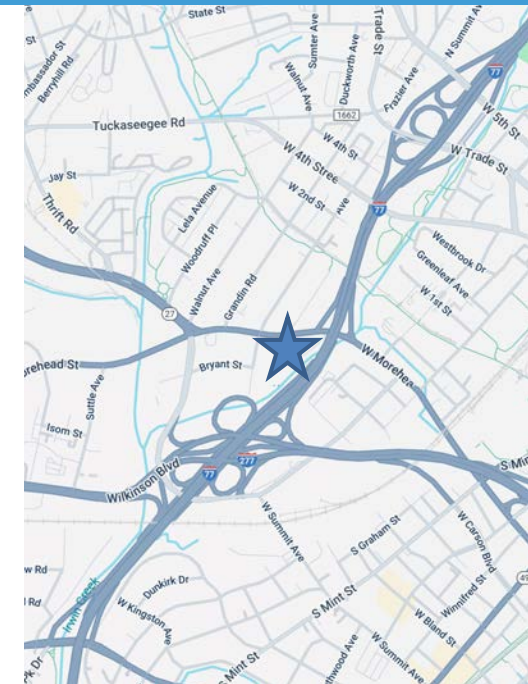
# 1307 WEST MOREHEAD STREET

SUITE 101, CHARLOTTE, NC 28208

OFFICE SPACE  
FOR LEASE

**NS** New South  
Properties

± 1,015 SF OFFICE SPACE AVAILABLE



## PROPERTY HIGHLIGHTS

- ± 1,015 SF office space available January 1, 2026
- The Crane Building is a beautifully redeveloped 1930's era property on the historic register with high-ceiling heights & open feel.
- Located in the FreeMoreWest Neighborhood surrounded by plenty of great restaurants: Town Brewery, Jack Beagles, Picante, Ed's FreeMore Tavern, Pinky's, Rhino Market, Open Kitchen, etc.
- Easy access to Uptown Charlotte, Southend, the Interstate, and Charlotte Douglas International Airport

## PROPERTY HIGHLIGHTS

- Parking ratio of 3.8/1,000 SF
- **Asking Rate: \$33.00 PSF Modified Gross**

## DEMOGRAPHICS (2025)



### POPULATION

1 Mile: 22,516  
3 Miles: 132,392  
5 Miles: 258,558



### AVG. HH INCOME

1 Mile: \$141,200  
3 Miles: \$137,702  
5 Miles: \$139,753



### DAYTIME EMPLOYEES

1 Mile: 22,085  
3 Miles: 121,653  
5 Miles: 212,705

## BROKER CONTACT

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SUITE 101, CHARLOTTE, NC 28208

SITE AERIAL

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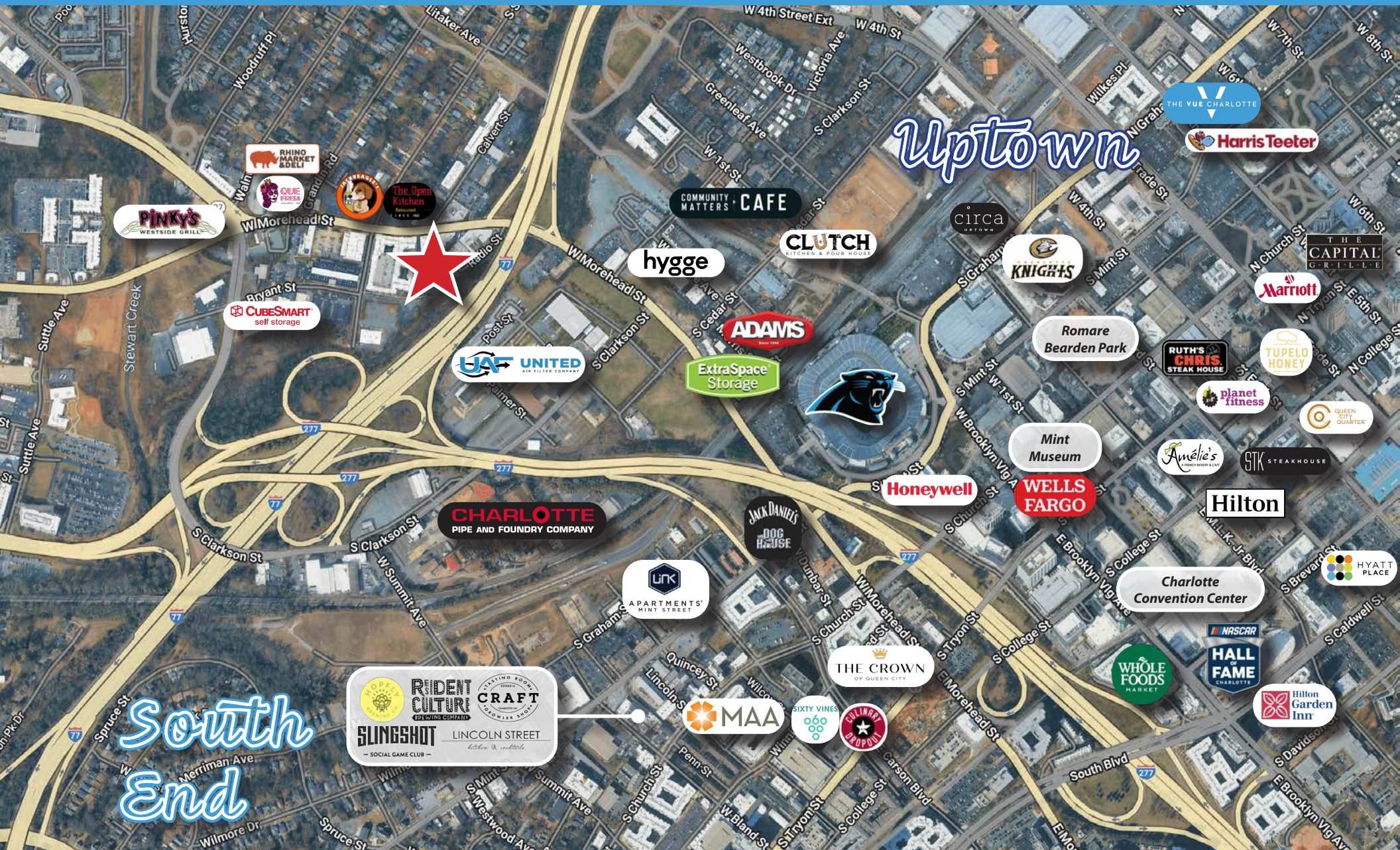
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AERIAL

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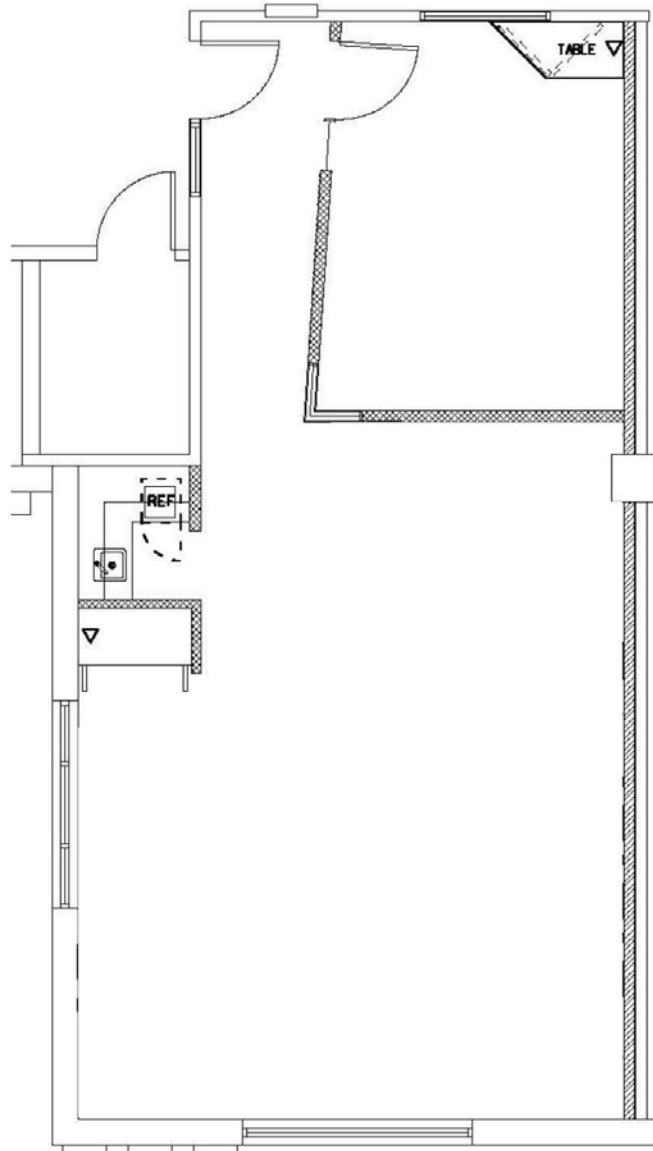
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FLOOR PLAN

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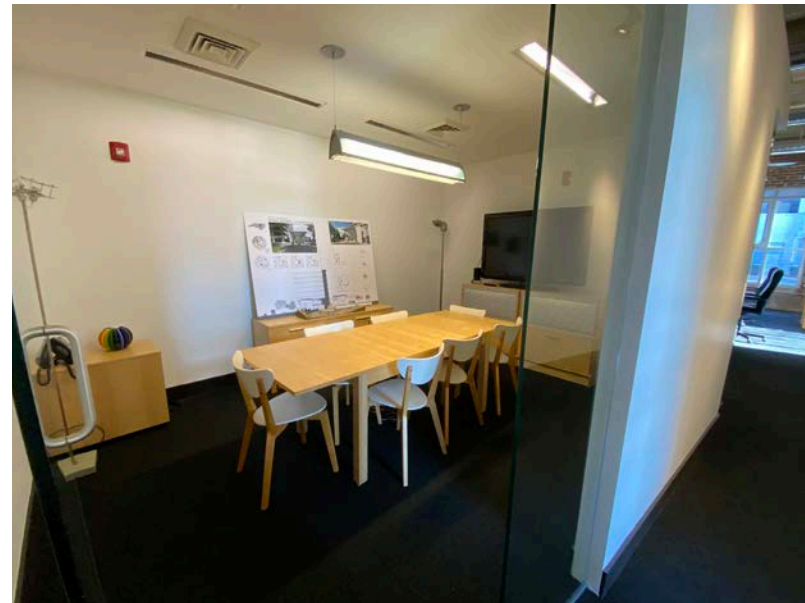
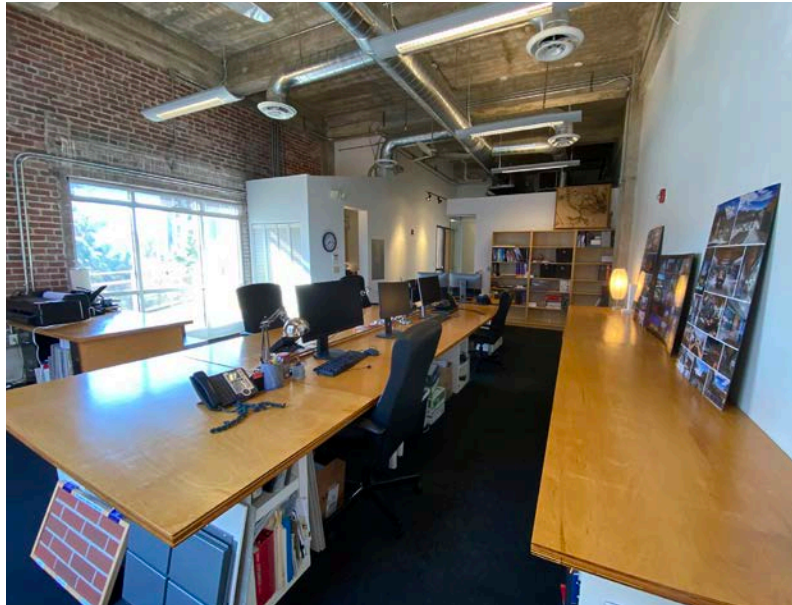
1307 WEST MOREHEAD STREET

SUITE 101, CHARLOTTE, NC 28208

INTERIOR  
PHOTOS

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Properties  
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# 1307 WEST MOREHEAD STREET

SUITE 101, CHARLOTTE, NC 28208

EXTERIOR  
PHOTOS

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1307 WEST MOREHEAD STREET

SUITE 101, CHARLOTTE, NC 28208

BUILDING  
PARKING

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