

Cotswold Plaza I

Located in Charlotte's established Cotswold area, this $\pm 3,917$ SF second-floor office suite offers a flexible second-generation layout within a well-established medical office building. Ideal for medical or professional office users, the space features abundant natural light, ample on-site parking, and convenient access to Uptown, SouthPark, and Independence Boulevard, with restaurants and retail just minutes away.

Space for Lease

135 S Sharon Amity Road
Charlotte, NC 28211



Total SF
42,906 SF



Available SF
 $\pm 3,917$ SF



Lease Rate
\$36/SF MG



Property Highlights



Flexible Layout

±3,917 SF of adaptable office space with the opportunity to customize the layout to meet a variety of medical or professional office needs.



Medical Office Synergy

Located within a well-established medical office building, making it an ideal fit for healthcare providers while accommodating other professional users.



Move-in Ready Floorplan

Features a reception area, private offices, conference rooms, open work areas, and a break room to support efficient daily operations.



Private Outdoor Balcony

A dedicated outdoor balcony provides an added amenity for employees and visitors, creating a unique workspace environment.



Convenient Location

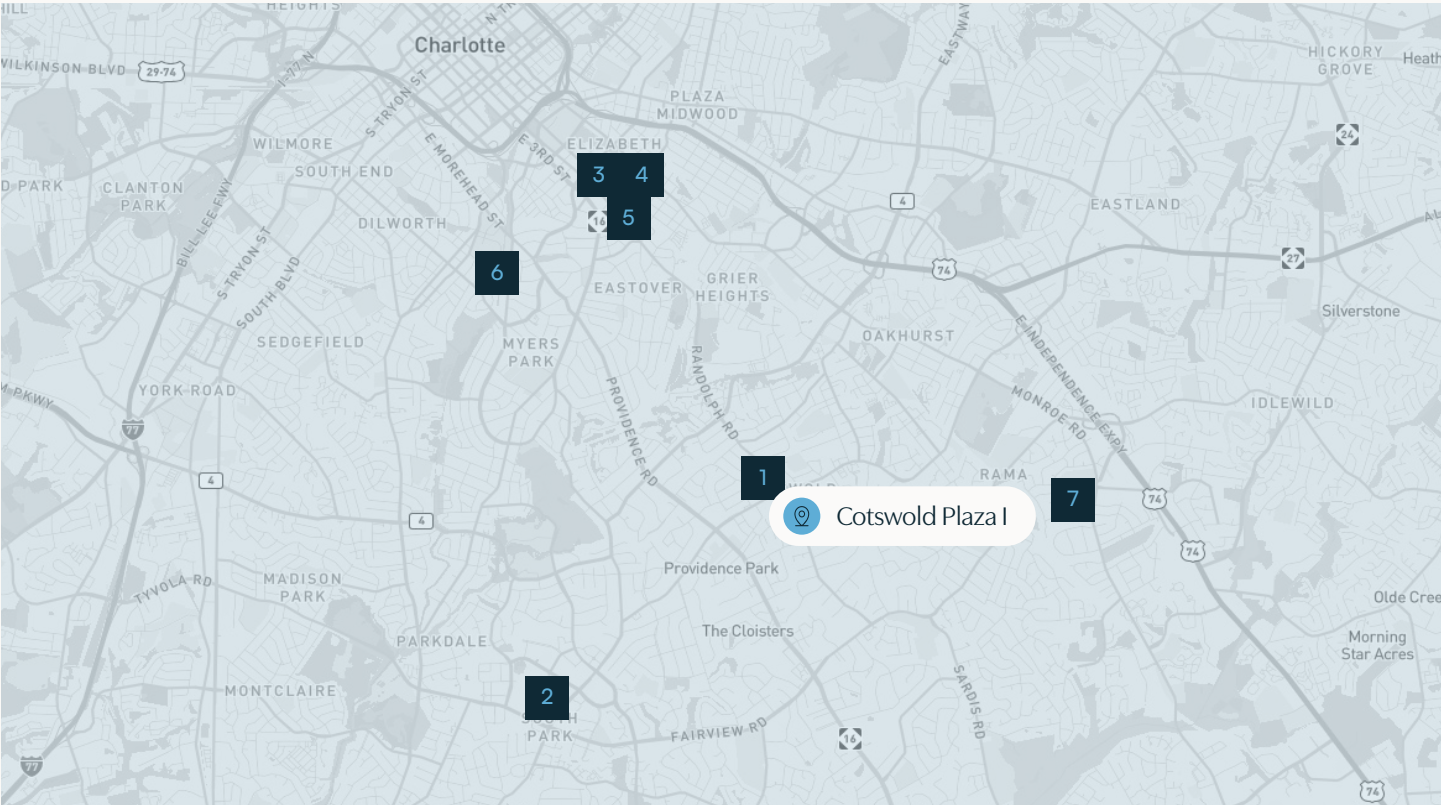
Easy access to Uptown, SouthPark, and Independence Boulevard places the property near major business districts, dining, and retail amenities.



Ample Parking & Availability

Ample on-site parking and availability within approximately 30 days support a smooth and convenient tenant transition.

Points of Interest



- 1

Cotswold Village Shopping Center

📍 0.2 miles
- 2

Southpark Shopping Mall

📍 2.4 miles
- 3

Novant Health Presbyterian Medical Center

📍 3.4 miles
- 4

Novant Health Hemby Children’s Hospital

📍 3.4 miles
- 5

Atrium Health Mercy ED

📍 3.4 miles
- 6

Atrium Health Carolinas Medical Center

📍 3.6 miles
- 7

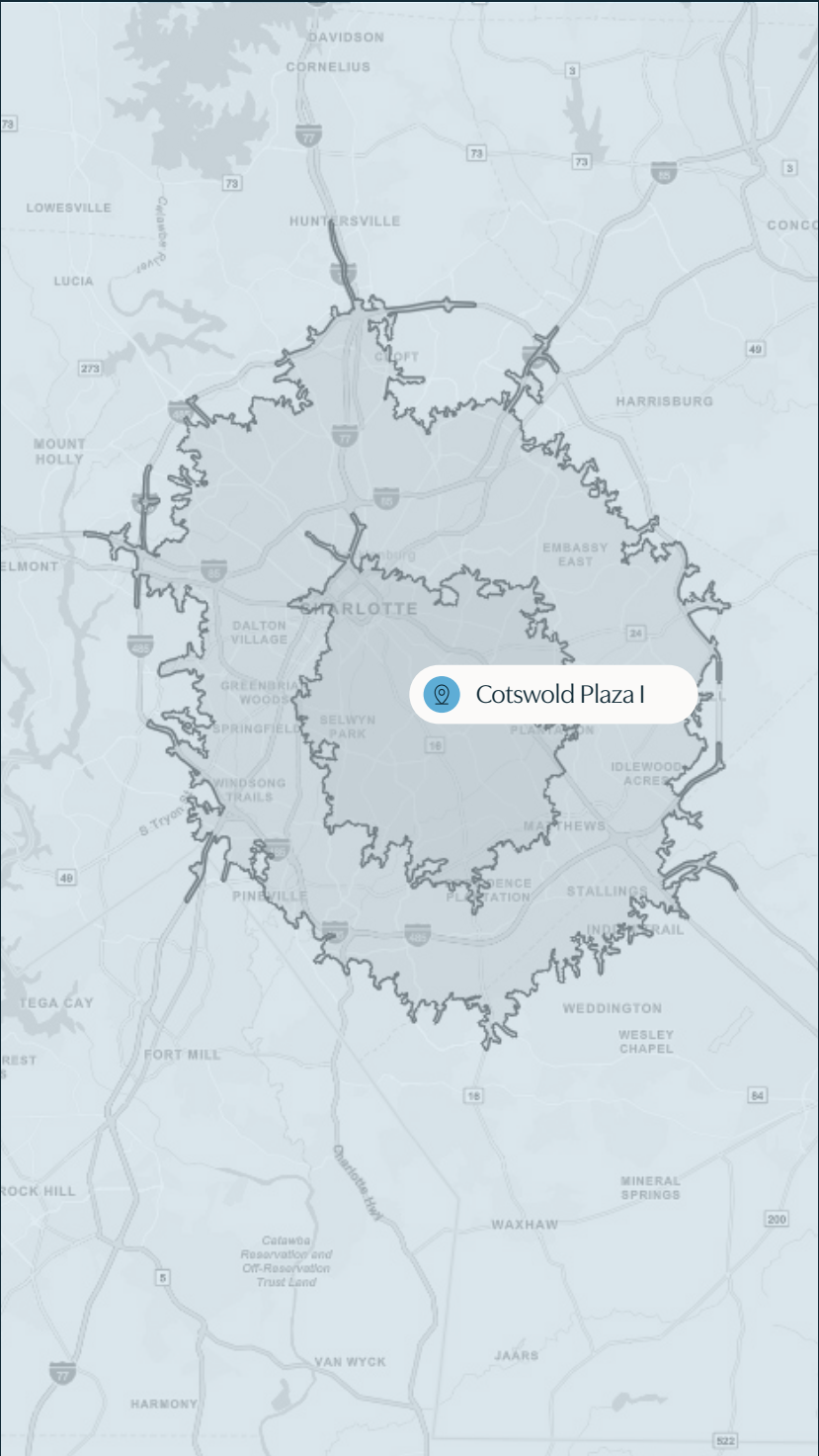
East Mecklenburg High School

📍 3.6 miles

Notable locations within 3 miles

- Publix
- Whole Foods Market
- Myers Park Country Club
- Walgreens
- Chick-Fil-A
- The Home Depot
- Walmart

Demographics

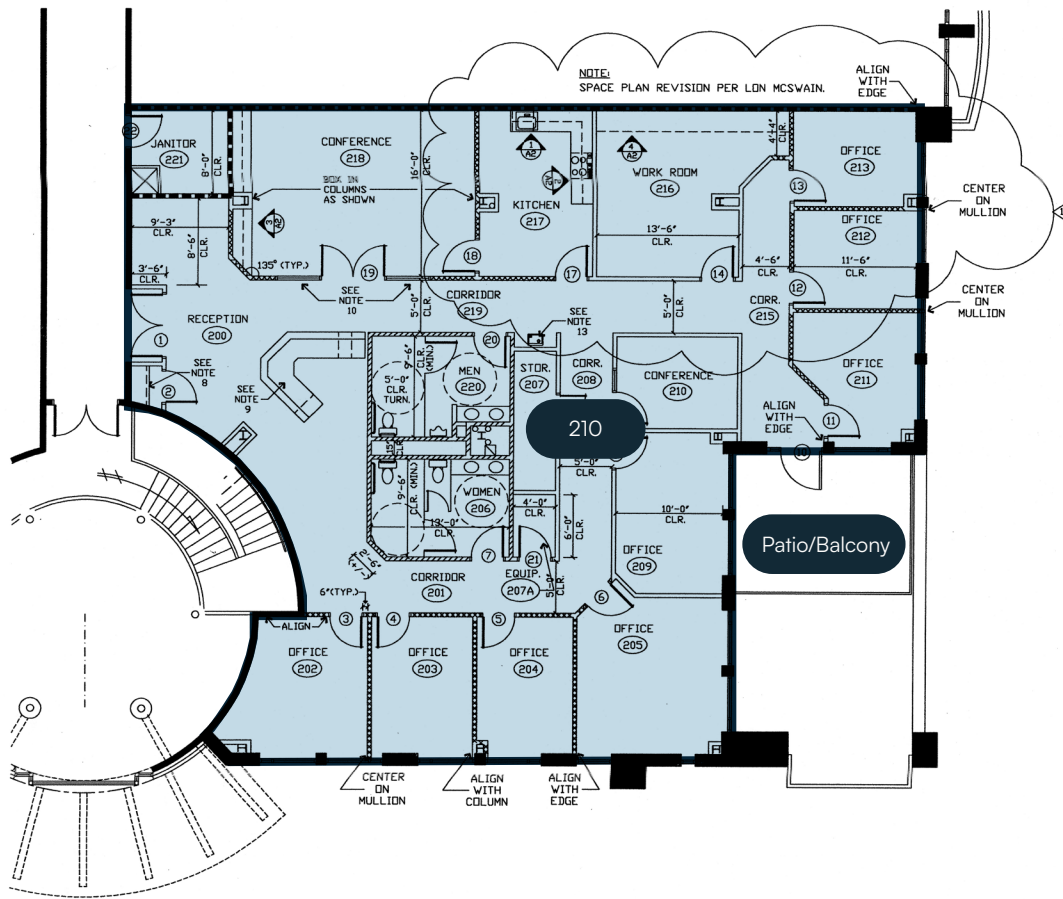


15 Minute Drive Time

-  Population
278,556
-  Median Income
\$106,384
-  Median Age
36.2 years old
-  CAGR
1.15%

25 Minute Drive Time

-  Population
815,775
-  Median Income
\$89,514
-  Median Age
36.1 years old
-  CAGR
1.41%



FLOOR PLAN

Floor Two

Suite 210



Size
±3,917 RSF

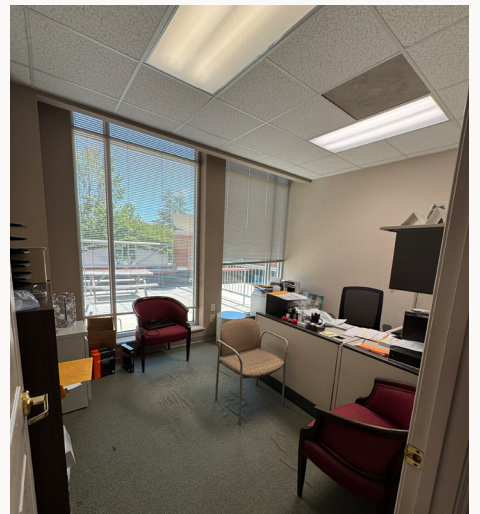


Availability
Within 30 days



Lease Rate
\$36/SF MG

Suite 210





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Charlotte, NC 28211

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