

Class A
Office Space for Lease
Customizable Interior

7035 Northwinds Drive NW, Suite 100 | Concord, NC 28027 | Concord Airport Business Park

2 one 2
development
company



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Proximity

The location is very strategically placed off Derita Road in the Concord Airport Business Park which is adjacent to the new Amazon Regional Distribution Center. It is also conveniently close to numerous large residential developments and less than one mile from the Concord Regional Airport.

The Office is approximately 1 mile from Concord Mills/I-85 Exit 54 (Bruton Smith Boulevard), and is only 1 mile from Poplar Tent Road, which is a direct connection to I-77 and NC 73 to Davidson, NC.

Square Footage

The first floor suite is 4,186 usable sq.ft., 4,466 rentable sq.ft.

Suite Features

- 10 Private Offices
- Spacious Conference Room
- Open Area for Work Stations
- Glass Partitioned Reception Area

Building Features

- On-site Property Management
- Exterior Video Surveillance for Secure Entrance
- Ample Parking
- Attractive Two-story Foyer

Upfit & Interior

Our firm, Yates Chreitzberg Hughes Architects (YCH), will upfit the interior office space per the tenants' request in 60 days.

Tenant may choose the flooring and paint scheme for a customizable interior of their liking.

Exhibits

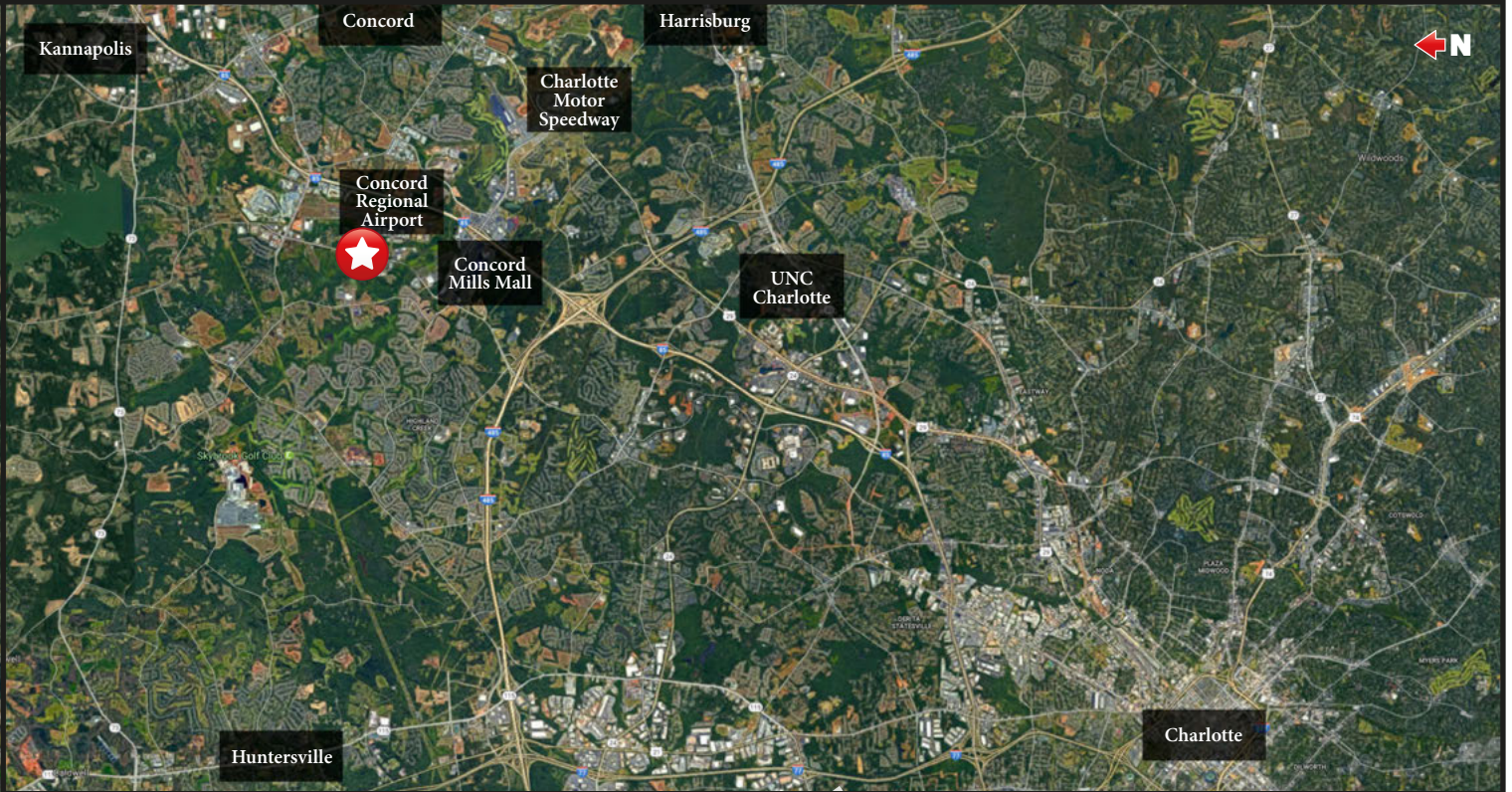
Attached herein are Area Proximity Plans, Plan of our Site within the Concord Airport Business Park, and Floor Plans suggesting how the suite could be conceived and designed.

Contact Information

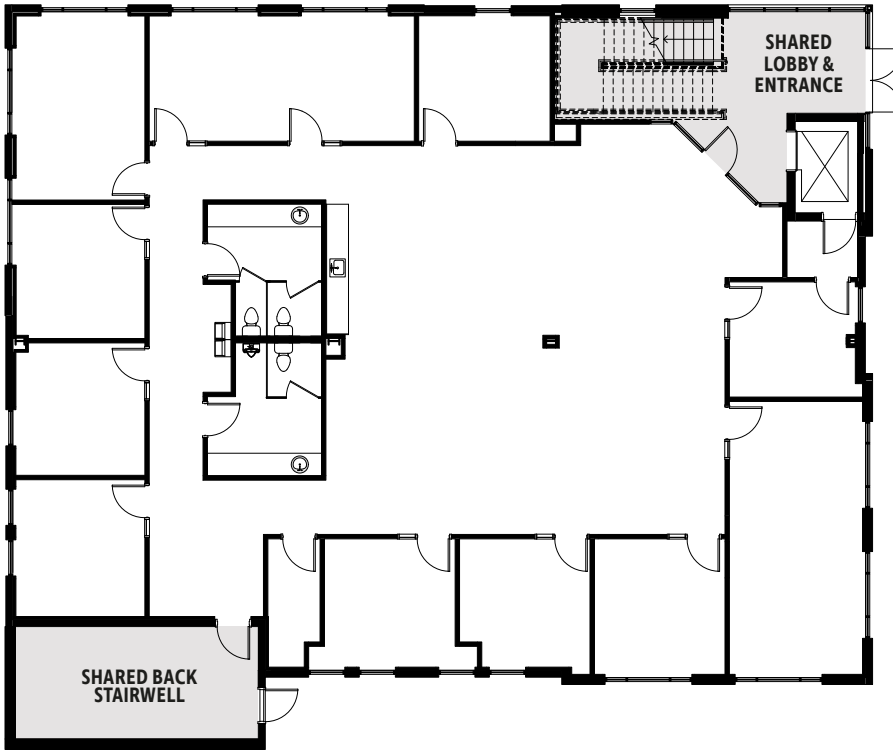
For further discussion, questions, and continued interest, please call Dennis E. Yates, AIA, at 704.699.5029 or Jane Harris, Assistant, at 704.788.2057.

2 one 2 Development Company is a wholly owned development subsidiary of Yates Chreitzberg Hughes Architects, both of which are owned by Dennis E. Yates, AIA.

Proximity Maps 7035 Northwinds Drive NW, Concord, NC



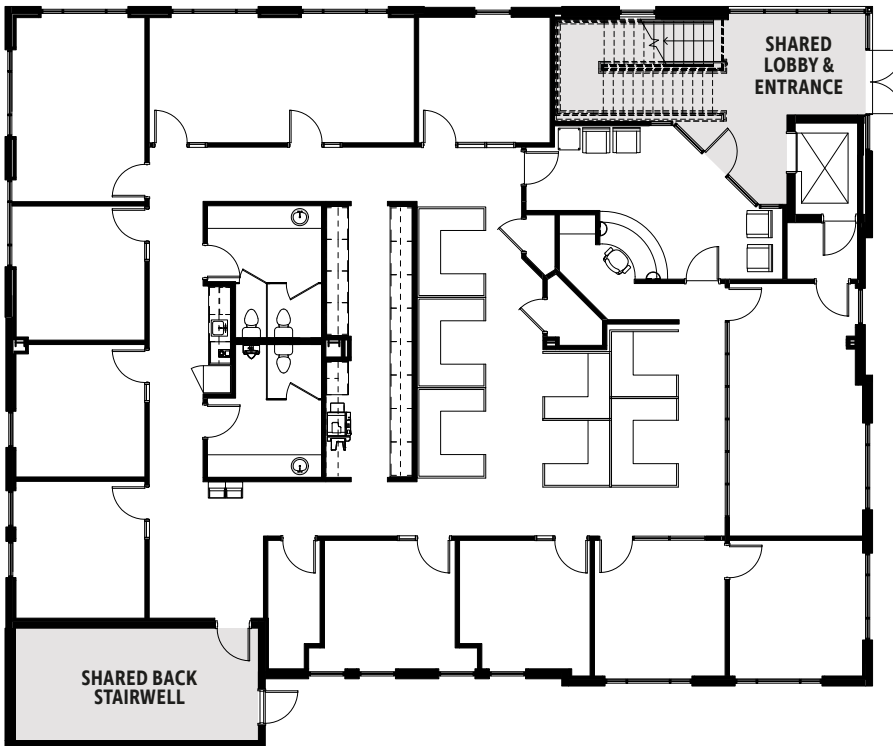
Existing Floor Plan



Suite 100 Details Utilizing Existing Floor Plan

- 4,186 sq.ft. Leaseable Space with 560 sq.ft. of Common Space
- 10 Offices approximately (12' x 12')
- Large Conference Room (12' x 25')
- Large Open Area (25' x 25')
- Office Only Restrooms

Possible Upfit Floor Plan



Suite 100 Details Utilizing Possible Upfit Floor Plan

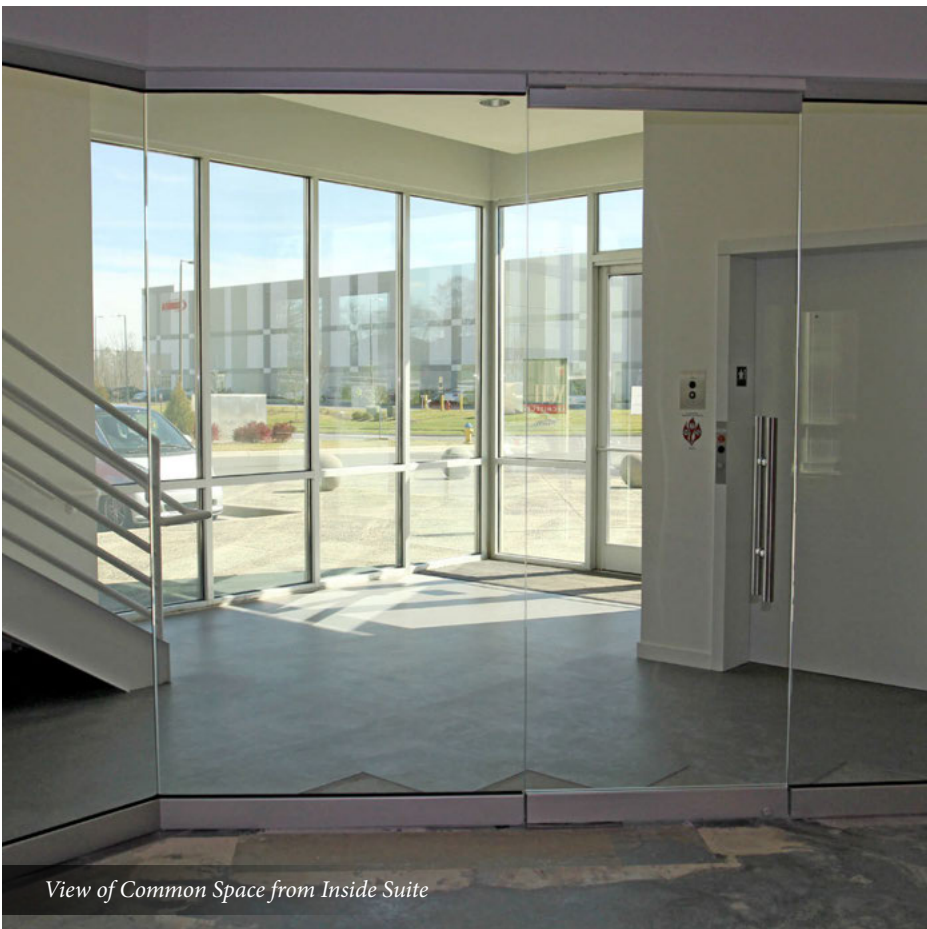
- 4,186 sq.ft. Leaseable Space with 560 sq.ft. of Common Space
- 10 Offices approximately (12' x 12')
- Large Conference Room (12' x 25')
- 7 Open Area Work Stations
- Work Room & 2 Storage Closets
- Separate Front Office Waiting Area
- Office Only Restrooms

Suite 100 – Interior Entrance Photos

Customizable Interior – Landlord Can Upfit Space in 60 days!



View of Entrance from Common Space Stairs



View of Common Space from Inside Suite



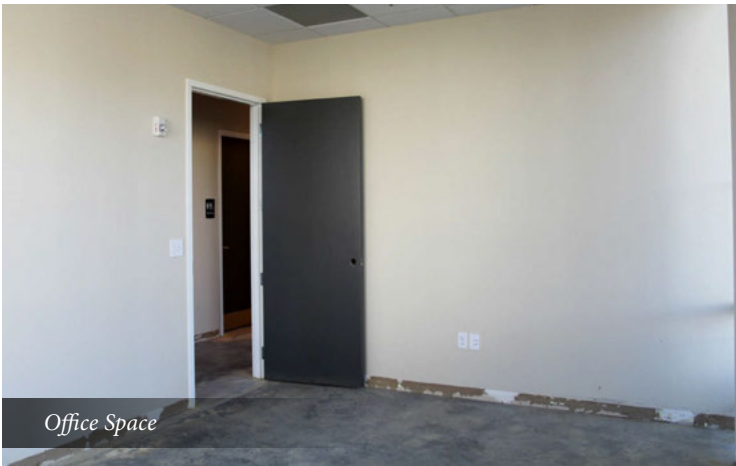
View from Common Space Entrance

Suite 100 – Interior Space Photos

Customizable Interior – Landlord Can Upfit Space in 60 days!



Large Open Area Workspace



Office Space



Large Conference Room



Back Hallway & Offices



Office Space

Occupied 2nd Floor Office Space



Upstairs Waiting Area



Upstairs Waiting Area



Gathering Space



Open Office Area



Upstairs Waiting Area