



**50 SF - 3,000 SF**

Office & Retail Spaces  
Available For Lease



**JOIN A CREATIVE COMMUNITY**

**4237 Raleigh Street**

Charlotte, NC 28213

**CHAPMAN CHASTAIN**

chapman@ascent.re | 980.266.9292

**SARAH COOLEY**

sarah@ascent.re | 704.651.9412

# 4237 RALEIGH STREET CHARLOTTE, NC 28213

## Space A Highlights

- ±3,100 SF available for lease
- Ground-floor office/retail space with outdoor patio
- Delivered as a vanilla box with (3) restrooms
- Water and sanitary lines stubbed to a future bar area
- Excellent access from N. Tryon St., E. Sugar Creek Rd., and The Plaza
- Convenient proximity to the LYNX Blue Line – Sugar Creek Station
- Lease Rate: \$32/SF NNN



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### SITE PLAN - GROUND FLOOR SPACE (A)



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## Space B Highlights

- 50 SF - 3,000 SF Available for Lease
- 2nd floor open office with shared conference room, break area, and access to outdoor common areas
- Key man and or single occupant opportunity available
- Access from major roadways including N Tryon St, E Sugar Creek Rd and The Plaza
- Convenient Access to the Lynx Blue Lightrail at Sugar Creek Station
- Lease Rate: \$25/SF full service



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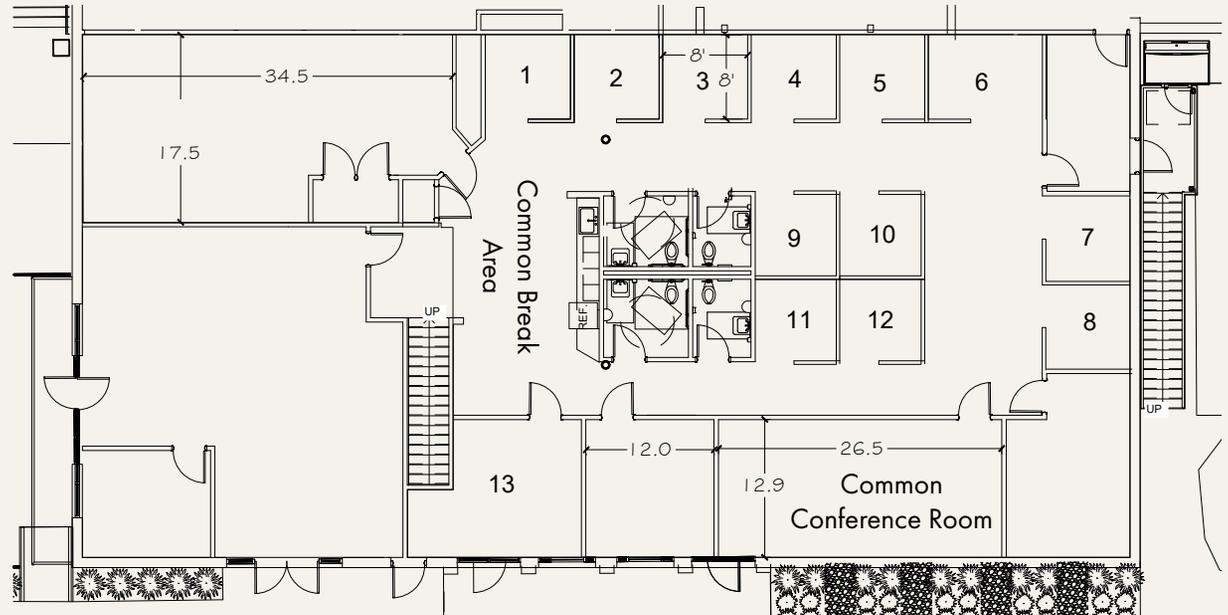
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### SITE PLAN - UPSTAIRS OFFICE (B)



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## North End

North End Charlotte is quickly becoming the city's hottest neighborhood, with a mix of renewal, history, and culture.

Camp North End has converted historic factories into a lively hub for food, art, and events, drawing citizens from all over the city.

Nearby, The Pass is introducing apartments, exciting restaurants such as Soul Gastro Lounge and retail at the Sugar Creek light rail, creating a walkable connection between communities.

And a little ways up the line, NoDa continues to be Charlotte's favorite neighborhood for live music, microbrews, and local art. All of these there focus what makes North End a unique and growing part of the city.



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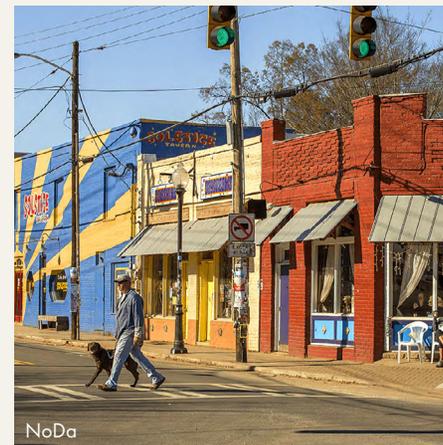
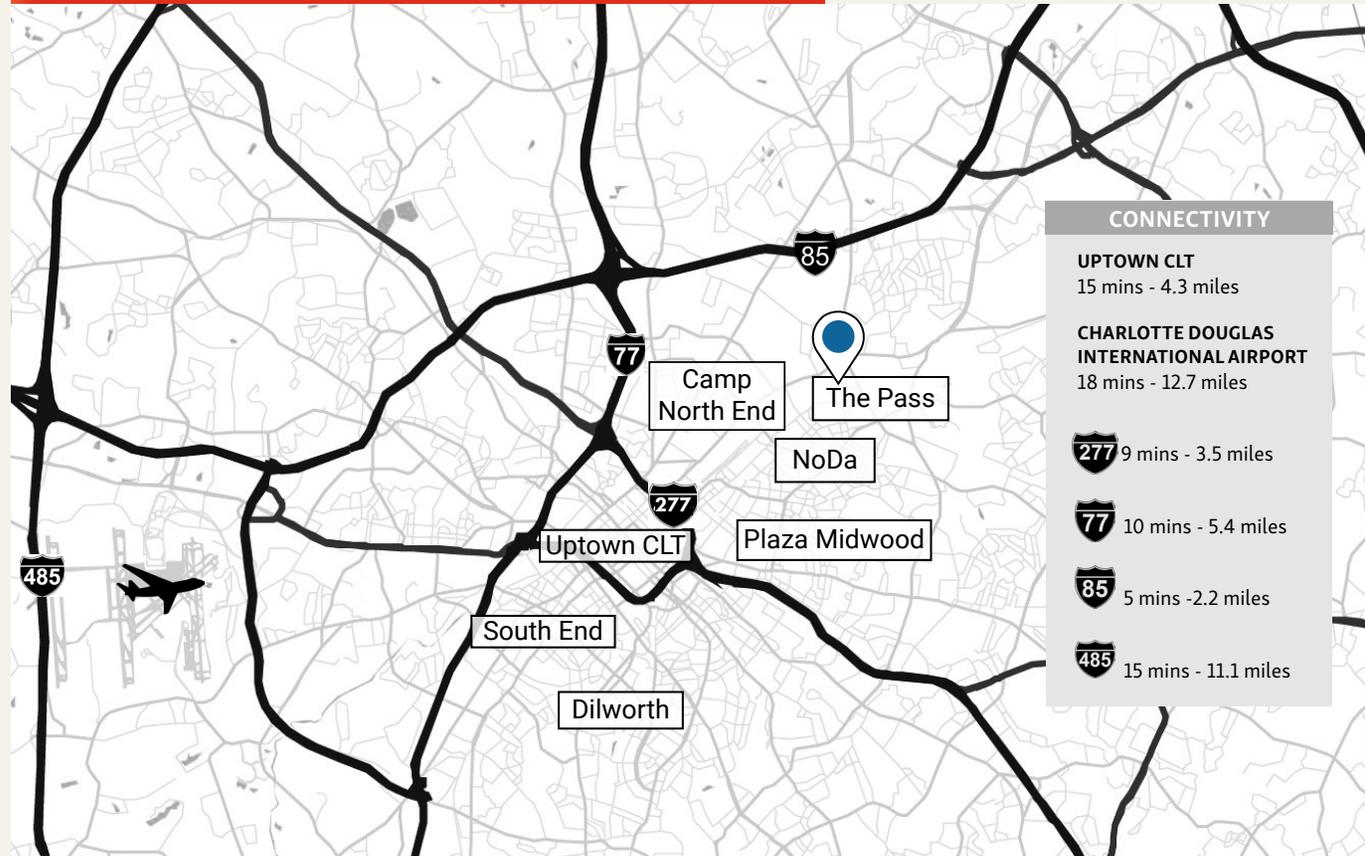
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### NEIGHBORHOOD OVERVIEW



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## Join a Creative Community

4237 Raleigh St is a creative hub offering everything from film and music to studio art. Locals and visitors alike have built a community that's open to everyone, making it a gem in the growing North End neighborhood.



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### CURRENT CO-TENANTS



The Charlotte Film Society, founded in 1982, is a 501(c)(3) nonprofit dedicated to creating communal experiences through cinema and offering diverse moviegoing options. It operates The Independent Picture House, a year-round community arthouse cinema showcasing independent, foreign, and arthouse films, and manages the Charlotte Film Festival, the city's premier annual film festival. Through these programs, the organization fosters cultural connections, education, and engagement by celebrating film's power to unite people.



Where sophistication meets rhythm in the heart of NoDa's newest development. By day Eighty Eights is an upscale coffee haven, offering a carefully curated selection of coffee to start your morning right. When the sun sets, it transform into a refined jazz bar, serving classics and favorites, while showcasing Charlottes best groove and blues artists. Named after the 88 keys on a piano, 88's is designed to capture the essence of timeless elegance and warm hospitality.



### **A** Charlotte Art League

Since 1985, the Charlotte Art League has made itself at home as the city's oldest nonprofit art gallery, featuring both working studios and display walls. Over the decades, it has helped shape a new landscape for the local art scene, creating an authentic and accessible experience for art lovers of all ages and backgrounds. The Charlotte Art League (CAL) is a 501(c)(3) nonprofit visual arts organization supported through annual membership dues, studio rentals, donations, and grants. CAL offers a distinctive blend of open working studios, art classes, community outreach initiatives, and a public gallery, serving as a hub for creativity and connection throughout Charlotte.

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## Multi-Family Development

- Delivered/Delivering
- Under Construction/Proposed

**10,000+**

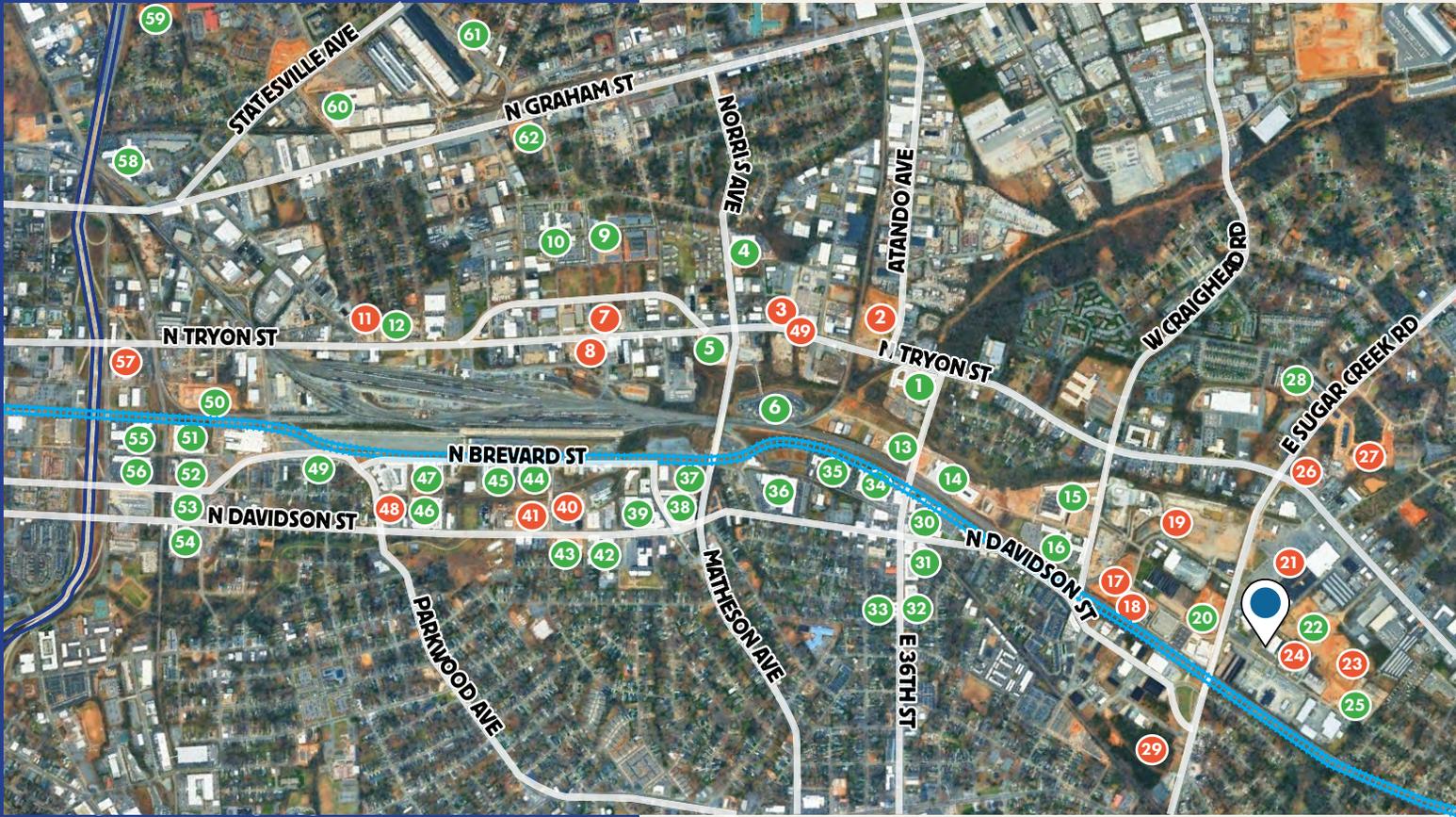
Units Delivered

**5,000+**

Units Under Construction/Proposed

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1. One NoDa Park | 383 Units | 2024
2. Contour NODA | 403 Units | 2026
3. The Collection at 36th St | 41 Units | 2026
4. The Gaston at North End | 144 Units | 2023
5. Matheson Mill | 303 Units | 2024
6. Kaleido NoDa | 251 Units | 2022
7. Nuvou27 | 325 Units | 2026
8. Cavella Apartments | 157 Units | 2025
9. The Henry | 325 Units | 2023
10. The Henry | 309 Units | 2021
11. 100 Dalton | 275 Units | Proposed
12. Dunloe Charlotte | 20 Units | 2024
13. Cullman House | 294 Units | 2025
14. Link Apartments NoDa 36th St | 534 Units | 2024
15. Trailside NoDa | 330 Units | 2024
16. Amaze @ NoDa | 298 Units | 2020
17. Artifact NoDa | 392 Units | 2026
18. Indigo CLT | 326 Units | 2026
19. Sugar Creek Multifamily | 350 Units | 2027
20. Sorella | 335 Units | 2025
21. Sugar Yards | 67 Units | 2026
22. Sablewood | 109 Units | 2025
23. Arris NoDa | 276 Units | 2026
24. The Mill | 281 Units | Proposed
25. Reve NoDa Junction | 68 Units | 2023
26. E. Sugar Creek & N Tryon | 188 Units | Proposed
27. Middle Creek Lofts | 188 Units | 2022
28. Crossings at NoDa | 88 Units | 2022
29. Artifact NoDa | 392 Units | 2026
30. NoDa Wandry | 235 Units | 2023
31. Mercury NoDa | 241 Units | 2016
32. Centro NoDa | 209 Units | 2025
33. Inkwel | 65 Units | 2023
34. 30Six NoDa | 344 Units | 2017
35. NoDa Village Apartments | 455 Units
36. Highland Mills Lofts | 166 Units | 2002
37. The Collection at Charles Ave | 38 Units | 2025
38. Camden NoDa | 387 Units | 2022
39. NoDa Flats | 273 Units | 2020
40. Fountains NoDa | 330 Units | Proposed
41. Oxbow | 389 Units | 2026
42. The Collective | 250 Units | 2019
43. Union NoDa | 273 Units | 2025
44. Abberly NoDa Vista | 261 Units | 2019
45. The Blake at Optimist Park | 323 Units | 2023
46. MAA Optimist Park | 352 Units | 2023
47. Joinery | 443 Units | 2022
48. Cordo | 287 Unit | 2027
49. 300 Optimist Park | 48 Units | 2018
50. J Optimist Park | 350 Units | 2025
51. Alexan Mill | 290 Units | 2023
52. Alton Optimist Park | 238 Units | 2019
53. Alta Purl | 341 Units | 2020
54. Broadstone Craft | 297 Units | 2023
55. Alpha Mill | 267 Units | 2006
56. 940 Brevard Apts | 100 Units | 2007
57. Triton Uptown | 322 Units | 2026
58. Cadence Music Factory | 205 Units | 2017
59. Iron Creek at North End | 83 Units | 2025
60. Kinship | 301 Units | 2024
61. 1022 Woodward Ave | 36 Units | 2025
62. North End Terraces | 69 Units | 2024



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### Retail Map

● Retail ● Bar/Brewery ● Entertainment Venue ● Restaurant/Cafe ● Grocery





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