



CHARLOTTE, NC 28202

225 N CADWELL ST

+/- 6,480 SF BUILDING AVAILABLE FOR LEASE

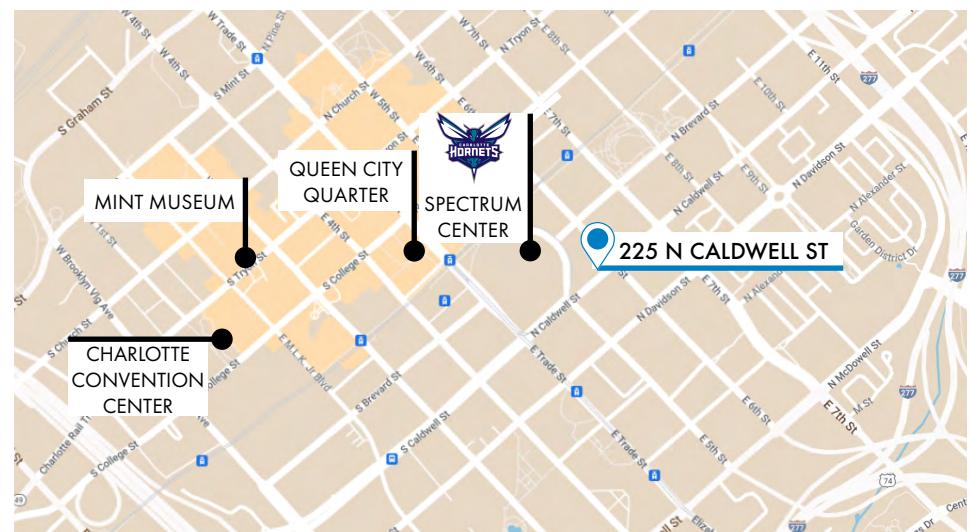


225 N CALDWELL ST, CHARLOTTE, NC
+/- 6,780 SF BUILDING AVAILABLE FOR LEASE

PROPERTY INFORMATION

6,780 SF Two-Story Building in Center City Charlotte with Prime Location Near Spectrum Center

- Located across the street from the Spectrum Center and along the Lynx Blue Line with access to the 7th St Station
- Plenty of public surface parking within walking distance and parking lot adjacently located
- Walkable to major attractions including Truist Field, The Market at 7th Street, and First Ward Park
- **Building Size:** 6,780 SF ±
- **Parking:** 10 Spaces
- **Lot Size:** 0.262 Acres ±
- **Parcel ID:** 08005206
- **Zoning:** UC
- **Lease Rate:** \$10,000/month NNN

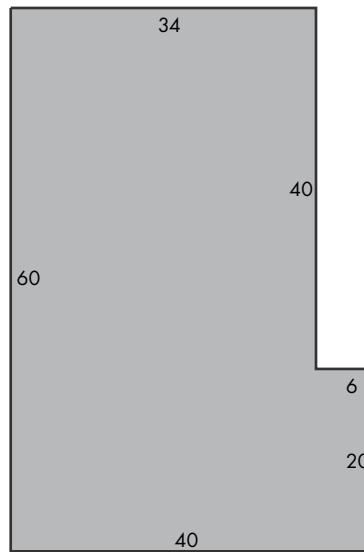


JOHN JONES
704.408.8166
john@ascent.re

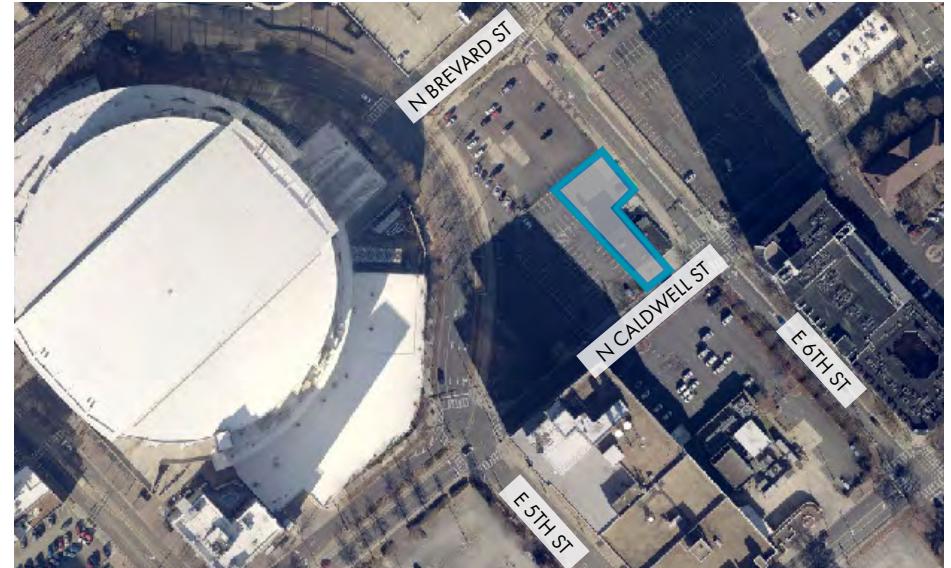
 **ASCENT**
REAL ESTATE PARTNERS

FLOOR PLAN

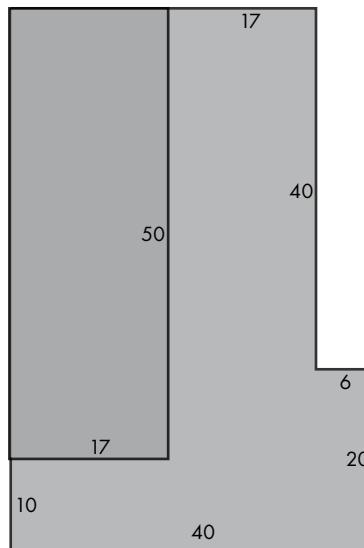
First Floor



225 N CALDWELL ST, CHARLOTTE, NC
+/- 6,780 SF BUILDING AVAILABLE FOR LEASE



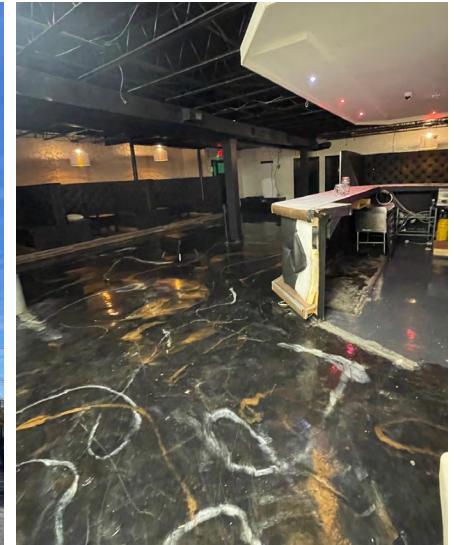
Second Floor



JOHN JONES
704.408.8166
john@ascent.re

 **ASCENT**
REAL ESTATE PARTNERS

PROPERTY PHOTOS



225 N CALDWELL ST, CHARLOTTE, NC
+/- 6,780 SF BUILDING AVAILABLE FOR LEASE

JOHN JONES
704.408.8166
john@ascent.re

 ASCENT
REAL ESTATE PARTNERS

UPTOWN DEMOGRAPHICS

225 N CALDWELL ST, CHARLOTTE, NC
+/- 6,780 SF BUILDING AVAILABLE FOR LEASE



BUSINESS HUB

Over 100,000 daytime workers, including major employers like Bank of America, Truist, and Duke Energy, many of whom have returned to office on hybrid schedules.



HOUSING DEVELOPMENTS

15,000+ Uptown residents, a number that has grown over 20% since 2020, with more residential units in the pipeline.



SURGING FOOT TRAFFIC

Charlotte welcomes over 29 million visitors annually; Uptown anchors this traffic with events, concerts, and major conferences.



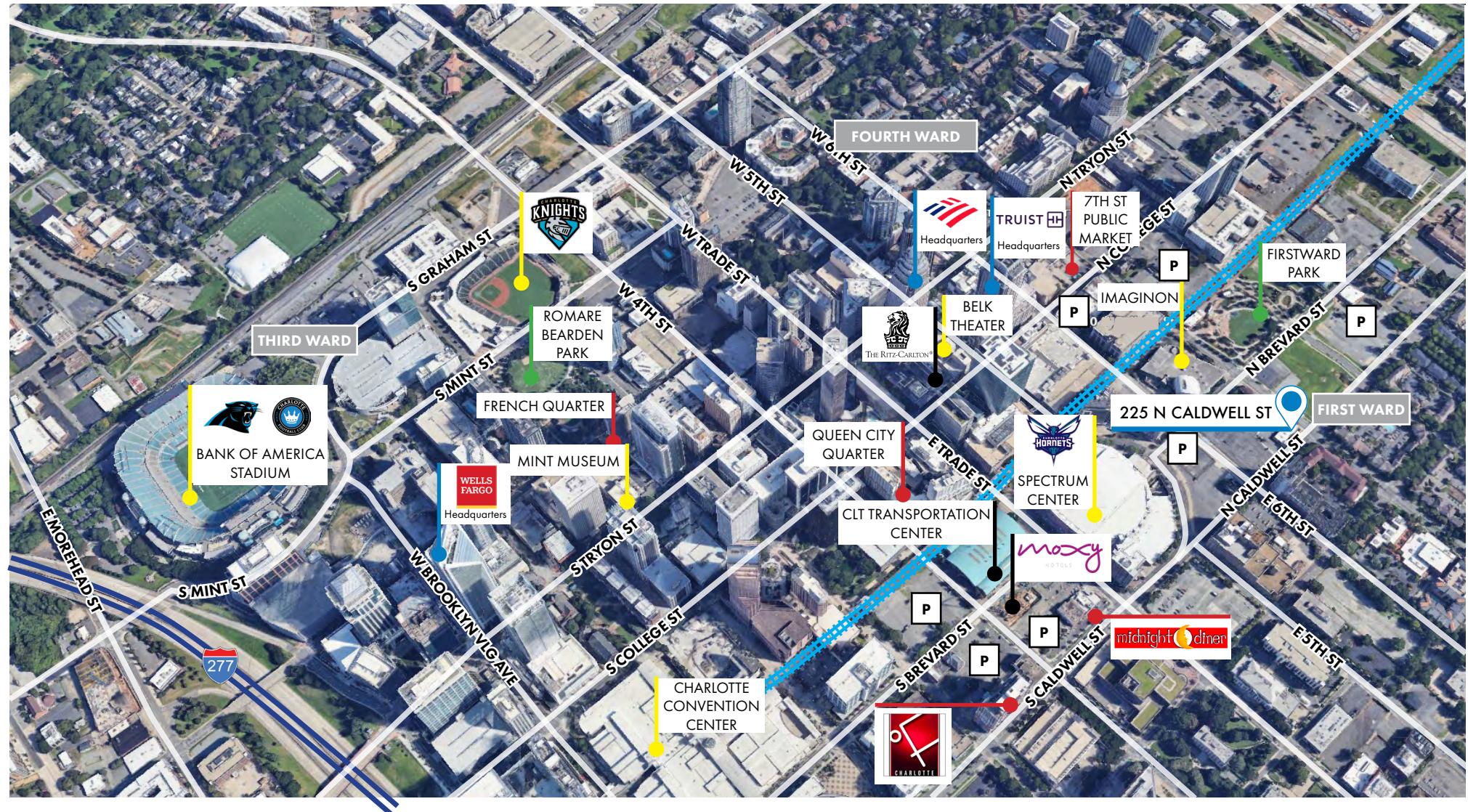
JOHN JONES
704.408.8166
john@ascent.re

 **ASCENT**
REAL ESTATE PARTNERS

AREA OVERVIEW

225 N CALDWELL ST, CHARLOTTE, NC
+/- 6,780 SF BUILDING AVAILABLE FOR LEASE

ENTERTAINMENT FOOD & BEVERAGE OFFICE PARKS



JOHN JONES
704.408.8166
john@ascent.re

