

FOR SALE



[▶ PROPERTY VIDEO](#)

South Charlotte Office Condo

7257 Pineville Mathews Rd | Charlotte, NC





HIGHLIGHTS

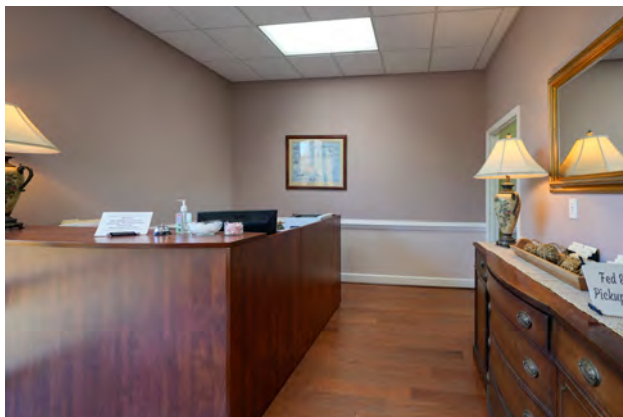
Rare South Charlotte Full Floor Office Condo

- ▶ Total Available: 7,954 RSF (7,484 USF)
 - 2nd Floor (Full Floor): 6,576 RSF (6,196 USF)
 - 1st Floor: 1,378 RSF (1,298 USF)
- ▶ Building Built in 2005
- ▶ Building Signage on top of building is visible on Hwy 51
- ▶ Great egress via Hwy 51 and Carmel Rd (via Carmel Commons Blvd)
- ▶ Abundant Parking around the entire building
- ▶ Conveniently located on Highway 51 in south Charlotte: 1.5 miles to Hwy 51/Pineville I-485 exit, 1.5 miles to Ballantyne Bowl Amenities, 1 mile to Carmel Country Club, 1/2 mile to Charlotte Catholic High School and 2 miles to Aboetum Shopping Center
- ▶ Walking Distance to the new Publix at Carmel Commons, 300+ upscale apartments are under construction at Avalon Carmel, 300+ upscale apartments in planning stage on the adjacent site
- ▶ Please call broker for pricing

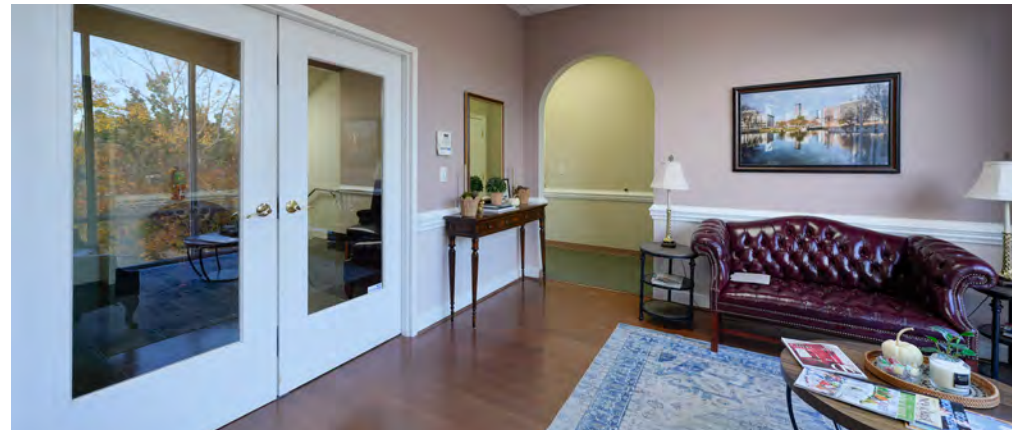
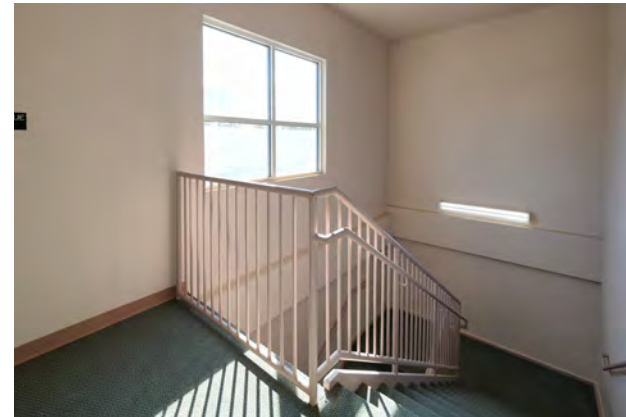
PHOTOS



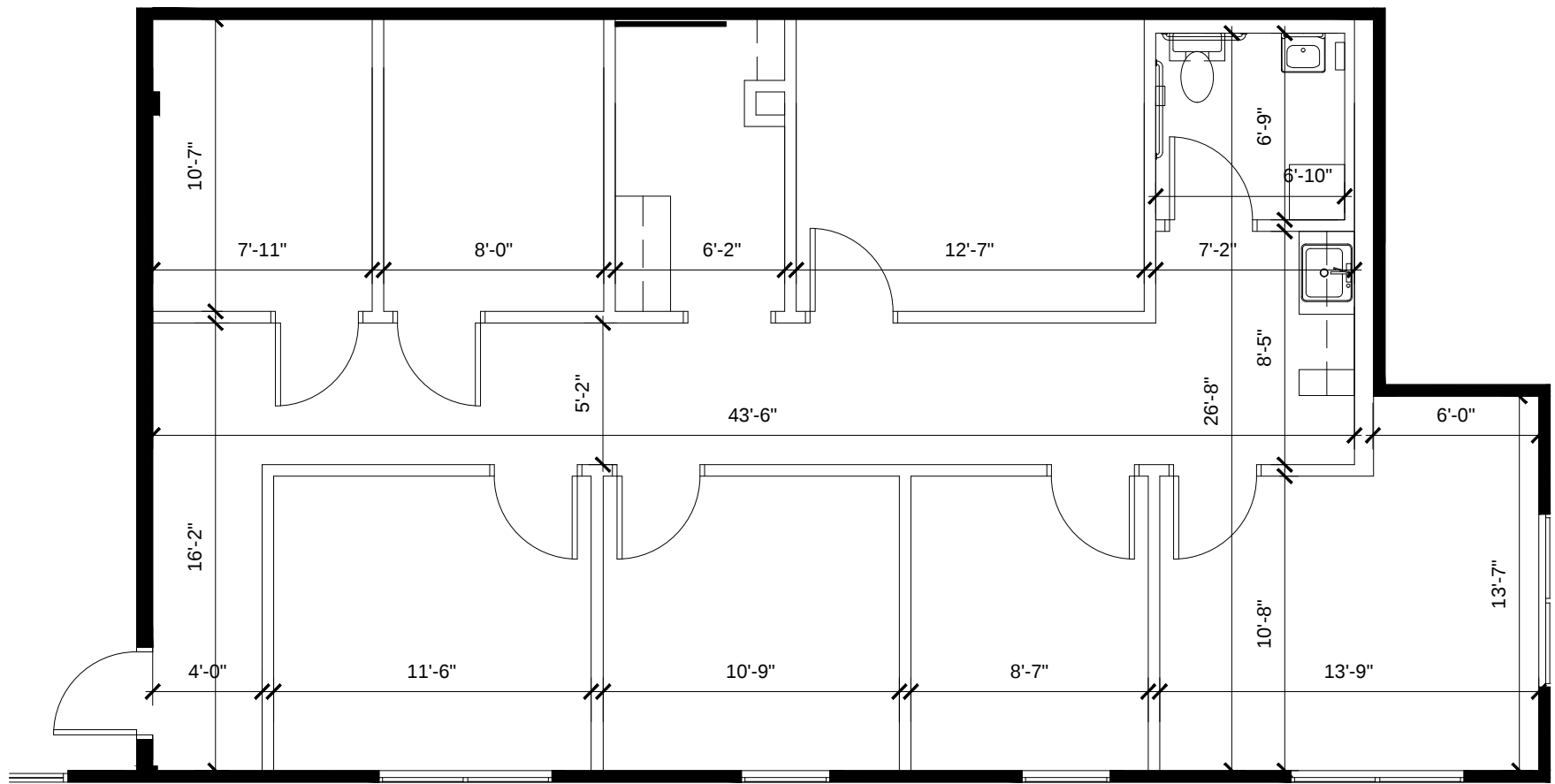
PHOTOS



PHOTOS

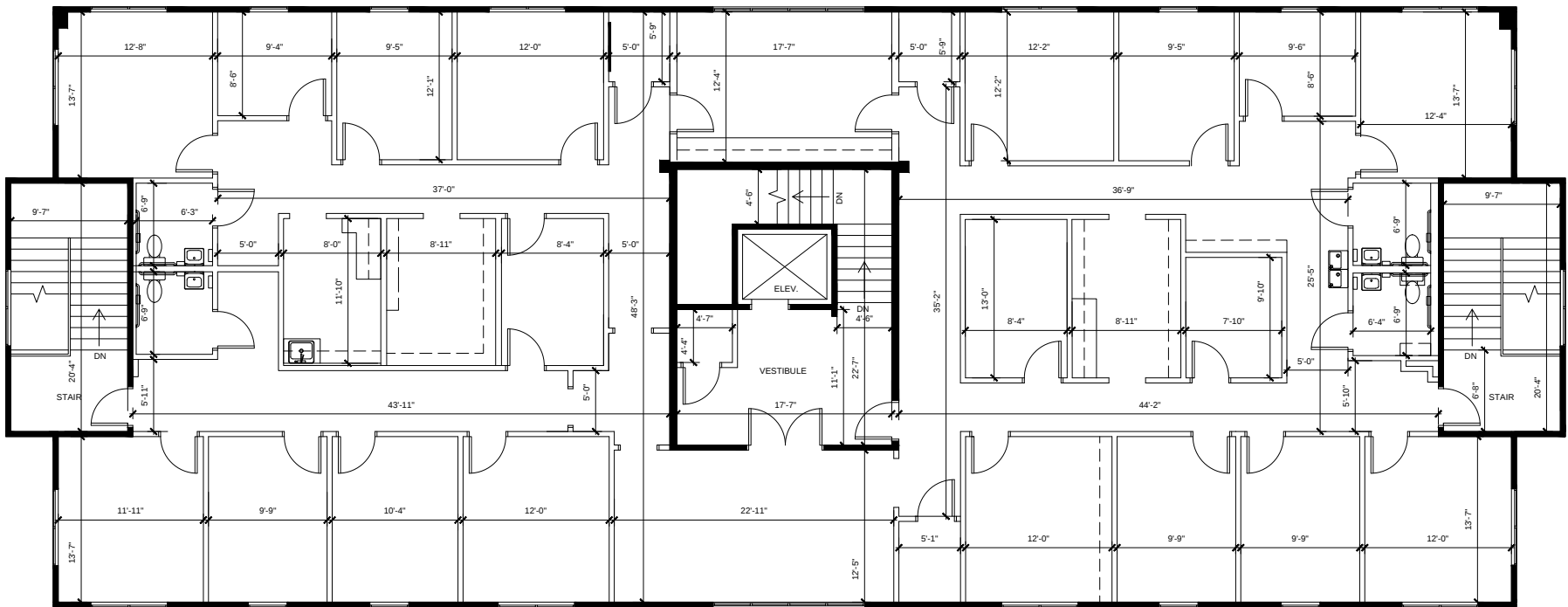


FLOOR PLAN



SUITE 1200 | 1,378 RSF (1,298 USF)

FLOOR PLAN



SUITE 2100 | 6,576 RSF (6,196 USF)

SITE AERIAL



LOCAL AERIAL



AREA AERIAL

