

LEASE

CALCUTTA OFFICE CONDOS

3711 Latrobe Dr., Suites 540 & 550 Charlotte, NC 28211



PROPERTY DESCRIPTION

Under market rent rate between Cotswold Shopping Center and Downtown Charlotte

PROPERTY HIGHLIGHTS

- Available beginning Dec. 1, 2024
- Four private offices, kitchen, reception area
- Large conference/meeting room
- Owner prefers 3 year lease
- Tenant pays for power and internet
- Floor plan available upon request

OFFERING SUMMARY

Lease Rate:	\$2,412.00 per month (MG)
Number of Units:	2
Available SF:	2,412 SF
Building Size:	6,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	1,070	4,721
Total Population	458	2,539	10,392
Average HH Income	\$46,004	\$63,363	\$106,747

Peter Rieke
(704)575-1993



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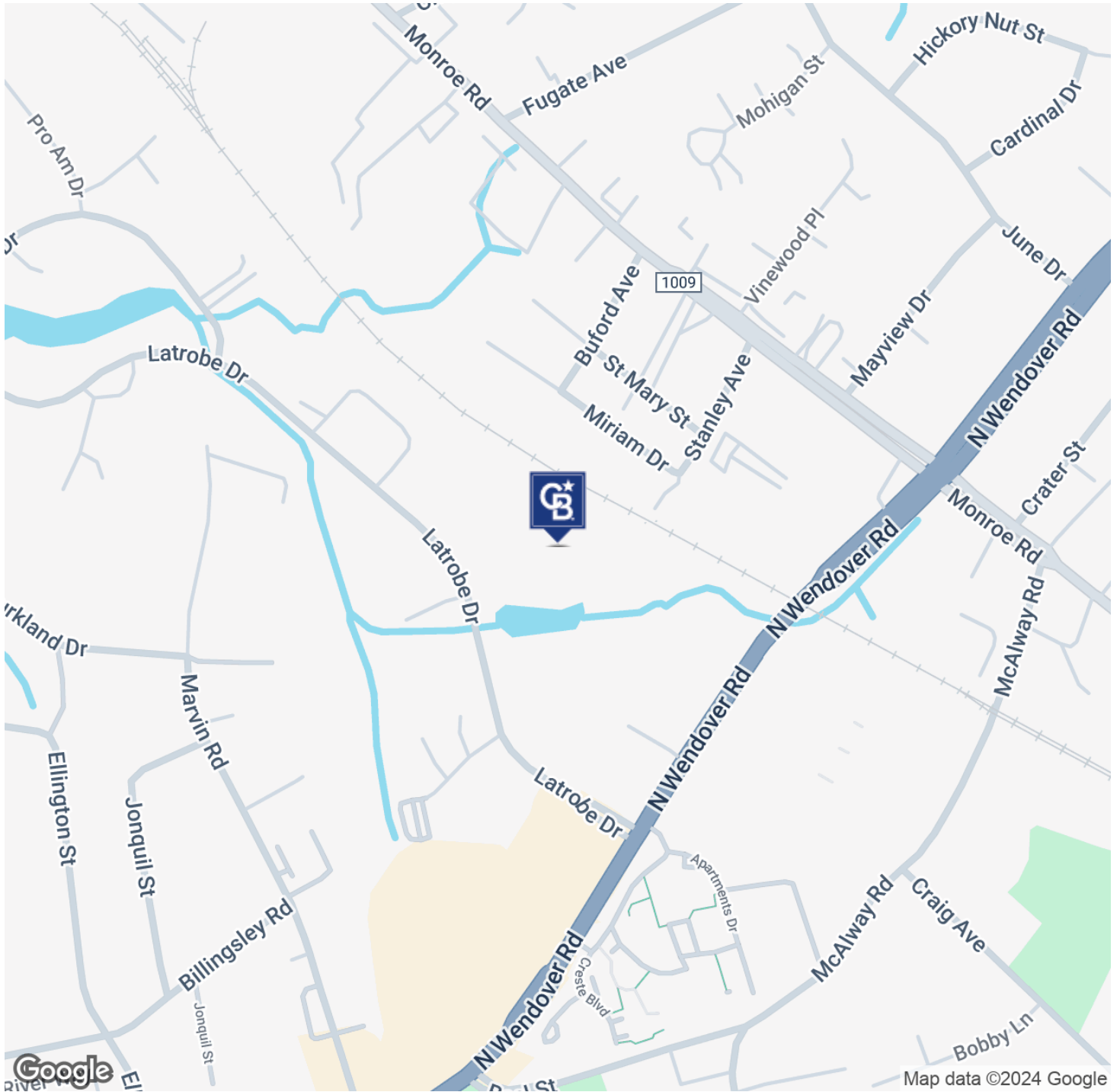


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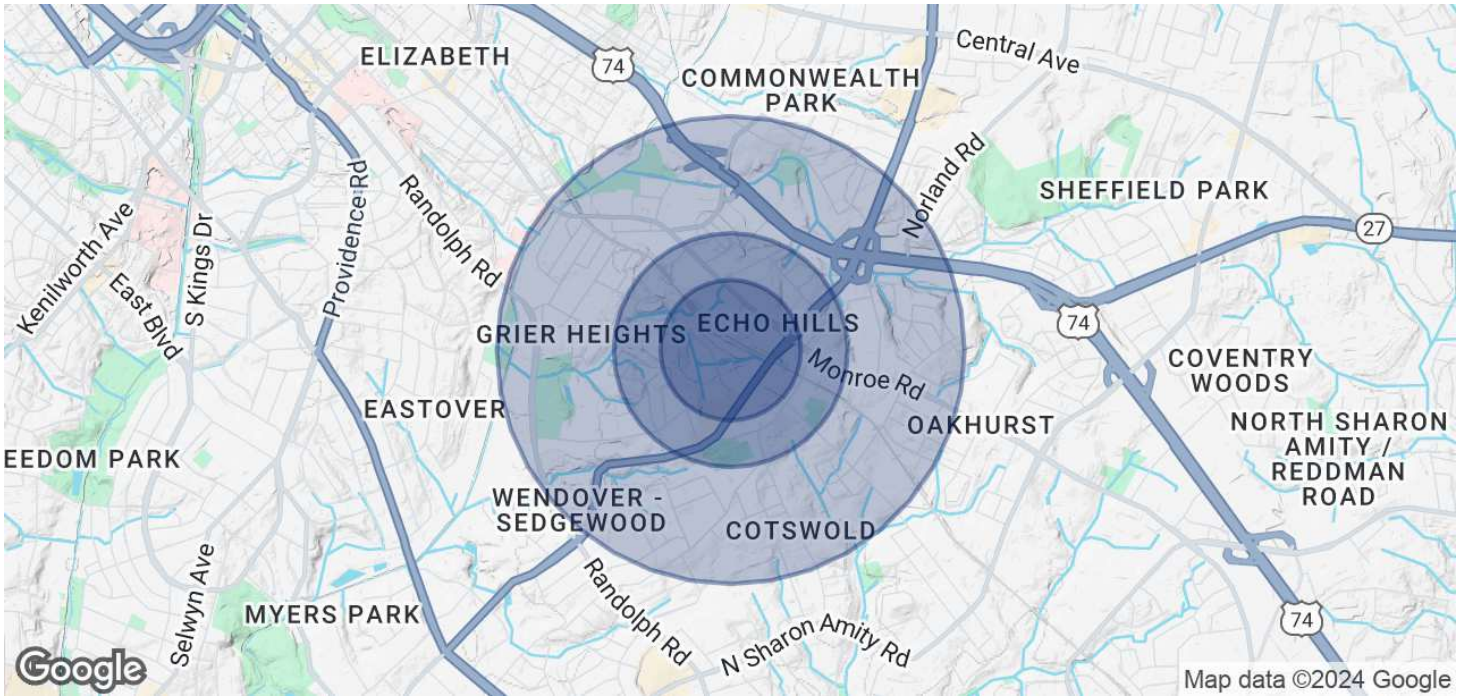


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	458	2,539	10,392
Average Age	33	35	37
Average Age (Male)	31	33	36
Average Age (Female)	35	36	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	1,070	4,721
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$46,004	\$63,363	\$106,747
Average House Value	\$631,523	\$580,005	\$645,580

Demographics data derived from AlphaMap

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