



COFFEY CREEK FLEX SUBLEASE

COFFEY CREEK INTERNATIONAL BUSINESS CENTER

1809 ASSOCIATES LANE, SUITE E | CHARLOTTE, NC 28217



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COFFEY CREEK FLEX SUBLEASE

1809 ASSOCIATES LANE, SUITE E | CHARLOTTE, NC 28217 | ±8,963 SF

PROPERTY INFORMATION

Address:	1809 Associates Lane, Suite E Charlotte, NC 28217
Year Built:	1989
Zoning:	B-D (CD)
Building Size:	± 17,053 SF
Available Space:	± 8,963 SF, Suite E
Office/Warehouse:	± 3,422 SF Warehouse / ± 5,541 SF Office
Clear Height:	16'8"
Drive-Ins:	1 (at-grade)
Loading Docks:	5 Dock Doors (1 w/ Pit Leveler)

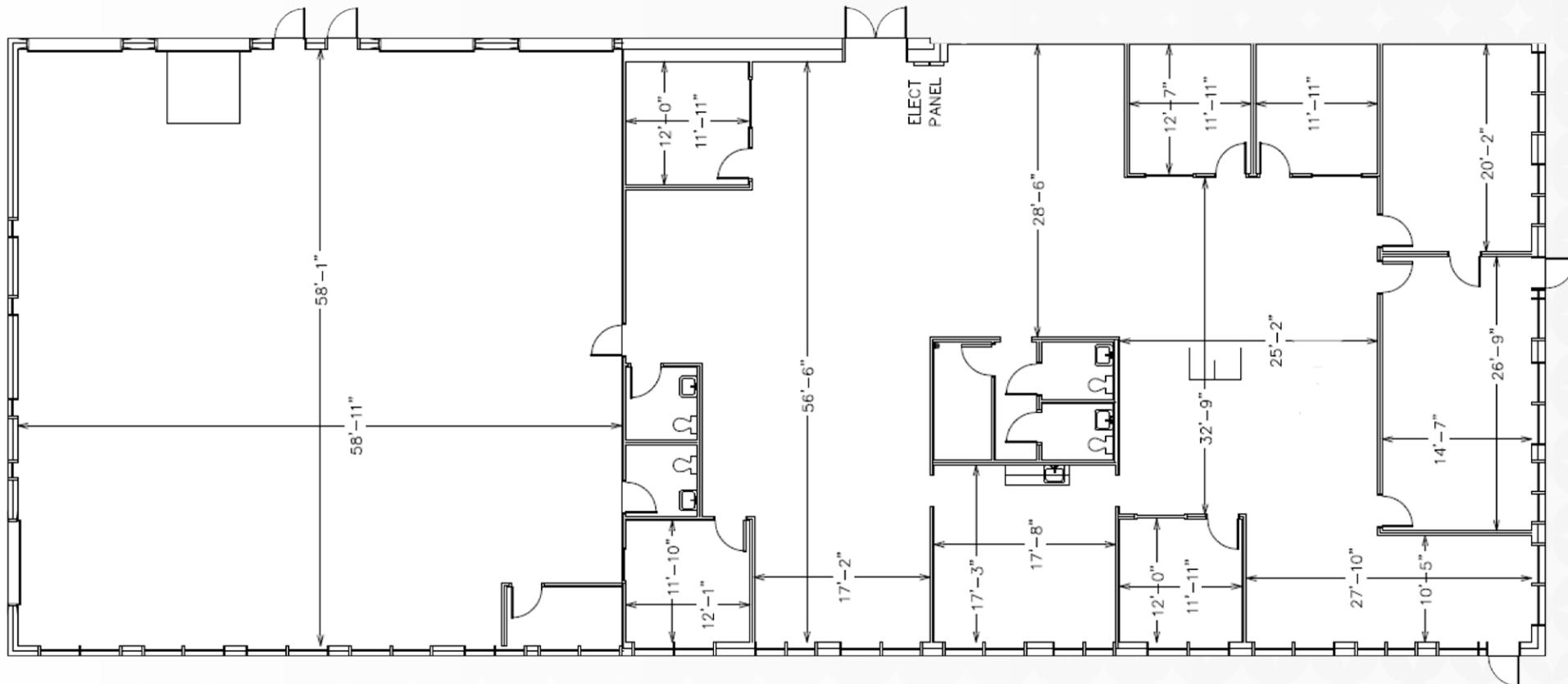
PROPERTY HIGHLIGHTS

- Excellent signage visibility
- Below market rental rate
- Furniture included/available
- Ample parking on-site
- Minutes from Charlotte Douglas International Airport, I-485, I-77 & I-85

TERMS

Lease Rate:	Call for Pricing - Below Market Rental Rate!
Availability:	Immediate
Sublease Expiration:	September 30, 2027

FLOOR PLAN

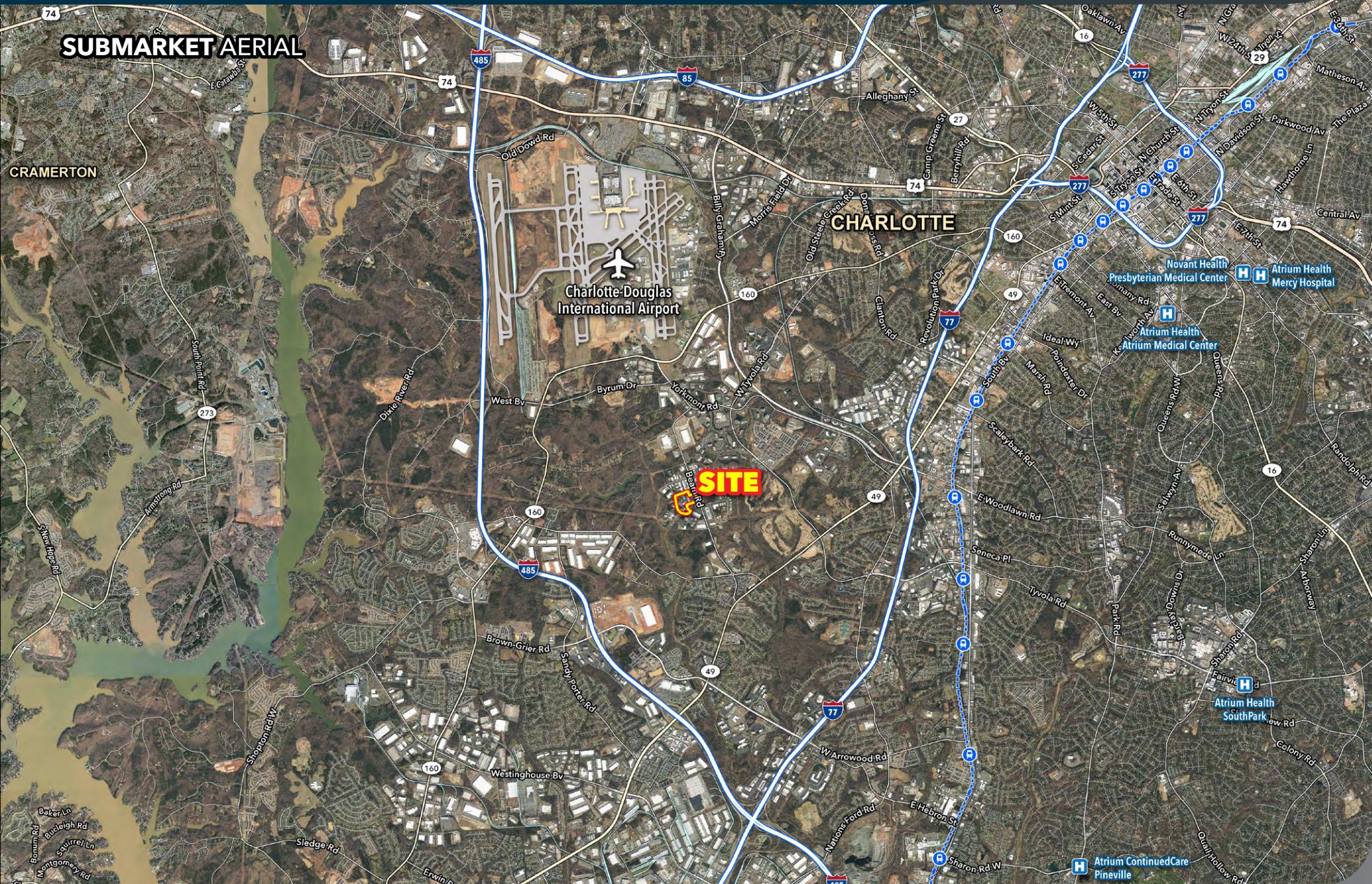


COFFEY CREEK FLEX SUBLICENSE

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CHARLOTTE

SUBMARKET AERIAL

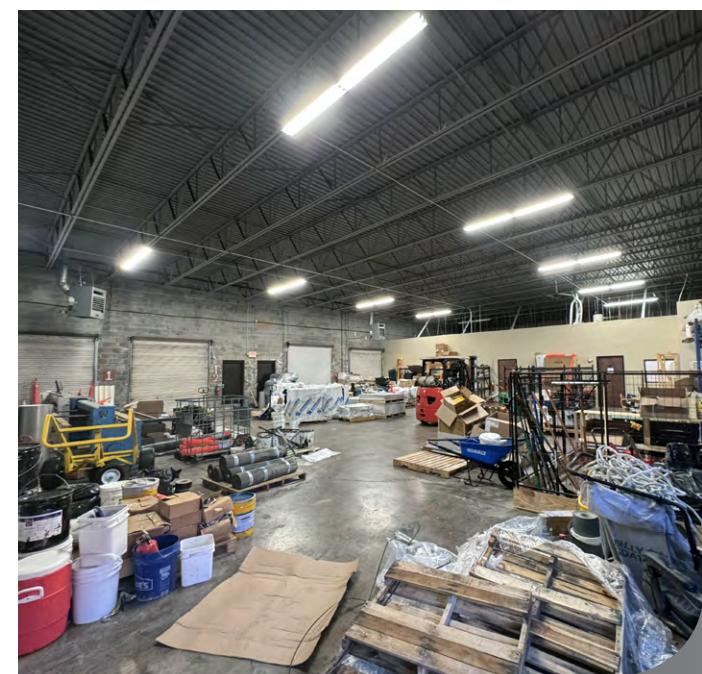
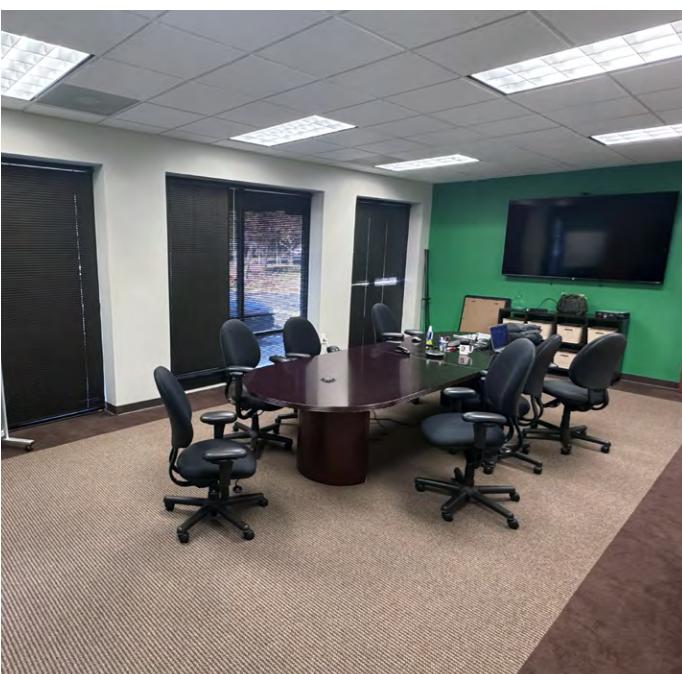
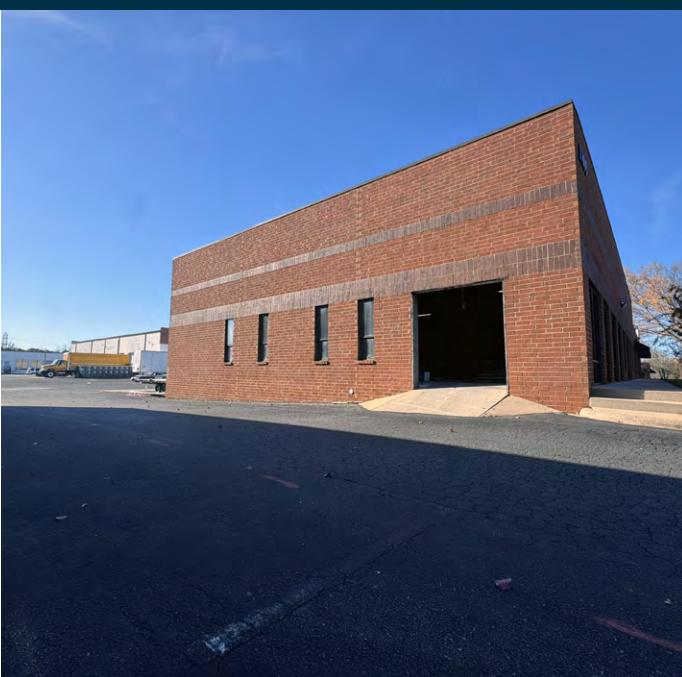


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PHOTOS



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