



# COFFEY CREEK FLEX SUBLEASE

## COFFEY CREEK INTERNATIONAL BUSINESS CENTER

1809 ASSOCIATES LANE, SUITE E | CHARLOTTE, NC 28217



[LEE-ASSOCIATES.COM/CHARLOTTE](http://LEE-ASSOCIATES.COM/CHARLOTTE)

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

## PROPERTY INFORMATION

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

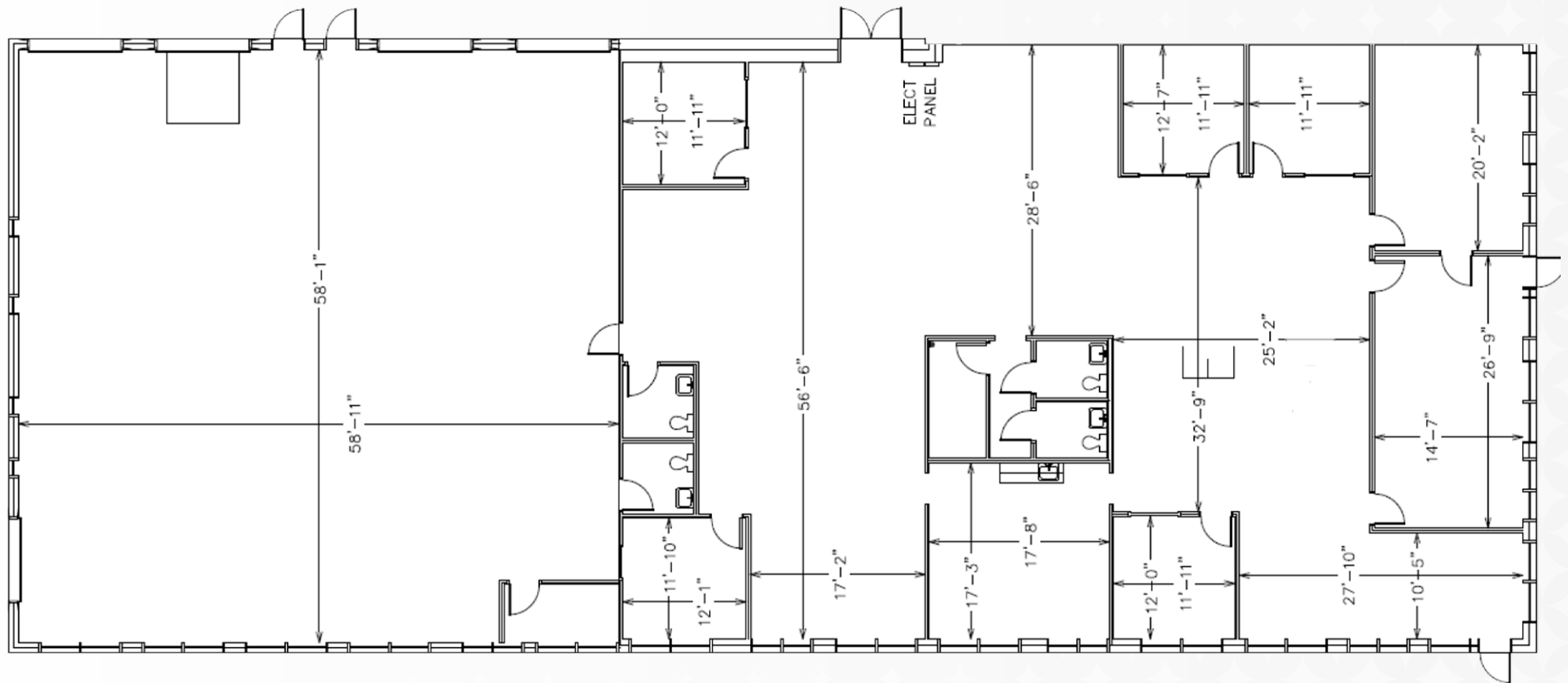
## PROPERTY HIGHLIGHTS

- 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

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

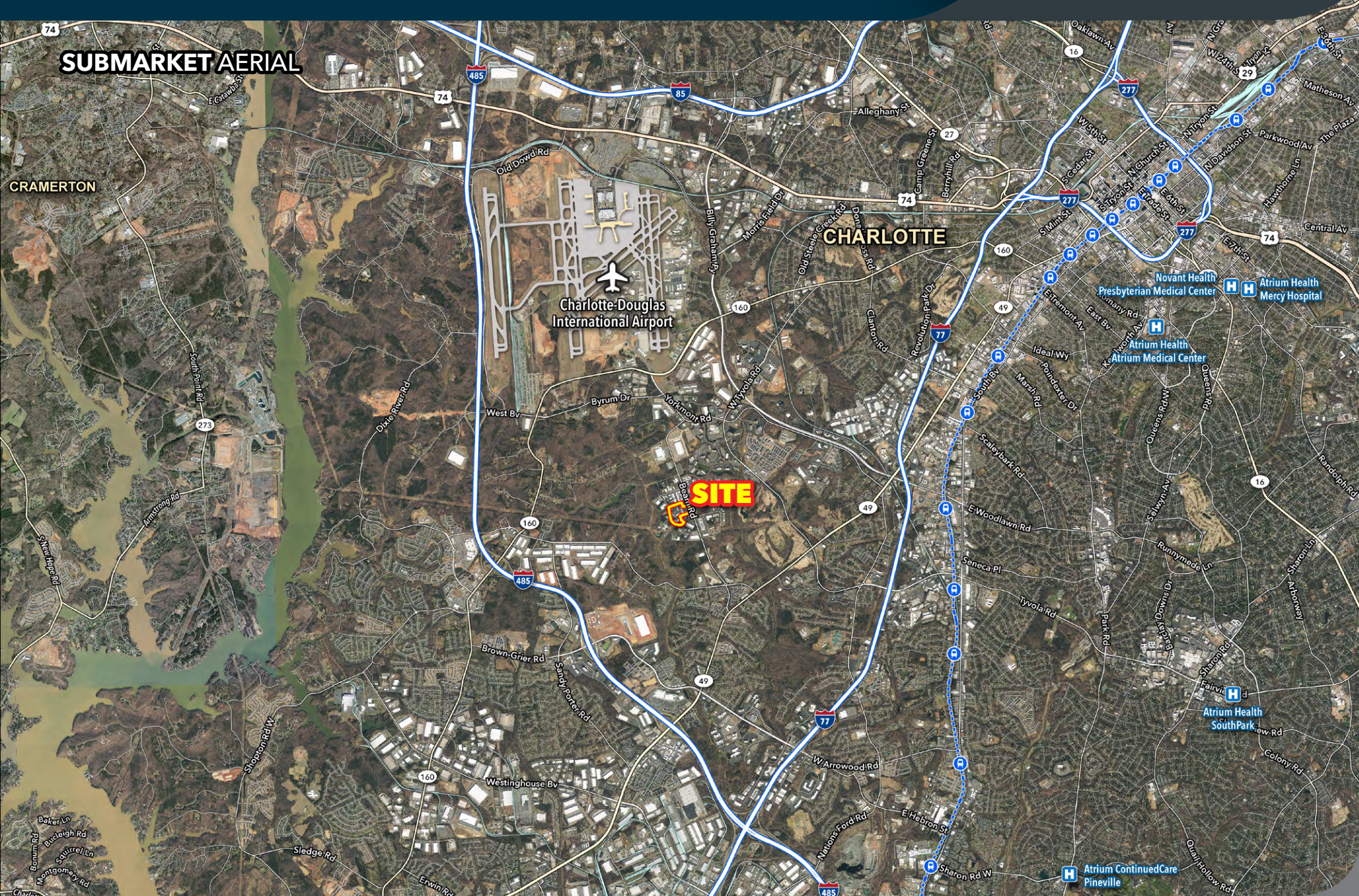
**FLOOR PLAN**





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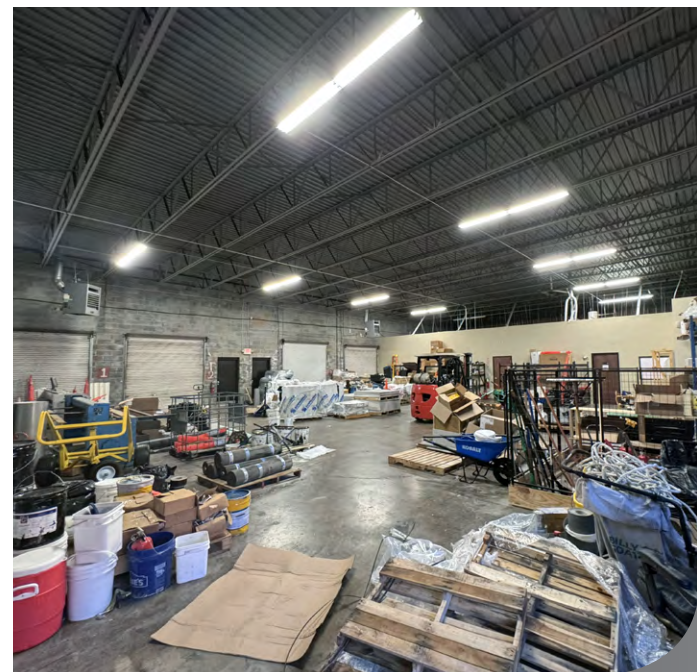


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
CHARLOTTE

### PHOTOS





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