

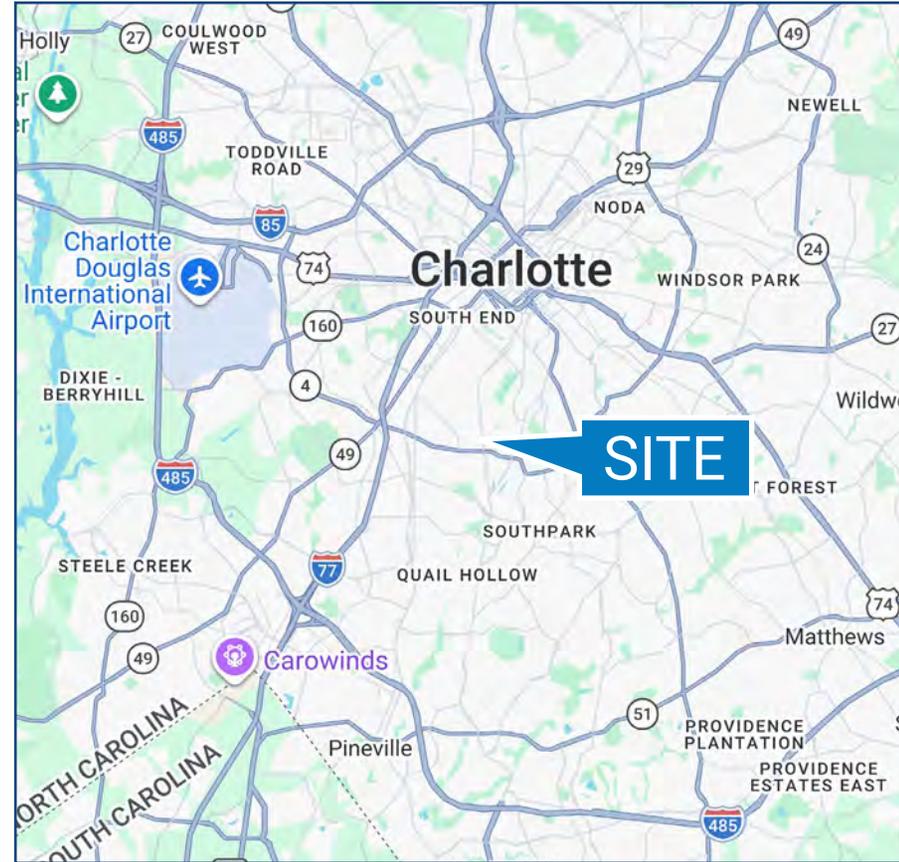
FOR LEASE



# Park Road Office Space Available

4000 Park Road | Charlotte, NC





HIGHLIGHTS

**Rare South Charlotte Full Floor Office Suite**

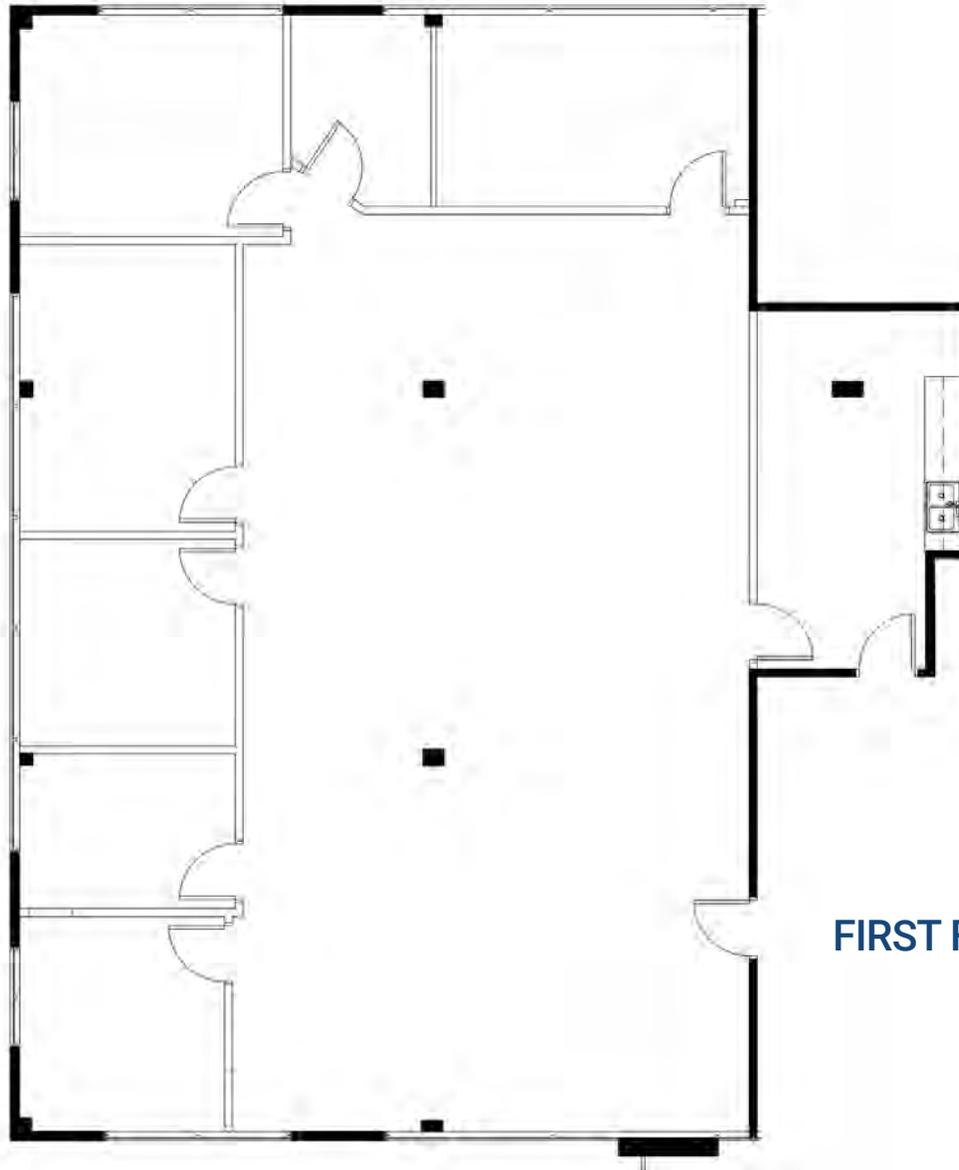
- ▶ Total Available: 9,838 SF
  - 3rd Floor (Full Floor): 6,828 SF
  - 1st Floor (Office Suite): 3,010 SF
- ▶ Building Branding/Signage Opportunities are unique for the Park Rd office market
- ▶ Great egress via Park Rd and Holmes Rd into Ashbrook and Sedgefield neighborhoods
- ▶ Abundant Surface Parking (4/1,000 SF)
- ▶ Across the street from Park Road Shopping Center:
  - Approximately 425,000 SF Retail Center
  - Over 60 Stores and Services
  - Major Anchors: Harris Teeter, Blackhawk Ace Hardware and AMC Theater
- ▶ Please call broker for pricing



PHOTOS

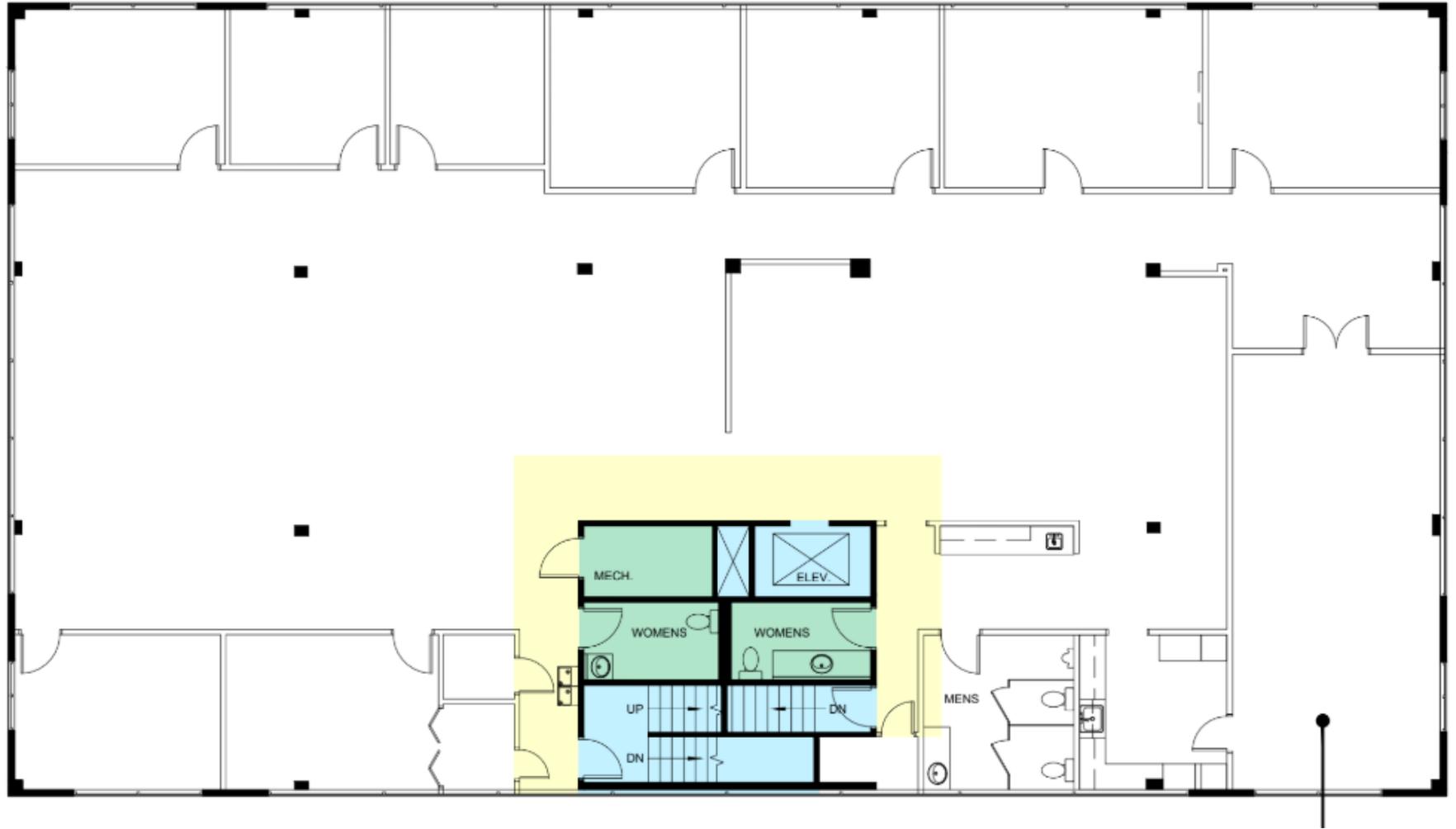


FLOOR PLAN



**FIRST FLOOR SUITE | 3,010 SF**

FLOOR PLAN

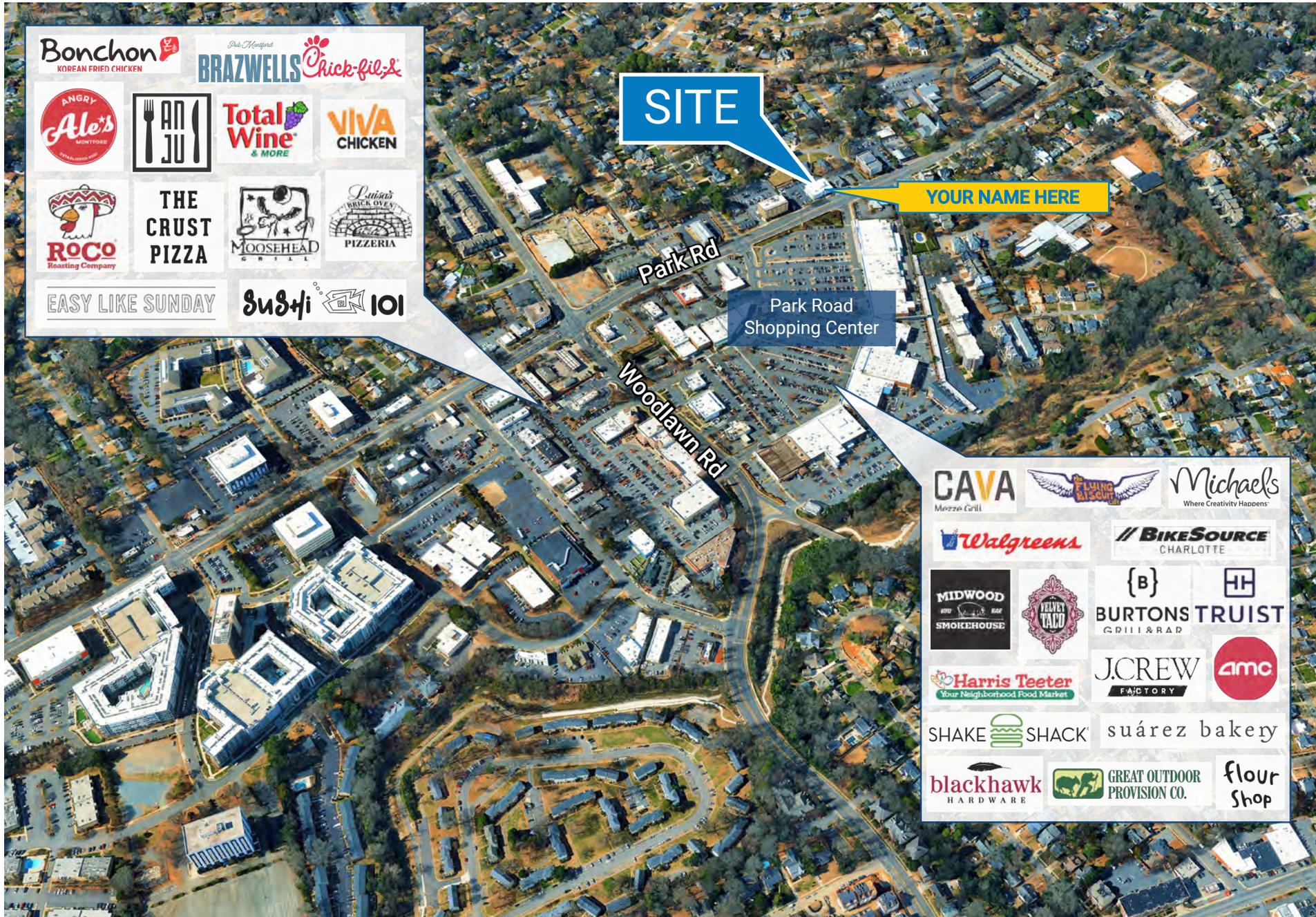


**THIRD FLOOR** | 6,828 SF

SITE AERIAL



SURROUNDING AREA



SOUTH CHARLOTTE

