

OFFICE SPACE FOR LEASE

OFFICE SPACE
AVAILABLE



± 1,040 - 3,700 SF OFFICE SPACE AVAILABLE FOR LEASE



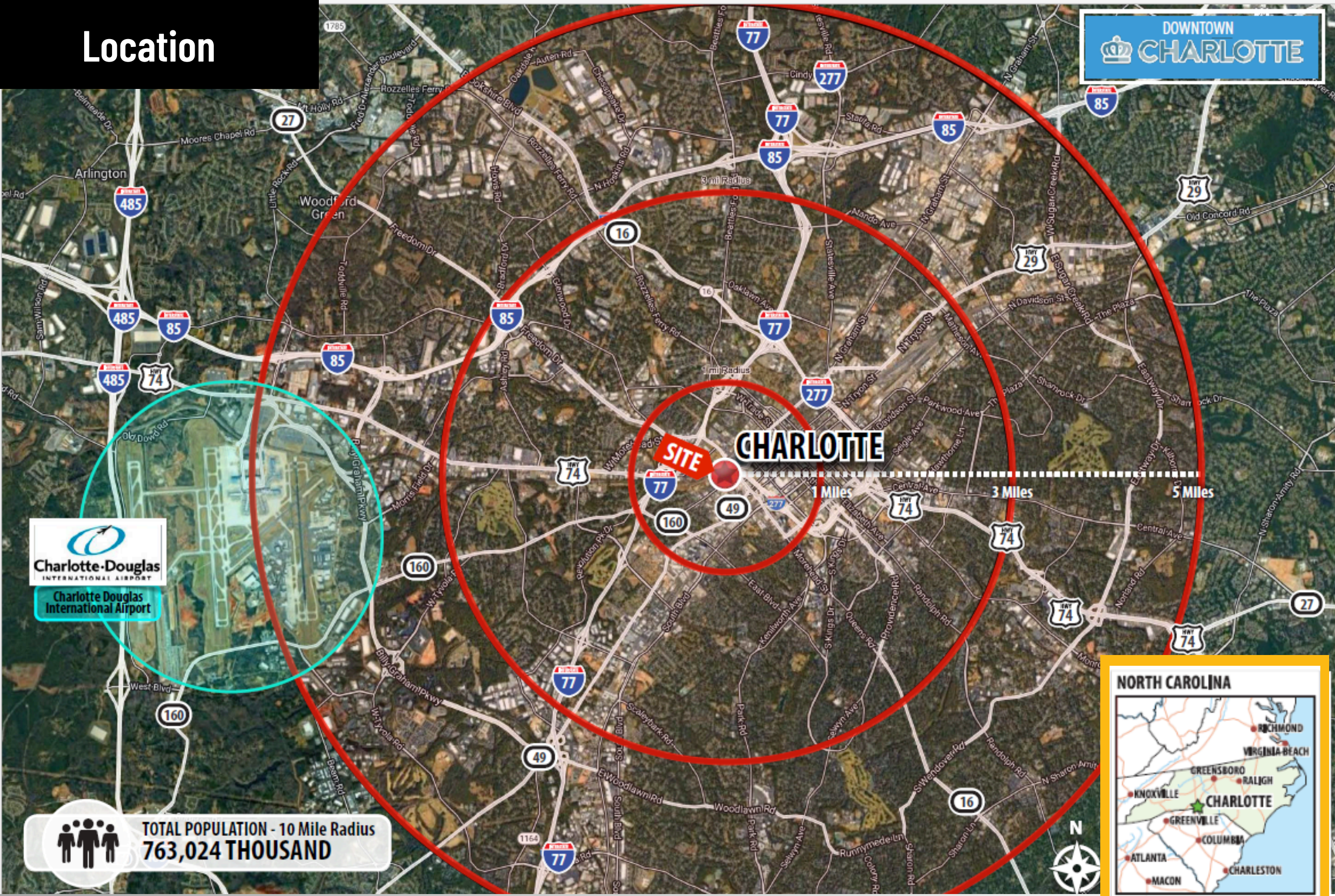
Lucas Barnhardt
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LBarnhardt@MetCapCRE.com

OFFICE SPACE
FOR LEASE

Mint Street Office - Charlotte, NC
1100 S. Mint Street | Charlotte, NC 28203

Location

DOWNTOWN
CHARLOTTE




Charlotte-Douglas
INTERNATIONAL AIRPORT
Charlotte Douglas
International Airport

 **TOTAL POPULATION - 10 Mile Radius**
763,024 THOUSAND




MetCap
COMMERCIAL

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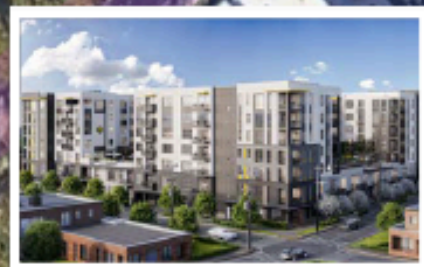
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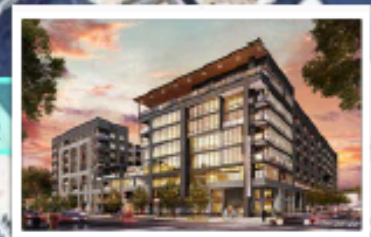
Site Access



**BANK OF AMERICA
STADIUM**
74,867 SEATS
40 Major Events



Link Apartments
±259 Units - Built 2022



The Prospect
±304 Units - Built 20232



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Site Plan

BUILDING A

BUILDING B

FIRST FLOOR

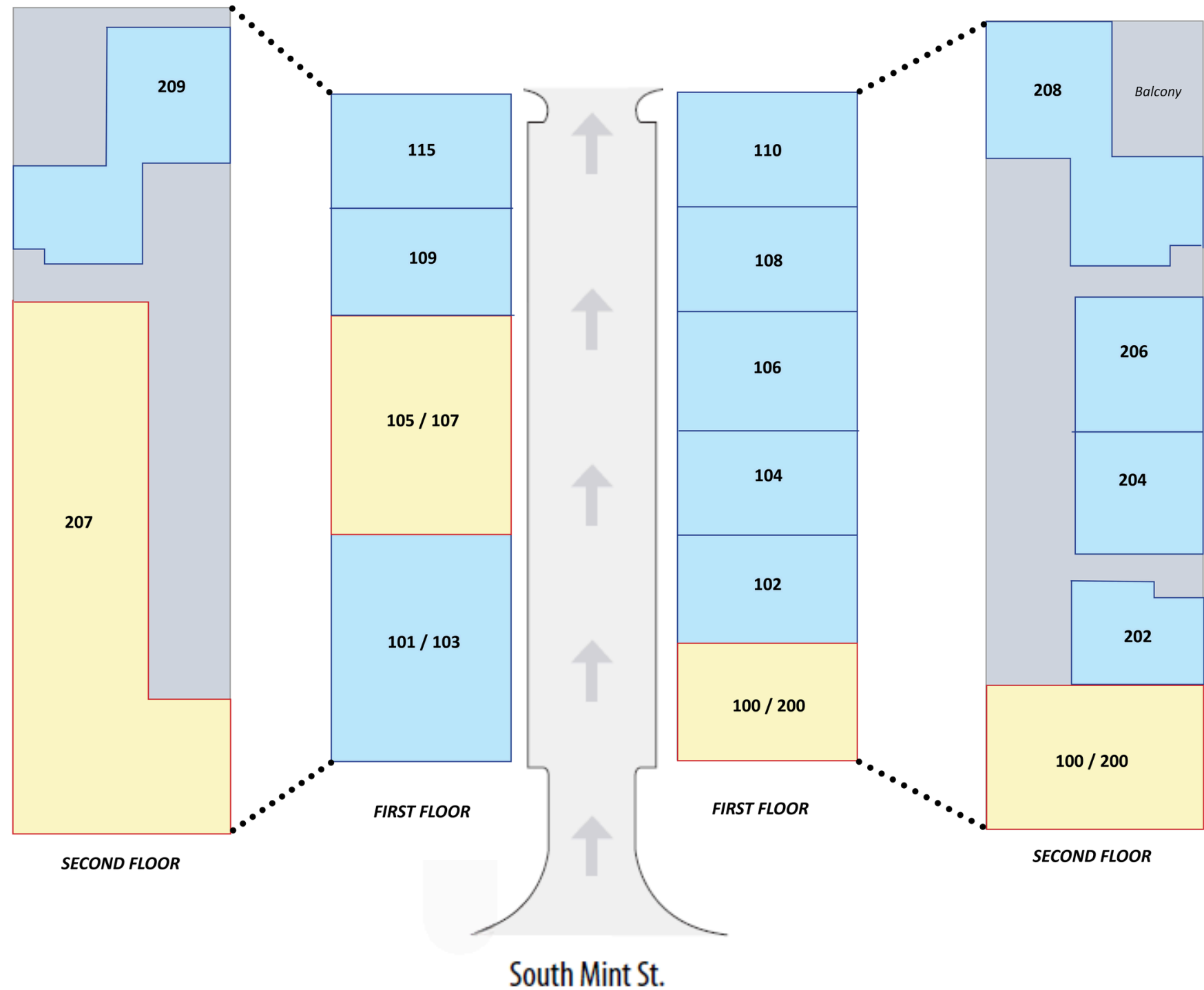
Suites	Tenants	Size
100 / 200	AVAILABLE - Two-Story Suite	1,750 sf
101	Samet Corporation	2,100 sf
102	Arey Properties	900 sf
104	Employment Practices Counsel	1,000 sf
105	AVAILABLE	2,100 sf
106	Eashaal Collections	1,040 sf
108	The Studio of Christopher Phelps	900 sf
109	Elrod Pope Law Firm	900 sf
110	Exact Marketing Services	1,090 sf
115	Lund Law, PA	1,050 sf

SECOND FLOOR

Suites	Tenants	Size
100 / 200	AVAILABLE - Two-Story Suite	1,750 sf
202	Alpha Locksmith	495 sf
204	Watson Electrical Construction	625 sf
206	Additional Space	0 sf
207	AVAILABLE	2,560 sf
208	Sustain Charlotte	1,785 sf
209	DSG Logistics	1,160 sf

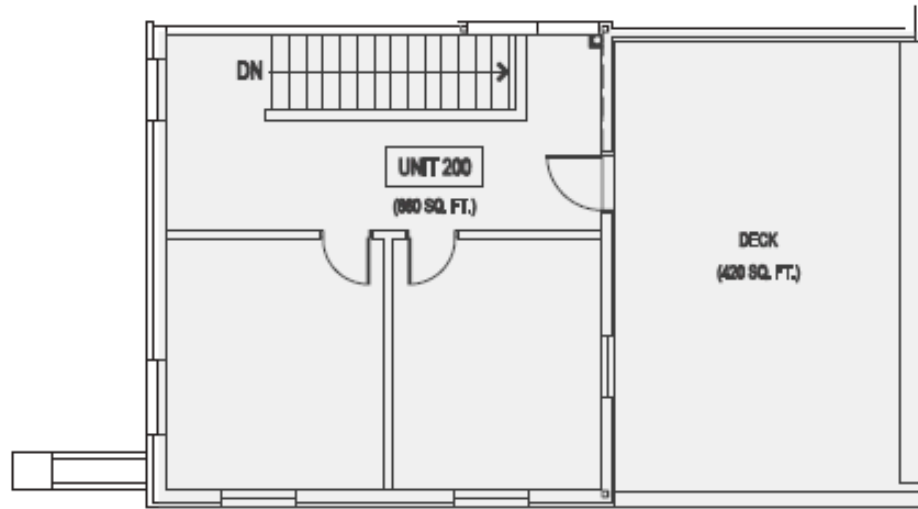
WAREHOUSE

Suites	Tenants	Size
1108	AVAILABLE	3,700 sf

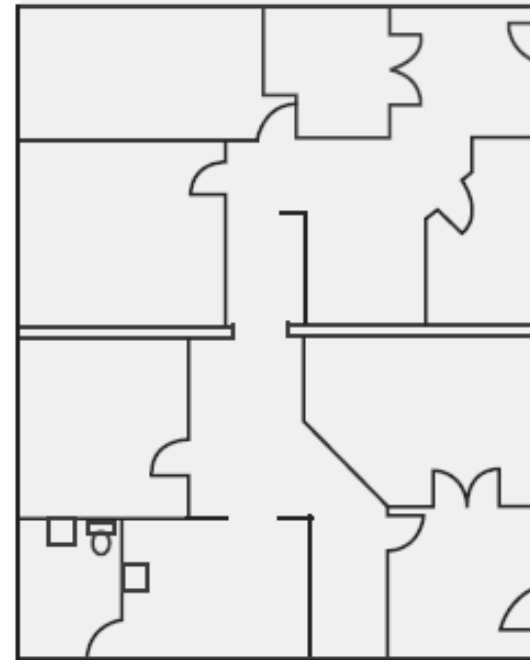


Floor Plans

Upper Level Suite 200

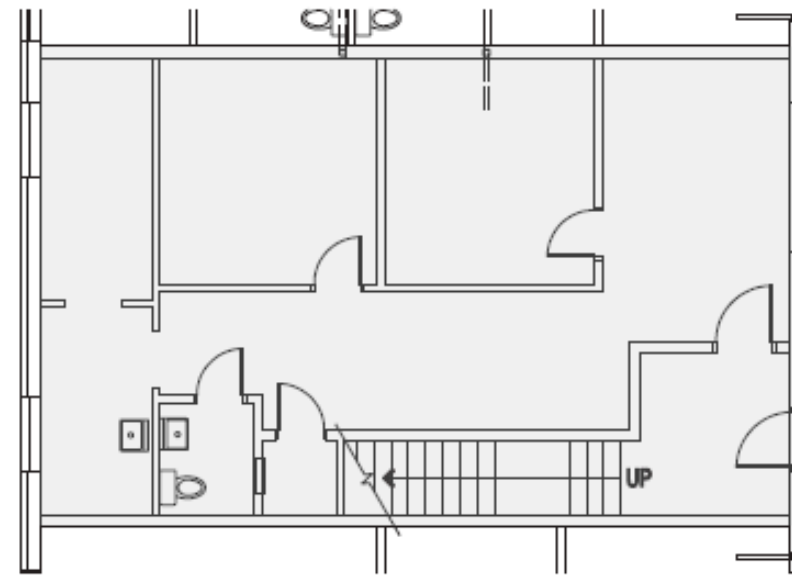
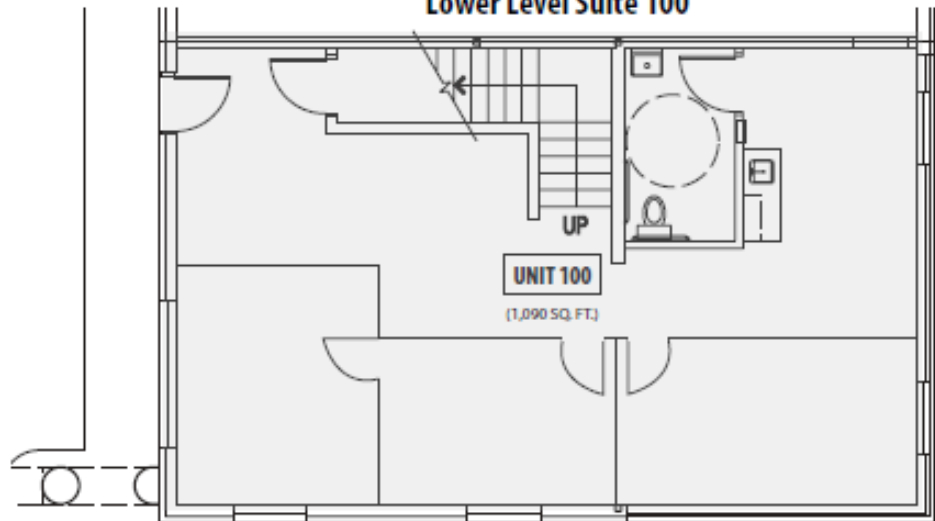


SUITE 100 & 200
1,750 SF

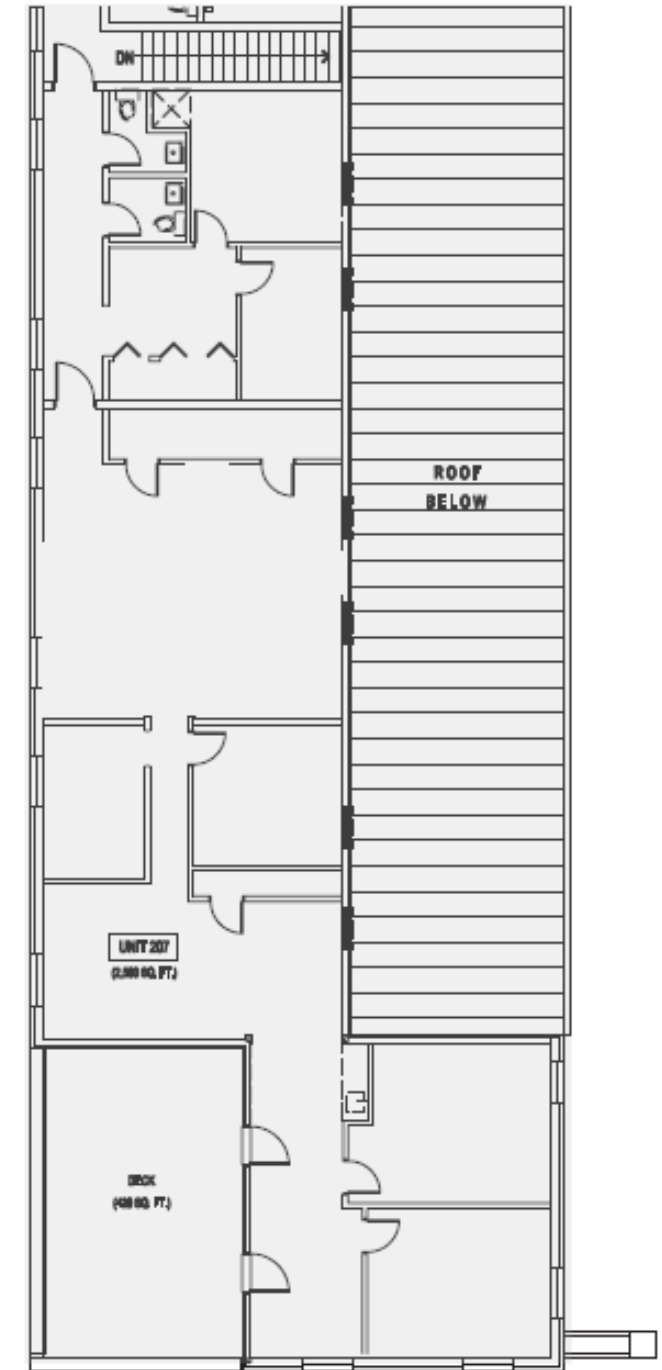


SUITE 105/107
2,100 SF

Lower Level Suite 100



SUITE 109
900 SF



SUITE 207
2,560 SF + 420 SF of Deck

Demographic Profile

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Population	23,710	125,224	248,895	763,024
2028 Projected Population	29,397	116,814	237,683	742,858
Projected Annual Growth 2023 -2028	5,687 + 4.8%	19,440 + 3.1%	28,179 + 2.3%	67,978 + 1.8%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Households	14,896	63,158	115,484	320,013
2028 Projected Households	18,553	73,841	129,880	349,191

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Median Household Income	\$113,916	\$96,735	\$90,879	\$86,785

BUSINESSES	1 MILE	3 MILE	5 MILE	10 MILE
2023 Estimated Total Businesses	3,949	11,716	20,946	45,873
2023 Estimated Total Employees	48,539	120,873	229,426	444,312



MAJOR EMPLOYERS IN CHARLOTTE, NC

Wells Fargo	Bank of America
Amazon	Deloitte
Walmart	Atrium Health
Accenture	Cognizant Tech
Duke Energy	Passport

					
\$86,785	763,024	320,013	2.9%	617,736	45,873
MEDIAN HH INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT RATE	LABOR FORCE <i>Applied Geographic Solutions</i>	SURROUNDING BUSINESSES

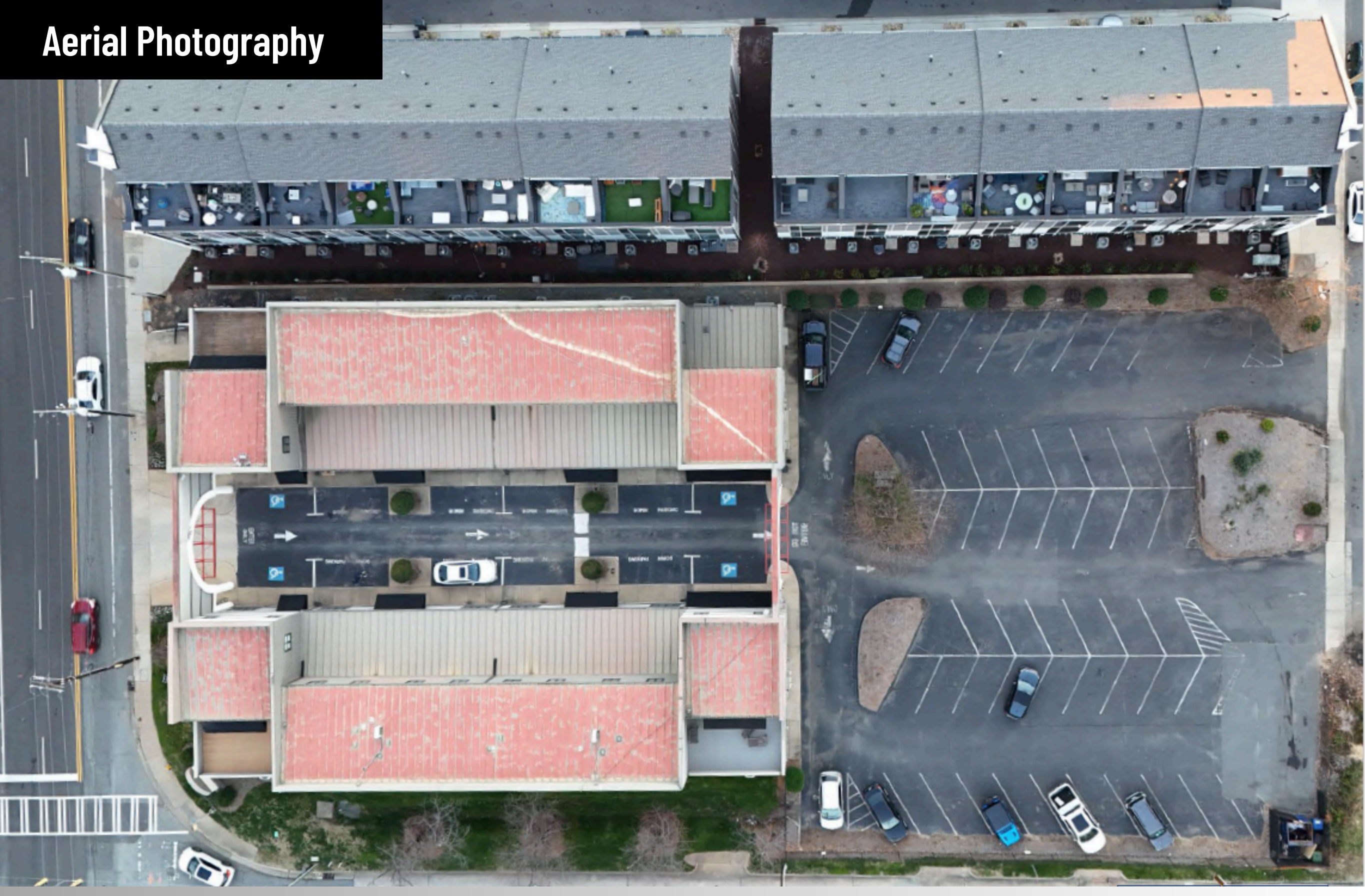


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Aerial Photography



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