



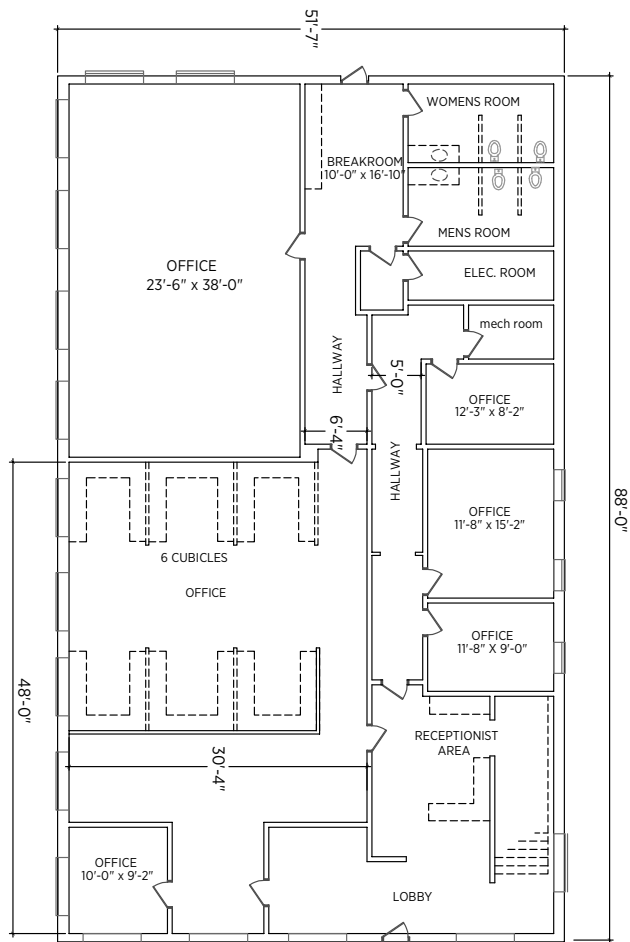
OFFICE SPACE **FOR LEASE**

2320 WEST MOREHEAD STREET | CHARLOTTE

2320 W. Morehead is an 8,700 SF freestanding building in Charlotte's vibrant and up and coming FreeMoreWest district. Offering an open, flexible layout with unbeatable access to Uptown, South End, the airport and more, this location is perfect for a company ready to expand and stand out by leasing the entire building or the second floor with Charlotte skyline views.

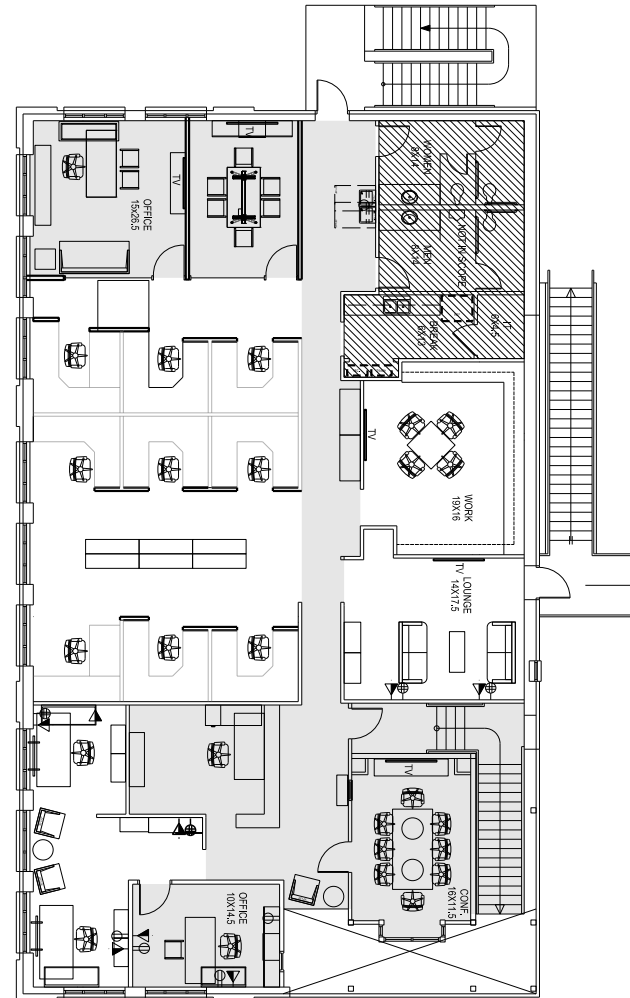
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FIRST
FLOOR

Lobby, reception and waiting area
 3 Private offices (±100 SF) and 1 large office (±200 SF)
 2 Large open spaces for cubicles
 Breakroom area
 2 Bathrooms
 High ceilings and natural light



SECOND
FLOOR

3 Private offices
 Conference room
 12 Cubicles w/reception area
 Break area and Lounge area
 2 Bathrooms
 High ceilings and natural light with exceptional views

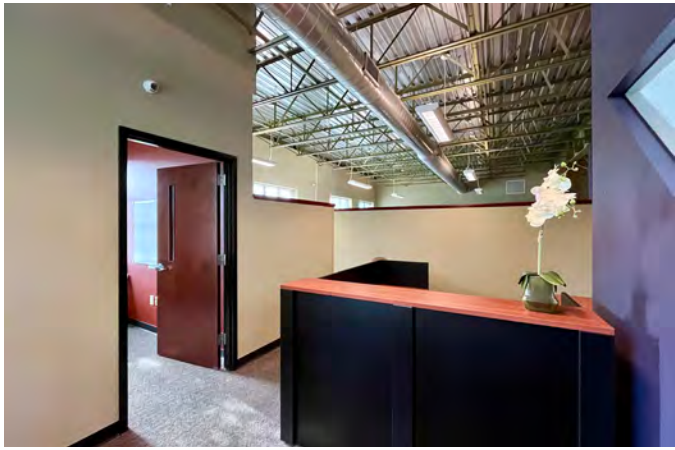
PROPERTY INFORMATION

SQFT
 ±8,700 SF Total building
 1st Floor: ±4,350 SF
 2nd Floor: ±4,350 SF

PARKING
 31 Dedicated spaces

ZONING
 ML-1

LEASE RATE
 \$32.00/SF Full Service





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	9,096	105,779	219,989
2024 Households	4,346	51,886	102,751
2024 Median HH Income	\$59,306	\$70,391	\$70,412
2024 Average HH Income	\$82,246	\$99,949	\$101,645
Population growth (2024-2029)	1.9%	1.5%	1.4%

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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