

# 1500 N. Graham Street

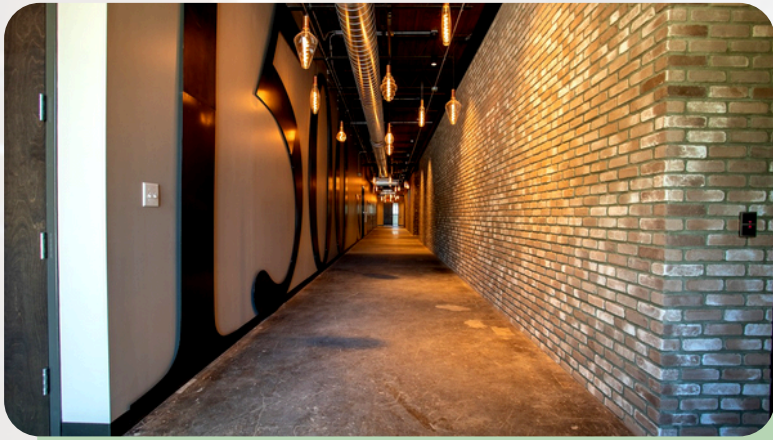
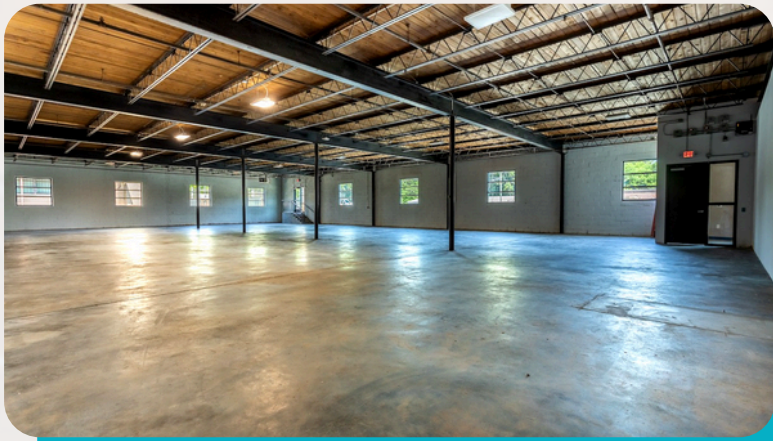
Charlotte, NC 28206



LEASE • OFFICE • SPACE • FOR • SALE • OR • LEASE







# Office space for sale or lease

## PROPERTY SUMMARY ∨

---

ADDRESS 1500 N. GRAHAM STREET CHARLOTTE, NC 28206

---

COUNTY MECKLENBURG

---

APN 07901605

---

SQUARE FOOTAGE 24,611 SF

---

CROSS STREET ARMOUR DRIVE

---

ACREAGE 1.14

---

TRAFFIC COUNT 18,182 VPD

---

YEAR BUILT/RENOVATED 1985/2021

---

PARKING SPACES 62

---

FLOORS 1

---

ZONING 1-2

---

OPPORTUNITY ZONE YES

---



HEIST BREWING

CAMP NORTH END

16 RESTAURANTS  
& RETAILERS

3 MIN

FUTURE  
MULTI-FAMILY

FUTURE  
MULTI-FAMILY

FUTURE  
MULTI-FAMILY

1500 N. GRAHAM

FOUNDATION SUPPLY

FUTURE  
DEVELOPMENT

THE SHOP

PETTY THIEVES  
BREWING

LYNX LIGHT RAIL

NODA

CBD

PLAZA  
MIDWOOD

CBD

OPTIMIST HALL

25 RESTAURANTS  
& RETAILERS

1 MILE →





PROPERTY HIGHLIGHTS ▾



24,611 SF  
TOTAL OFFICE  
SPACE



SKYLINE  
VIEWS



FRESH  
EXTERIOR  
PAINT & TRIM



NEW WINDOWS &  
WINDOW SILLS



WALKABLE  
AMENITIES



8 NEW  
INDIVIDUAL COMMON  
RESTROOMS



NEW ROOF INSTALLED IN  
2021 WITH R-20 INSULATION  
AND A 45 MIL TPO MEMBRANE



12' CEILING  
HEIGHT



NORTH END  
CHARLOTTE, NC



NEW UNITS TO CONDITION  
THE CORRIDORS AND  
RESTROOMS



ALL NEW LANDSCAPING  
WITH SOD INSTALLED



BRAND NEW 21KW SOLAR  
PHOTOVOLTAIC SYSTEM  
THAT CAN BE MONITORED  
REMOTELY



SITE PLAN

N. GRAHAM STREET

ARMOUR DRIVE

SUITE A  
LEASED

SUITE B  
6,467 SF

SUITE C  
LEASED

SUITE D  
LEASED

SUITE E  
LEASED



62  
SPACES

...24,611 SF standalone building completely updated in 2021



AMENITIES ▾

Walking distance to some of Charlotte's most vibrant and buzz worthy bars and restaurants...



PETTY THIEVES



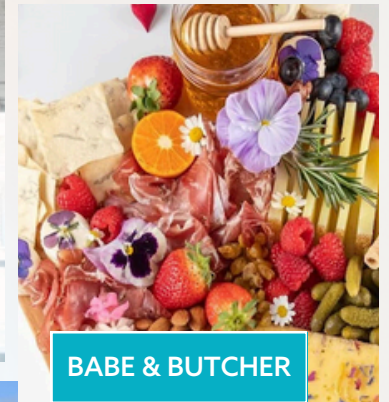
LEAH & LOUISE



LA CASETA



HEX COFFEE



BABE & BUTCHER



NODA COMPANY CANTEEN



NORTH END FARMERS MARKET



HEIST BREWING





**ALEX MANN**  
(703) 623-7002  
Alex@thriftcres.com

**STEPHEN WOODARD**  
(704) 905-4309  
Stephen@thriftcres.com

