

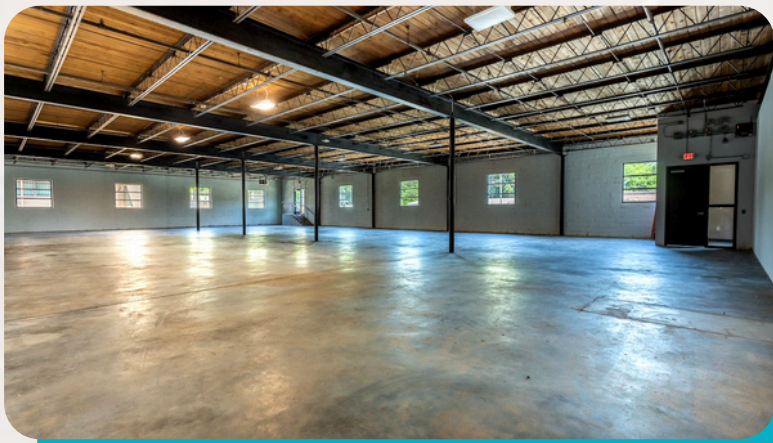
1500 N. Graham Street

Charlotte, NC 28206



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





Office space for lease

PROPERTY SUMMARY

ADDRESS	1500 N. GRAHAM STREET CHARLOTTE, NC 28206
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COUNTY	MECKLENBURG
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APN	07901605
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SQUARE FOOTAGE	24,611 SF
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CROSS STREET	ARMOUR DRIVE
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ACREAGE	1.14
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TRAFFIC COUNT	18,182 VPD
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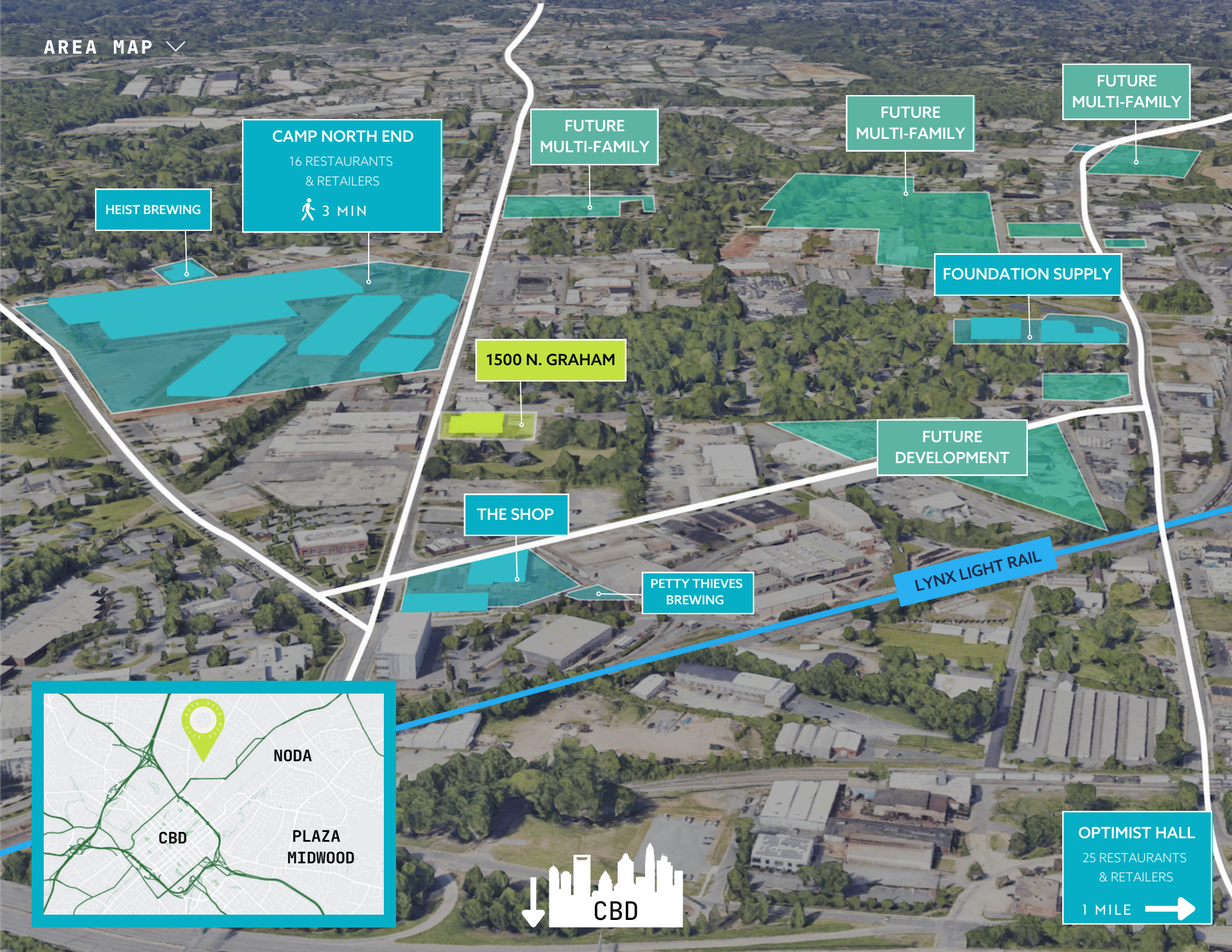
YEAR BUILT/RENOVATED	1985/2021
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PARKING SPACES	62
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FLOORS	1
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ZONING	1-2
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OPPORTUNITIY ZONE	YES
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CAMP NORTH END

16 RESTAURANTS
& RETAILERS

3 MIN

HEIST BREWING

FUTURE
MULTI-FAMILY

FUTURE
MULTI-FAMILY

FUTURE
MULTI-FAMILY

FOUNDATION SUPPLY

1500 N. GRAHAM

THE SHOP

PETTY THIEVES
BREWING

FUTURE
DEVELOPMENT

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

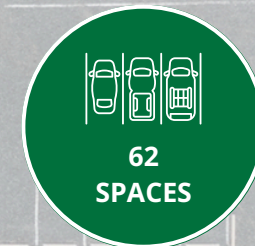
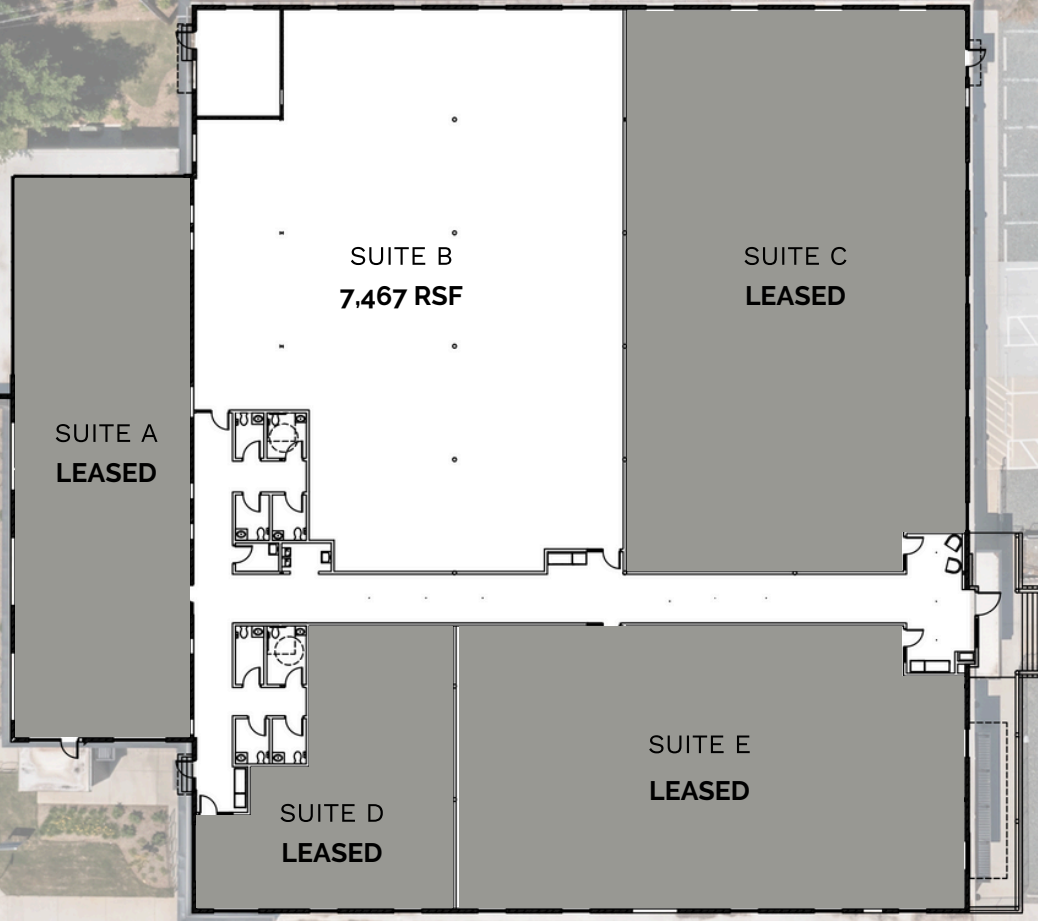


ALL NEW LANDSCAPING
WITH SOD INSTALLED



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

SITE PLAN



...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



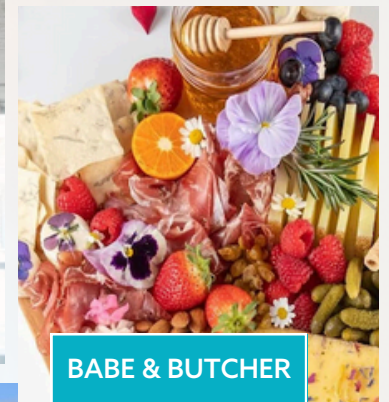
LEAH & LOUISE



LA CASETA



HEX COFFEE



BABE & BUTCHER



NODA COMPANY CANTEEN



NORTH END FARMERS MARKET



HEIST BREWING

GET IN TOUCH 



ALEX MANN

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STEPHEN WOODARD

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