



# PARKWOOD BUILDING

4530 Park Rd | Charlotte, NC

*Boutique Small Suites available!*

1<sup>st</sup> Floor: 3,421 RSF

2<sup>nd</sup> Floor: 1,896 - 4,110 RSF

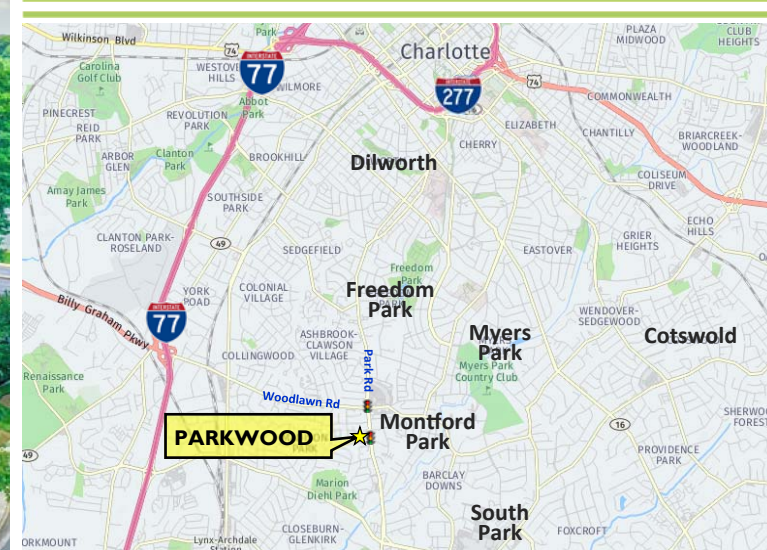
3<sup>rd</sup> Floor: 11,244 RSF

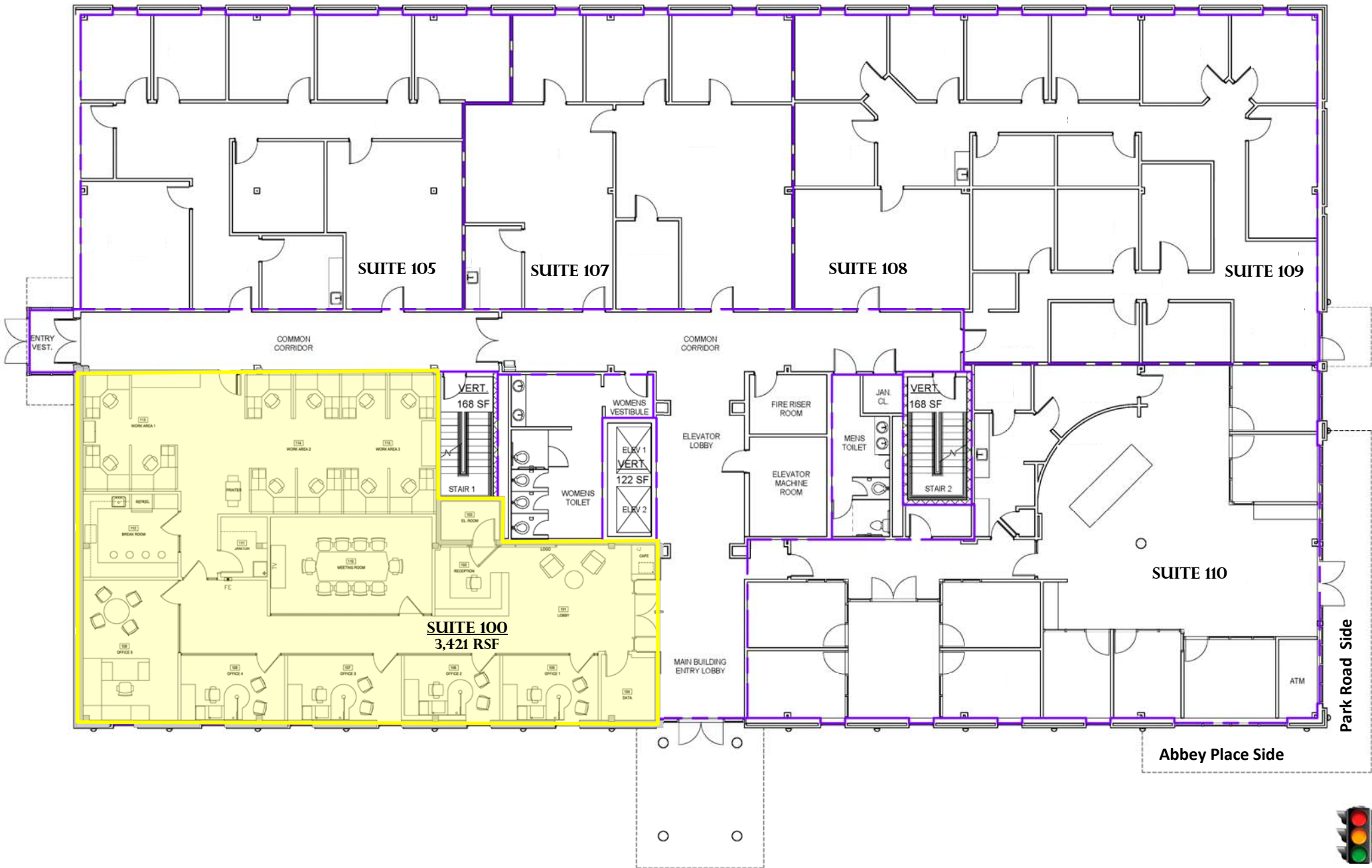
4<sup>th</sup> Floor: 2,158 - 4,487 RSF

- 4-story professional office building
- Served by two elevators, updated in 2020
- On-site property management & maintenance

## Location:

- Situated on Park Road between Uptown, South Park, CLT airport & major highways
- Walk to numerous restaurants and shops along Montford and Park Road Shopping Center
- Easy access to Park Road via signalized intersection





# PARKWOOD 2ND FLOOR

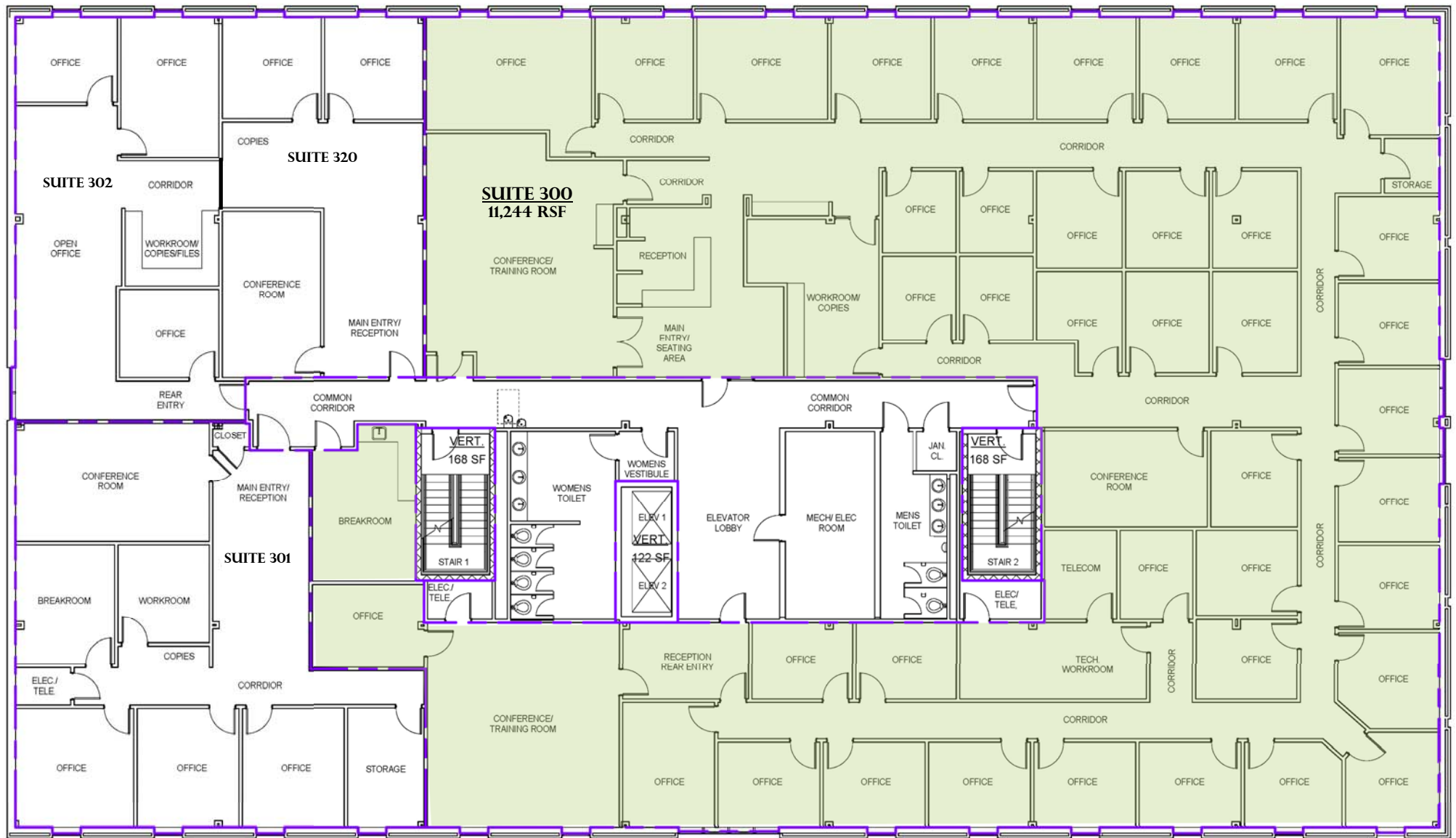
1,896 - 4,110 RSF AVAILABLE



Abbey Place Side

Park Road Side





Abbey Place Side

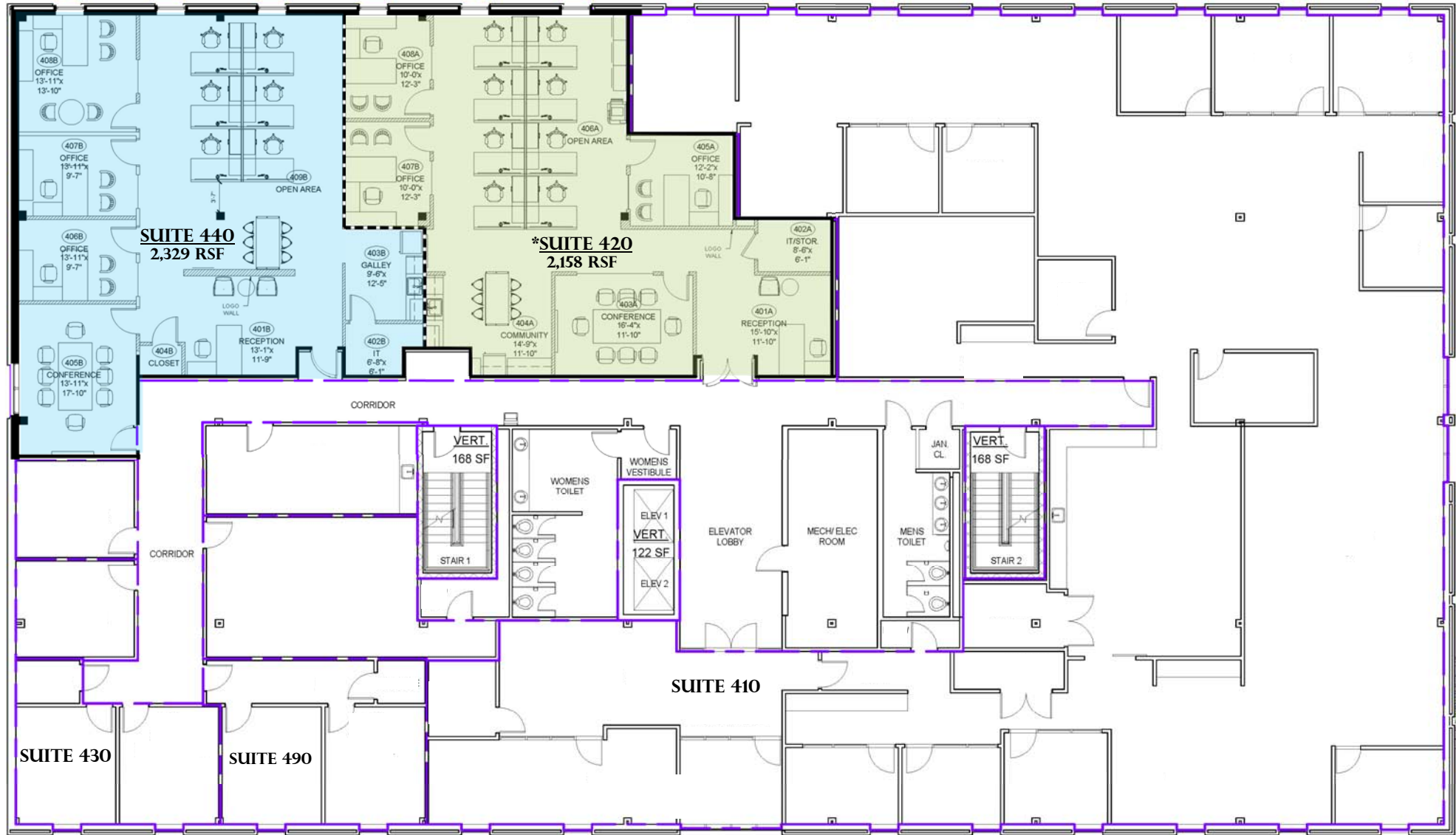
Park Road Side



# PARKWOOD 4TH FLOOR

## 2,158 - 4,487 RSF AVAILABLE

*\*Conceptual Buildout*



Abbey Place Side

Park Road Side





Aerial facing Uptown Charlotte



Suite 240



First Floor Lobby



Suite 440 Spec Upfit





**Montford Park** is the Charlotte, NC neighborhood located along Park Road from Selwyn Avenue to Reece Road behind Park Road Shopping Center. The neighborhood encompasses one-third of a square mile and has become an employment and retail destination with more than **3,200 employees**, **80 retail businesses**, and more than **50,000 cars** driving through it daily.