



PROPERTY DESCRIPTION

Suite 453 offers a rare, fully built-out fourth-floor office sublease in the heart of South End's Village at Southend Office Lofts. The ±2,036 SF suite delivers a turnkey professional layout anchored by six private offices, a large conference room, an open bullpen area, a kitchenette, and a private restroom – move-in ready for a professional-services user with no build-out time or cost. The suite's standout feature is private balcony access directly off the office suites, an uncommon amenity in this submarket that brings natural light, fresh air, and elevated fourth-floor views into the daily work environment.

The elevator-served building is well maintained and sits at a premier South End address, within immediate walking distance of the Lynx Blue Line light rail and the neighborhood's top restaurants, breweries, coffee shops, boutique fitness concepts, and retail. With The Village at Southend, CAVA, Anthropologie, and lululemon just steps away, tenants enjoy one of Charlotte's most walkable and amenitized office corridors. Structured as a gross sublease running through November 30, 2028, Suite 453 gives a professional user the chance to secure a polished, amenity-rich office footprint in South End at sublease economics – without the premium or lead time of a direct deal.

OFFERING SUMMARY

Lease Rate:	\$34 SF/yr (Gross)
Number of Units:	1
Available SF:	2,036 SF
Lot Size:	83,501 SF

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Coldwell Banker
Commercial
Realty

SubLease

2125 Southend Dr Suite 453
2125 Southend Dr Charlotte, NC 28203



SPACE HIGHLIGHTS

- ±2,036 SF fourth-floor office suite
- Private balcony access off the office suites - rare in Southend
- Turnkey, fully built-out professional layout
- Six (6) private offices
- One (1) large conference room
- Open bullpen area
- Kitchenette
- One (1) private restroom
- Elevator-served, well-maintained building
- Gross structure - no CAM, tax, or insurance reimbursement (tenant covers only its own electric, internet, phone, and janitorial)
- Sublease term through November 30, 2028
- Highly walkable location near restaurants, breweries, fitness, retail, and the Lynx Blue Line

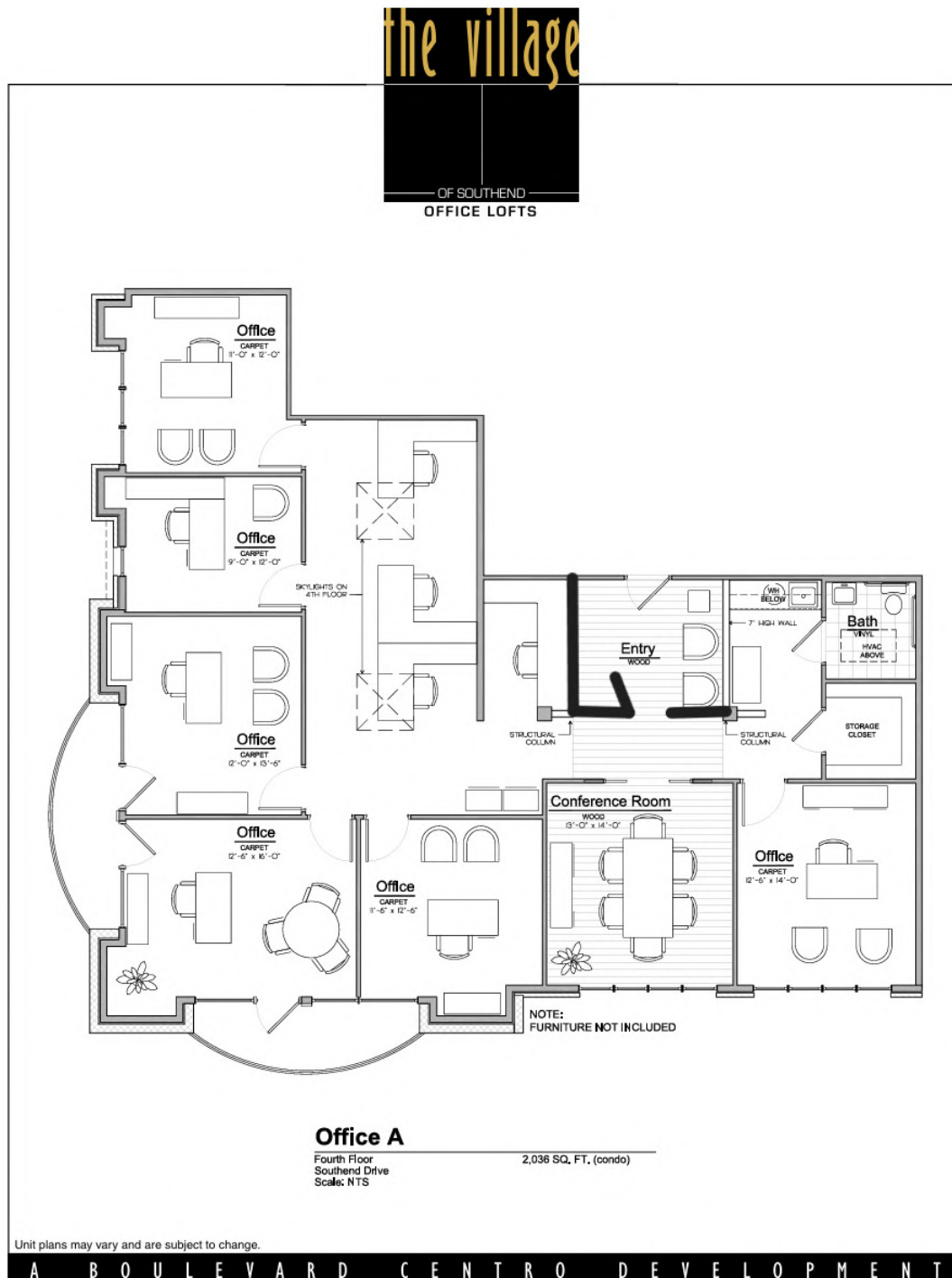
DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	971	3,385	10,480
Total Population	1,651	5,675	18,072
Average HH Income	\$186,276	\$181,510	\$161,203

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Retailer Map

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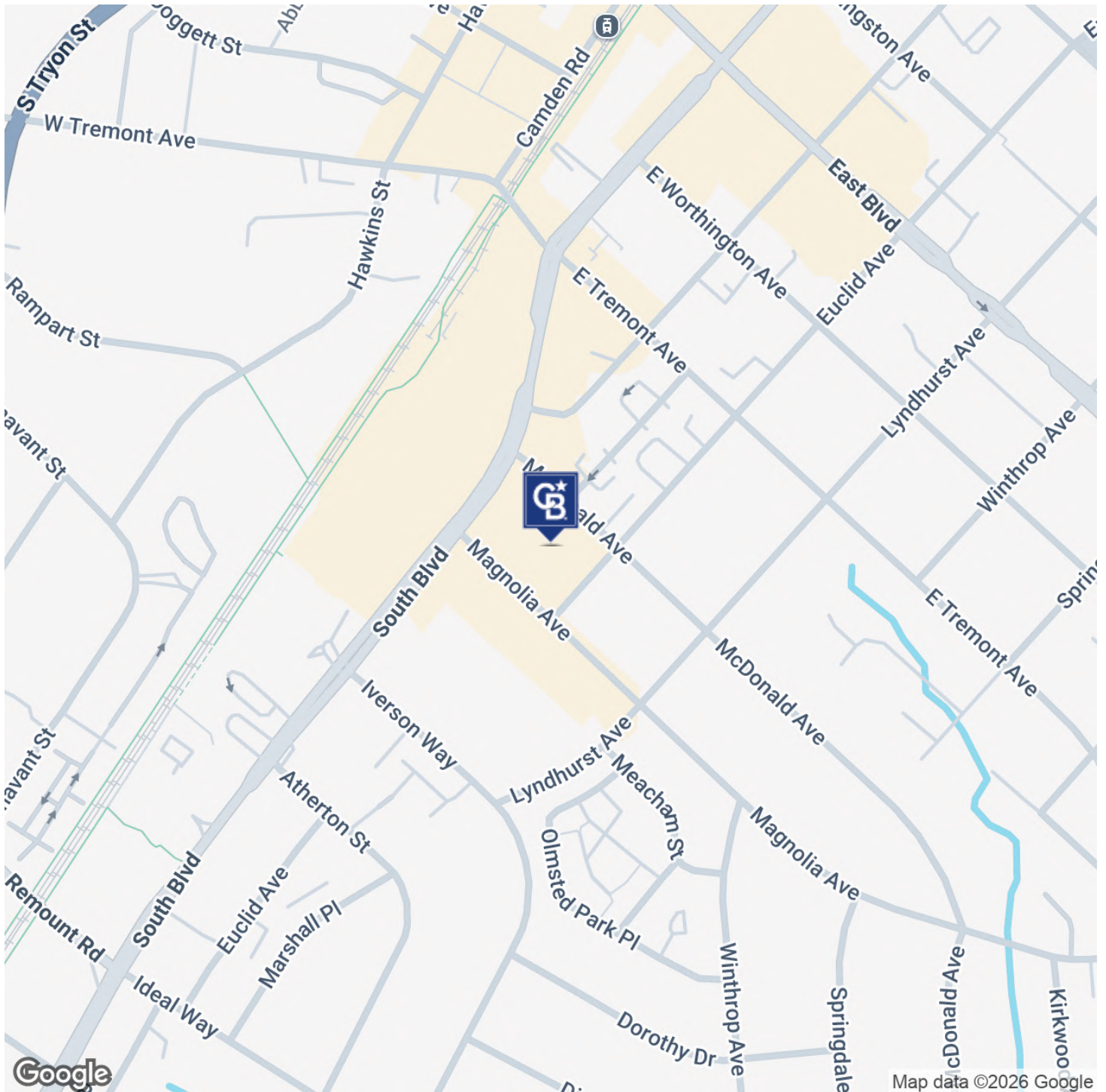


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Location Map

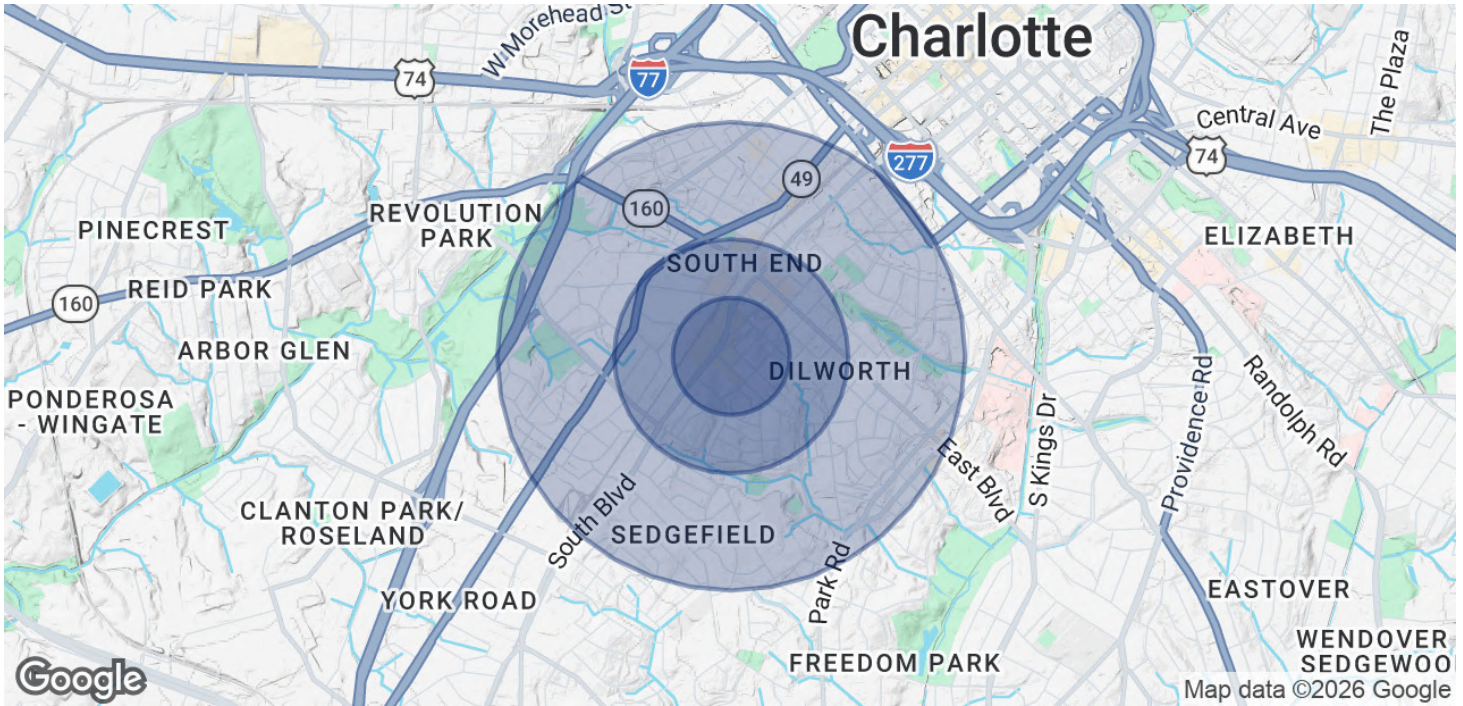
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,651	5,675	18,072
Average Age	31.7	32.1	31.6
Average Age (Male)	31.6	31.6	31.2
Average Age (Female)	31.3	32.1	31.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	971	3,385	10,480
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$186,276	\$181,510	\$161,203
Average House Value	\$761,530	\$782,960	\$747,524

2023 American Community Survey (ACS)

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