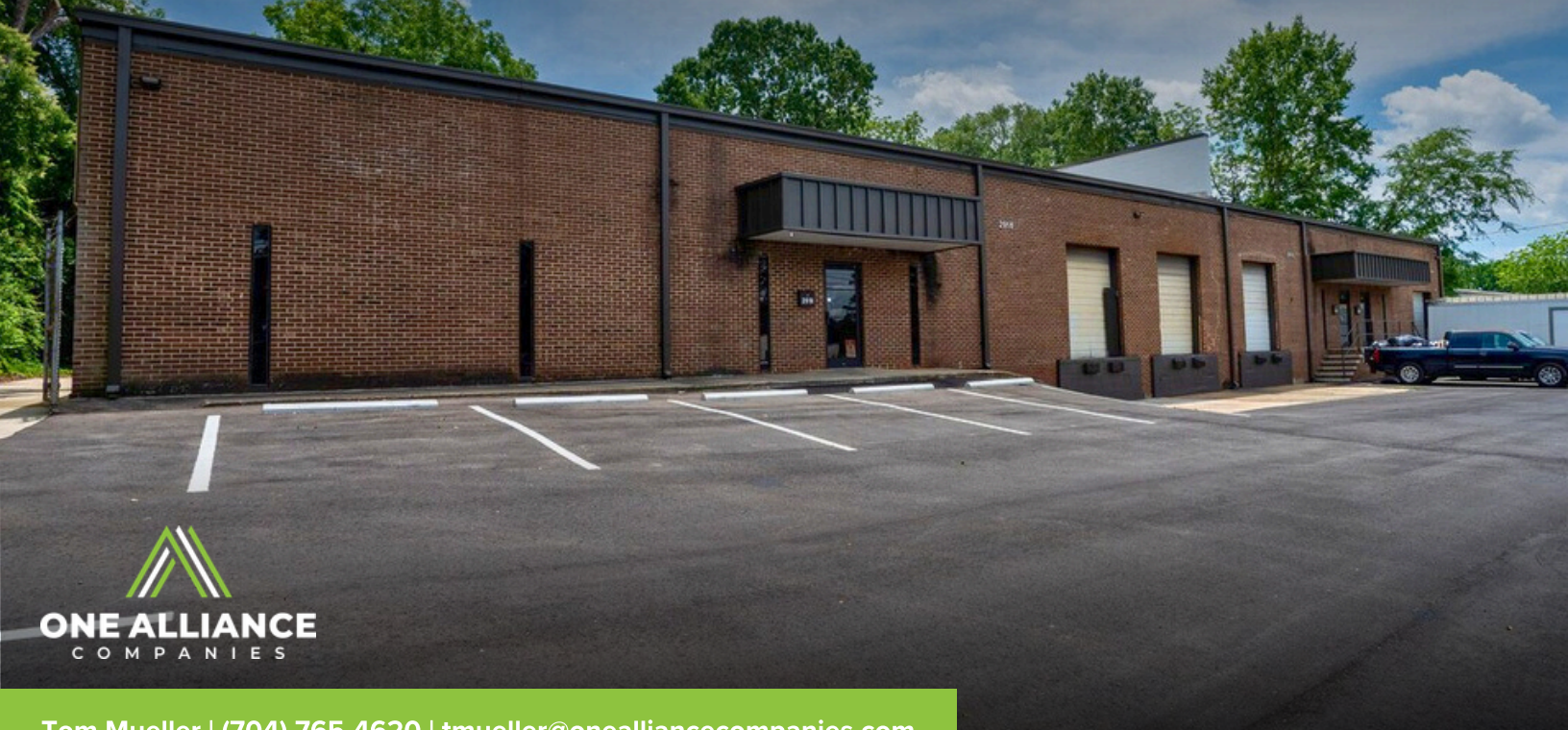


2908-2918 N. GRAHAM STREET, CHARLOTTE NC 28206

VERSATILE FLEX SPACE FOR LEASE

UNDER NEW OWNERSHIP & MANAGEMENT



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ABOUT THE CENTER

FLEX SPACE FOR LEASE

- 3,500 SF flex space available in a well-maintained 16,000 SF multi-tenant commercial building.
- ML-1 zoning supports a variety of industrial, warehouse, office, and flex business uses.
- High-visibility location with excellent road frontage, prominent signage, and strong daily traffic.
- Under new ownership and management with planned capital improvements
- Ideal for light industrial, showroom, warehouse, distribution, or office/flex users seeking flexibility.
- Prime location in the North Graham Corridor near major industrial growth



This 16,000 SF multi-tenant flex property is ideal for warehouse, showroom, office, retail, or light industrial users. The subject 3,500 SF suite features 16-foot clear ceilings, a loading dock, and recent renovations including LED lighting, fresh paint, and an updated restroom. Located on a high-traffic corridor near Uptown Charlotte, the property offers excellent visibility, road signage, and convenient access to I-77, I-85, I-485, and I-277.

HIGHLIGHTS

- Less than 2 miles to I-77 and I-85
- Approximately 2 miles to Center City Charlotte
- 12 miles to Charlotte Douglas International Airport
- Close proximity to Camp North End and NoDa’s retail, dining, and amenities
- 18,000 AADT



AVAILABLE SPACE

Suite	SF	Floor	Rent	Lease Type	Notes
2910	+/- 3,500	First	\$16/SF	NNN	Middle Suite Available





ABOUT THE AREA

CHARLOTTE, NC

Charlotte is the largest city in North Carolina, with a population of over 890,000 and a metro area exceeding 2.7 million people. It's often called the "Queen City," named in honor of Queen Charlotte of Mecklenburg-Strelitz.

The city is a major financial center, ranking second only to New York City in banking assets. It's home to the headquarters of Bank of America and a major East Coast hub for Wells Fargo, making finance a key part of its identity.

Charlotte is also a hub for NASCAR, featuring the Charlotte Motor Speedway and the NASCAR Hall of Fame. Sports fans can cheer for the Carolina Panthers (NFL), Charlotte Hornets (NBA), and Charlotte FC (MLS), all based in the city.

Education is a big part of Charlotte's landscape, with institutions like the University of North Carolina at Charlotte (UNCC) and Johnson & Wales University offering a variety of programs. Charlotte Douglas International Airport is one of the busiest airports in the U.S., connecting the city to destinations around the world.

Nature lovers will enjoy Charlotte's many parks and outdoor spaces, such as Freedom Park and the U.S. National Whitewater Center. Culturally, the city is home to attractions like the Mint Museum, Discovery Place, and the Levine Museum of the New South.

Uptown Charlotte, the city's central business and entertainment district, is known for its modern skyline, diverse restaurants, and lively arts scene. The city is also served by public transportation options like the LYNX Light Rail and the Charlotte Area Transit System (CATS), making it easy to get around.

Charlotte blends Southern charm with modern innovation, making it a dynamic place to live and visit. From food festivals and craft breweries to tech startups and thriving neighborhoods, the city offers a little something for everyone. Its warm climate, growing job market, and welcoming community continue to attract newcomers from all over the country.

