



AH REALTY TRUST



3,505 SF OFFICE SPACE FOR LEASE IN COTSWOLD

PROVIDENCE PLAZA

2907 PROVIDENCE RD., CHARLOTTE, NC 28211



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	3,505 SF
Date Available:	December 1, 2026
Lease Rate:	Call Broker
Lease Type:	Full Service
Lot Size:	4.17 Acres
Year Built:	2007
Building Size:	103,118 SF

PROPERTY OVERVIEW

Position your business in the heart of Charlotte's highly desirable Cotswold submarket with 3,505 square feet of third-floor office space available within a dynamic 100,000+ square foot mixed-use property. This well-balanced asset features a vibrant blend of office and retail, creating built-in energy and daily foot traffic while maintaining a professional environment.

This property is centrally located in close proximity to Charlotte's major office and retail markets; Southpark, South End, and the Central Business District. Cotswold sits at the heart of Charlotte's most prestigious residential corridors, including Myers Park, Eastover, and Foxcroft -- where the city's top executives, business owners, and professionals call home.

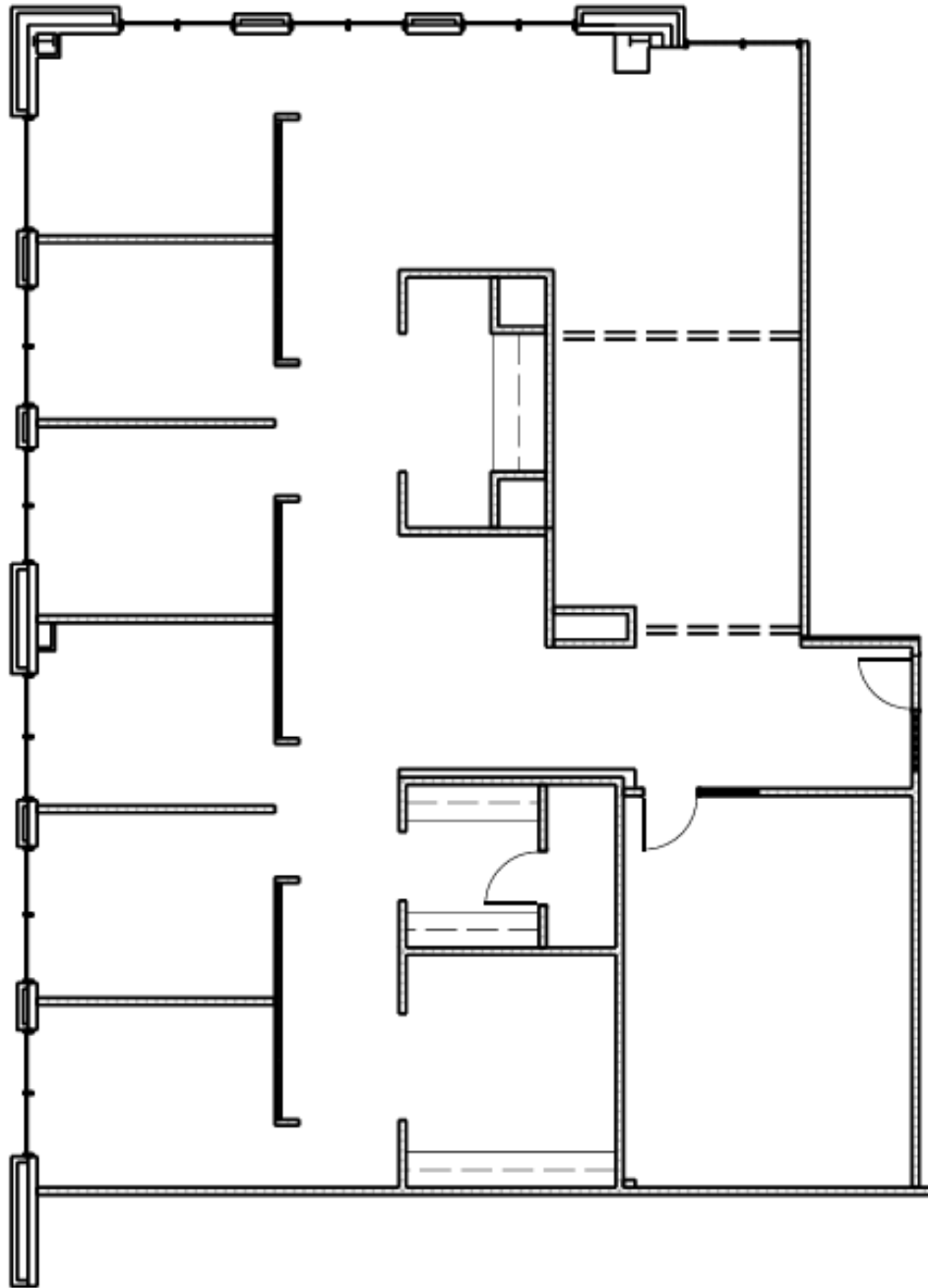
SUITE HIGHLIGHTS

- **Former Law Firm**
- Covered parking available
- 7 private offices
- Conference room, break room, 2 storage rooms

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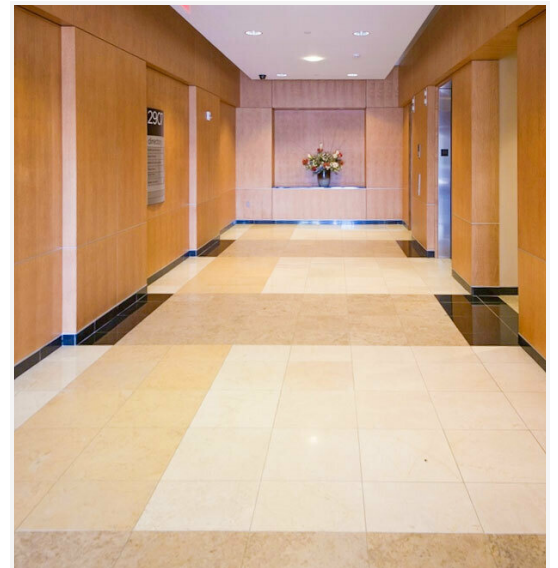
SUITE 303 | 3,505 SF

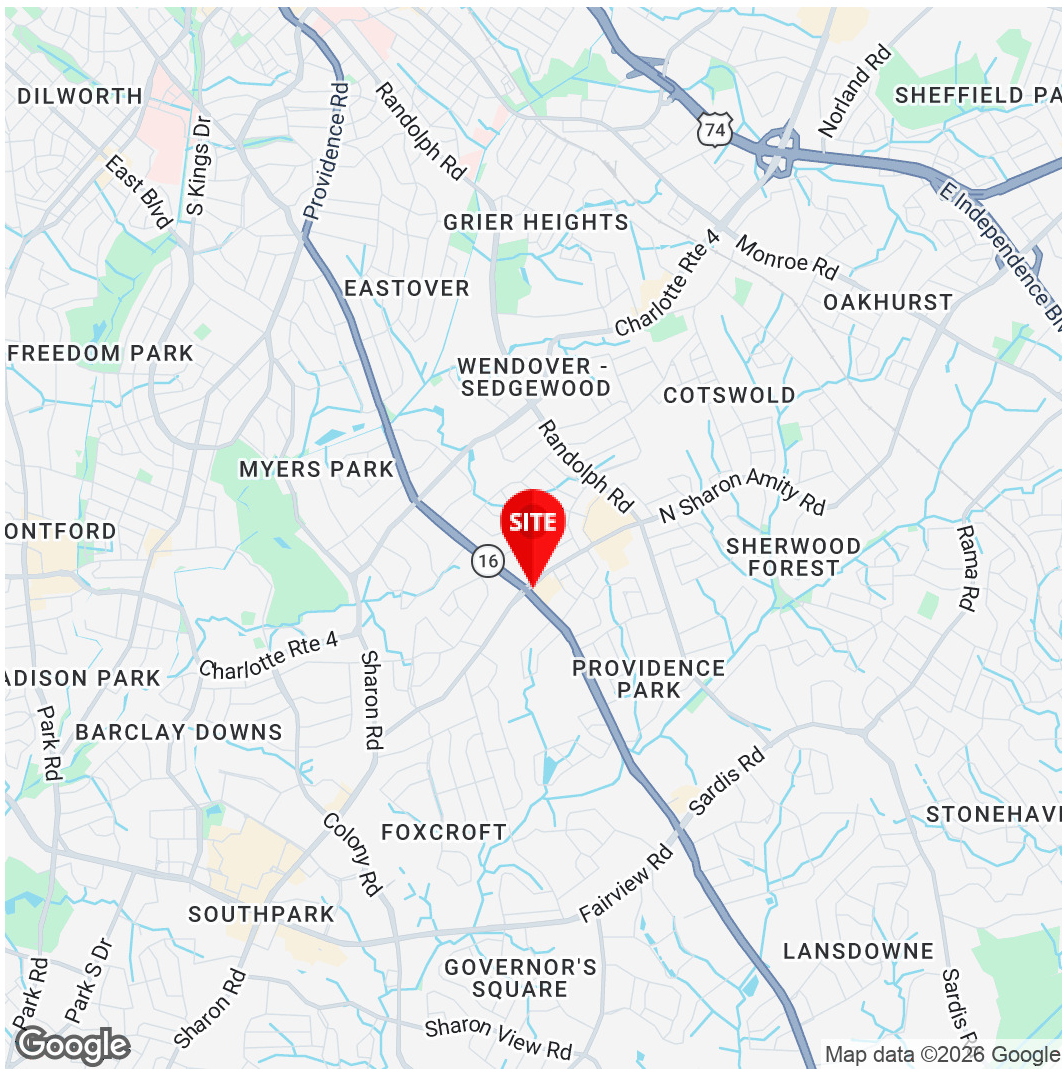


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ADDITIONAL PHOTOS





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