



50 SF - 3,000 SF

Office Spaces
Available For Lease



JOIN A CREATIVE COMMUNITY

4237 Raleigh Street

Charlotte, NC 28213

CHAPMAN CHASTAIN

chapman@ascent.re | 980.266.9292

SARAH COOLEY

sarah@ascent.re | 704.651.9412

4237 RALEIGH STREET CHARLOTTE, NC 28213

Space B Highlights

- 50 SF - 3,000 SF Available for Lease
- 2nd floor open office with shared conference room, break area, and access to outdoor common areas
- Key man and or single occupant opportunity available
- Access from major roadways including N Tryon St, E Sugar Creek Rd and The Plaza
- Convenient Access to the Lynx Blue Lightrail at Sugar Creek Station
- Lease Rate: \$25/SF full service



SARAH COOLEY

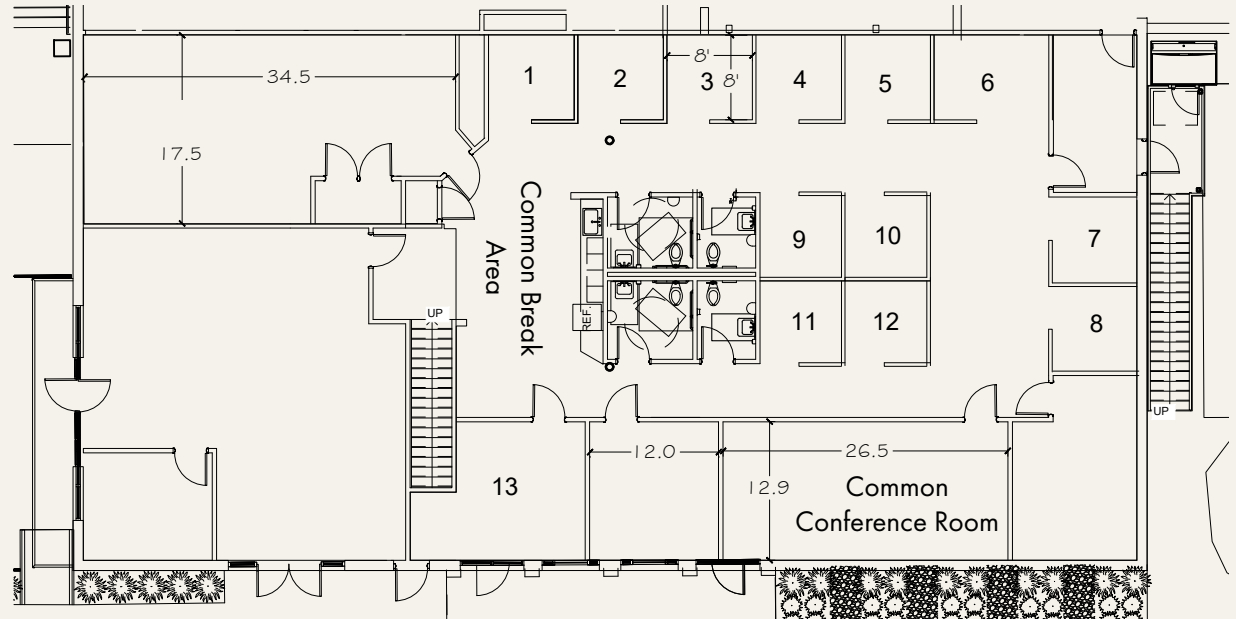
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SITE PLAN - UPSTAIRS OFFICE (B)



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North End

North End Charlotte is quickly becoming the city's hottest neighborhood, with a mix of renewal, history, and culture.

Camp North End has converted historic factories into a lively hub for food, art, and events, drawing citizens from all over the city.

Nearby, The Pass is introducing apartments, exciting restaurants such as Soul Gastro Lounge and retail at the Sugar Creek light rail, creating a walkable connection between communities.

And a little ways up the line, NoDa continues to be Charlotte's favorite neighborhood for live music, microbrews, and local art. All of these there focus what makes North End a unique and growing part of the city.



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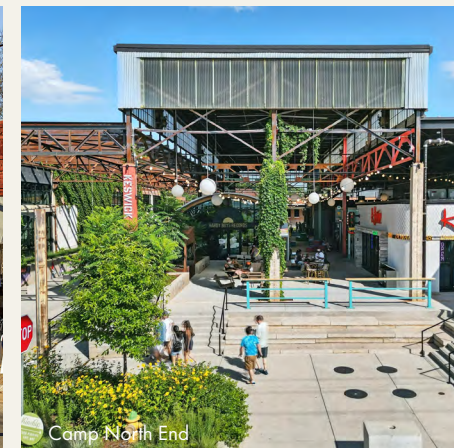
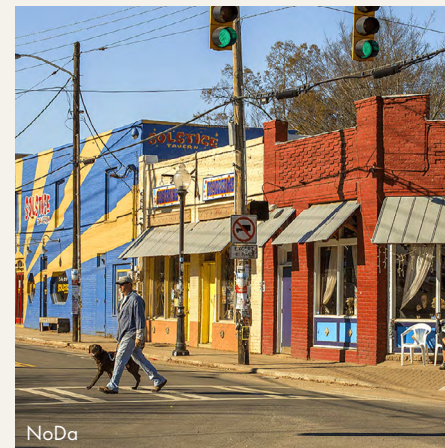
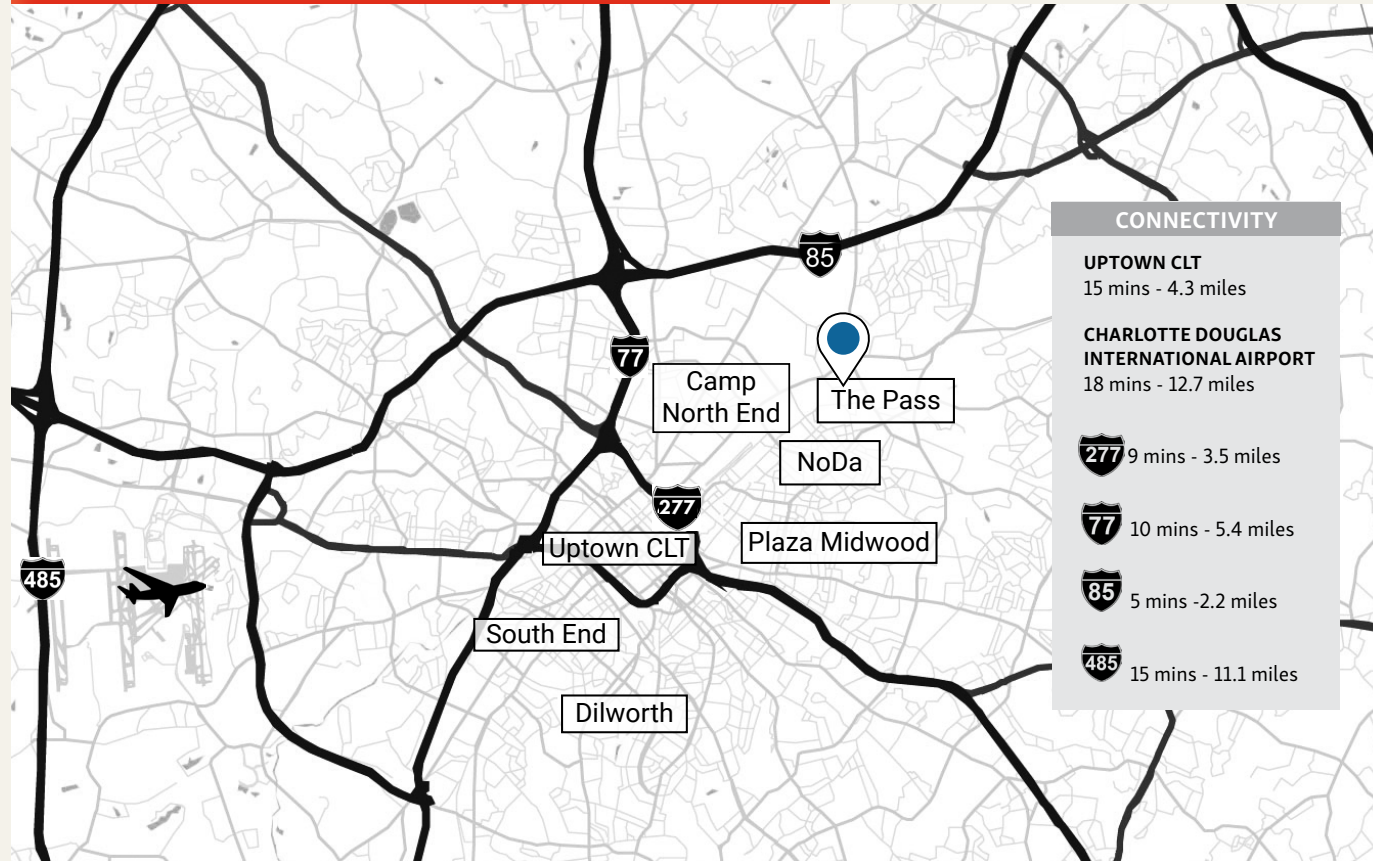
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NEIGHBORHOOD OVERVIEW



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Join a Creative Community

4237 Raleigh St is a creative hub offering everything from film and music to studio art. Locals and visitors alike have built a community that's open to everyone, making it a gem in the growing North End neighborhood.



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CURRENT CO-TENANTS



The Charlotte Film Society, founded in 1982, is a 501(c)(3) nonprofit dedicated to creating communal experiences through cinema and offering diverse moviegoing options. It operates The Independent Picture House, a year-round community arthouse cinema showcasing independent, foreign, and arthouse films, and manages the Charlotte Film Festival, the city's premier annual film festival. Through these programs, the organization fosters cultural connections, education, and engagement by celebrating film's power to unite people.



Where sophistication meets rhythm in the heart of NoDa's newest development. By day Eighty Eights is an upscale coffee haven, offering a carefully curated selection of coffee to start your morning right. When the sun sets, it transform into a refined jazz bar, serving classics and favorites, while showcasing Charlottes best groove and blues artists. Named after the 88 keys on a piano, 88's is designed to capture the essence of timeless elegance and warm hospitality.



A Charlotte Art League

Since 1985, the Charlotte Art League has made itself at home as the city's oldest nonprofit art gallery, featuring both working studios and display walls. Over the decades, it has helped shape a new landscape for the local art scene, creating an authentic and accessible experience for art lovers of all ages and backgrounds. The Charlotte Art League (CAL) is a 501(c)(3) nonprofit visual arts organization supported through annual membership dues, studio rentals, donations, and grants. CAL offers a distinctive blend of open working studios, art classes, community outreach initiatives, and a public gallery, serving as a hub for creativity and connection throughout Charlotte.

4237 RALEIGH STREET

CHARLOTTE, NC 28213

Multi-Family Development

- Delivered/Delivering
- Under Construction/Proposed

10,000+

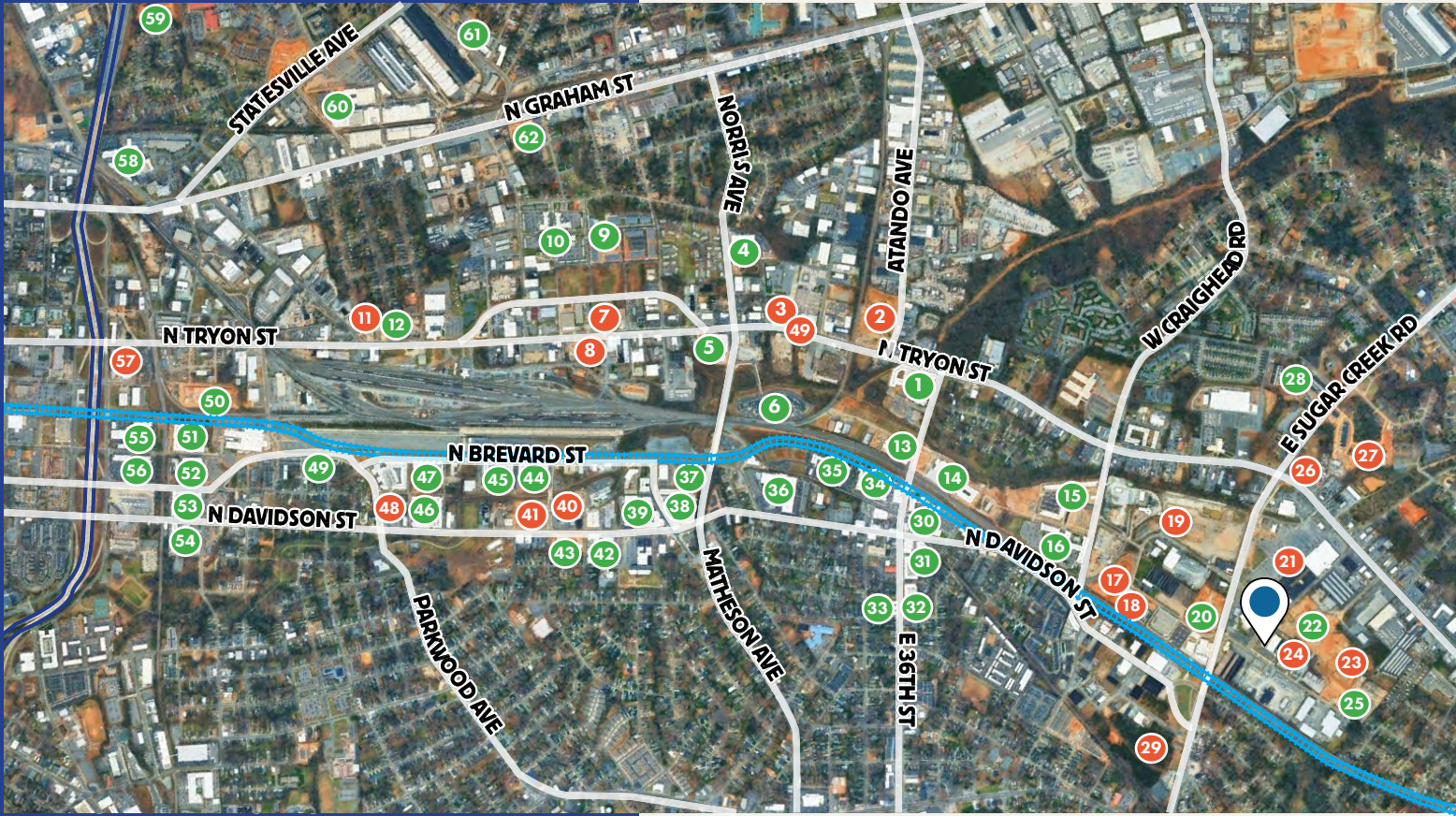
Units Delivered

5,000+

Units Under Construction/Proposed

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- | | |
|---|---|
| 1. One NoDa Park 383 Units 2024 | 16. Amaze @ NoDa 298 Units 2020 |
| 2. Contour NODA 403 Units 2026 | 17. Artifact NoDa 392 Units 2026 |
| 3. The Collection at 36th St 41 Units 2026 | 18. Indigo CLT 326 Units 2026 |
| 4. The Gaston at North End 144 Units 2023 | 19. Sugar Creek Multifamily 350 Units 2027 |
| 5. Matheson Mill 303 Units 2024 | 20. Sorella 335 Units 2025 |
| 6. Kaleido NoDa 251 Units 2022 | 21. Sugar Yards 67 Units 2026 |
| 7. Nuvou27 325 Units 2026 | 22. Sablewood 109 Units 2025 |
| 8. Cavella Apartments 157 Units 2025 | 23. Arris NoDa 276 Units 2026 |
| 9. The Henry 325 Units 2023 | 24. The Mill 281 Units Proposed |
| 10. The Henry 309 Units 2021 | 25. Reve NoDa Junction 68 Units 2023 |
| 11. 100 Dalton 275 Units Proposed | 26. E. Sugar Creek & N Tryon 188 Units Proposed |
| 12. Dunloe Charlotte 20 Units 2024 | 27. Middle Creek Lofts 188 Units 2022 |
| 13. Cullman House 294 Units 2025 | 28. Crossings at NoDa 88 Units 2022 |
| 14. Link Apartments NoDa 36th St 534 Units 2024 | 29. Artifact NoDa 392 Units 2026 |
| 15. Trailside NoDa 330 Units 2024 | 30. NoDa Wandry 235 Units 2023 |
| | 31. Mercury NoDa 241 Units 2016 |
| | 32. Centro NoDa 209 Units 2025 |
| | 33. Inkwel 65 Units 2023 |
| | 34. 30Six NoDa 344 Units 2017 |
| | 35. NoDa Village Apartments 455 Units |
| | 36. Highland Mills Lofts 166 Units 2002 |
| | 37. The Collection at Charles Ave 38 Units 2025 |
| | 38. Camden NoDa 387 Units 2022 |
| | 39. NoDa Flats 273 Units 2020 |
| | 40. Fountains NoDa 330 Units Proposed |
| | 41. Oxbow 389 Units 2026 |
| | 42. The Collective 250 Units 2019 |
| | 43. Union NoDa 273 Units 2025 |
| | 44. Abberly NoDa Vista 261 Units 2019 |
| | 45. The Blake at Optimist Park 323 Units 2023 |
| | 46. MAA Optimist Park 352 Units 2023 |
| | 47. Joinery 443 Units 2022 |
| | 48. Cordo 287 Unit 2027 |
| | 49. 300 Optimist Park 48 Units 2018 |
| | 50. J Optimist Park 350 Units 2025 |
| | 51. Alexan Mill 290 Units 2023 |
| | 52. Alton Optimist Park 238 Units 2019 |
| | 53. Alta Purl 341 Units 2020 |
| | 54. Broadstone Craft 297 Units 2023 |
| | 55. Alpha Mill 267 Units 2006 |
| | 56. 940 Brevard Apts 100 Units 2007 |
| | 57. Triton Uptown 322 Units 2026 |
| | 58. Cadence Music Factory 205 Units 2017 |
| | 59. Iron Creek at North End 83 Units 2025 |
| | 60. Kinship 301 Units 2024 |
| | 61. 1022 Woodward Ave 36 Units 2025 |
| | 62. North End Terraces 69 Units 2024 |



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Retail Map

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50 SF - 3,000 SF Retail & Offices Spaces For Lease

● Retail ● Bar/Brewery ● Entertainment Venue ● Restaurant/Cafe ● Grocery





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