

NEWMARK

SUBLEASE OPPORTUNITY ±28,628 SF | Entire Building

Concord Airport Business Park
7025 Northwinds Drive NW
Concord, NC 28027



- High-credit Sublandlord
- Sublease term through 3/31/27
- Furniture and lease rate negotiable

Karen Mankowski, CCIM, LEED-AP, QPCR

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PROPERTY HIGHLIGHTS

- Exceptional ceiling height – 22' in portions of the building
- Includes small warehouse with 1 roll-up door
- Multiple entrances / exits
- Significant storage

- Abundant Parking – Ratio of 4.19 spaces / 1,000 SF

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LOCATION

- Adjacent to Concord-Padgett Regional Airport
- Immediate access to Derita Road
- Only 2.3 miles to Concord Mills Mall retail corridor
- Excellent connectivity - 3 miles to I-85 or I-485
- City of Concord just named the 4th best city in North Carolina for small businesses

SPACE FEATURES

This building includes everything needed for an efficient HQ office:

- Beautiful reception area
- Executive suites in Mezzanine
- Multiple conference rooms
- Extra-large Training Room to accommodate 60 with moveable walls
- Mix of private offices (27) and cubicles (62)
- Open areas and collaborative space
- Extra-large break room

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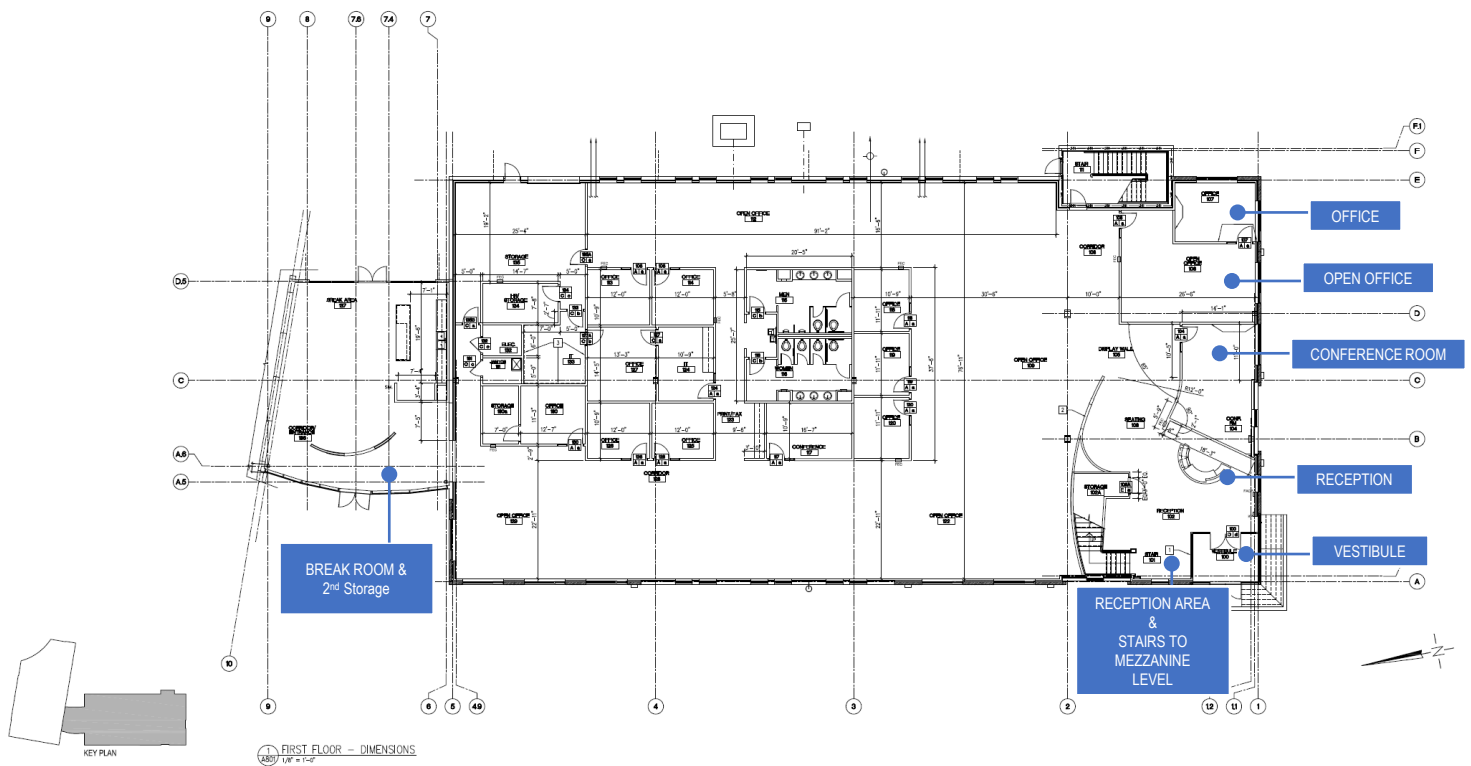
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FLOOR PLAN

±28,628 SF | Entire Building

801

SECTION | MAIN OFFICE & BREAK ROOM – CENTER OF BUILDING



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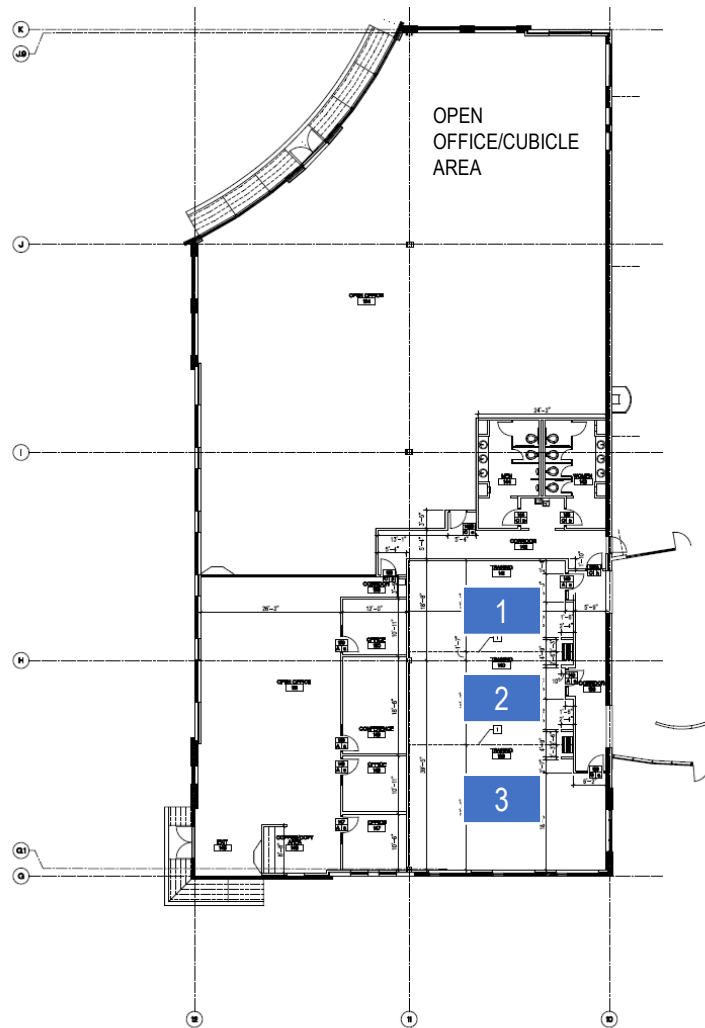
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FLOOR PLAN

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802

SECTION | NORTH END OF BUILDING



- 3 training rooms with moveable partitions
- 3 offices
- 1 conference room



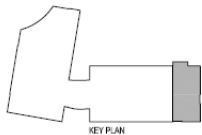
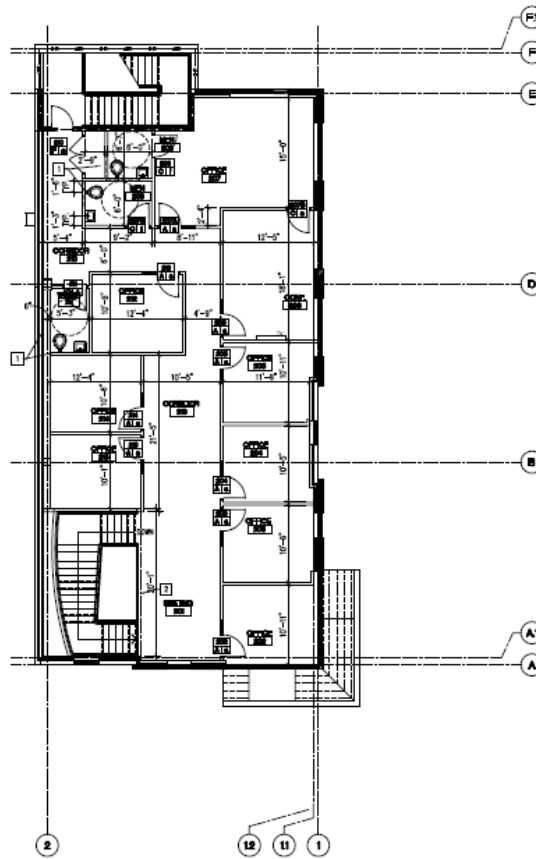
NOTE: SEE SHEET A801 FOR PARTITION TYPES, DOOR SCHEDULE AND OTHER NOTES.
FIRST FLOOR - DIMENSIONS
1/8" = 1'-0"

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SECTION | MEZZANINE ABOVE RECEPTION / OFFICE AREA | AT SOUTH END OF BUILDING



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NEWMARK

FLOOR PLAN

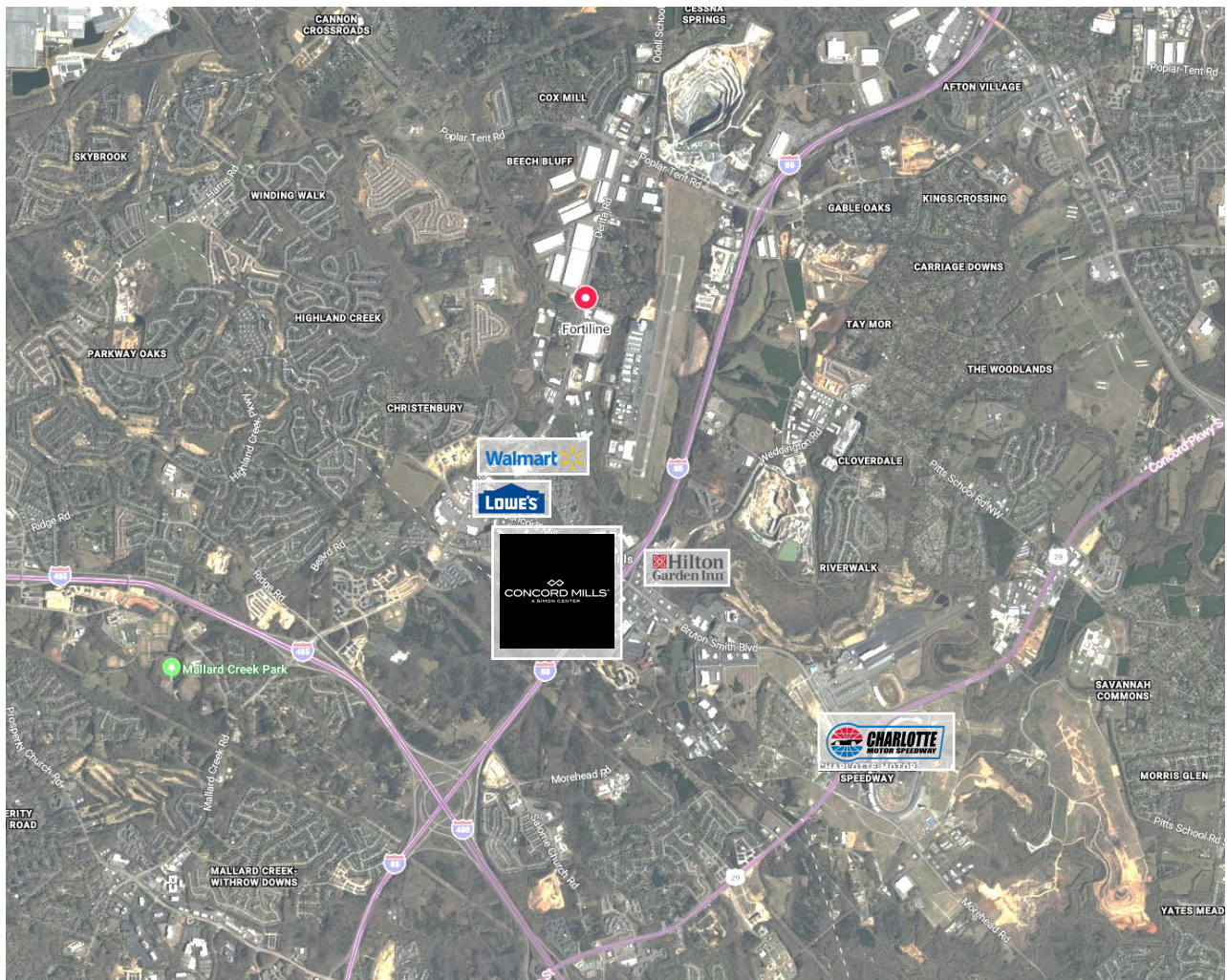
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2008

YEAR BUILT

4.19/1,000 RSF

ABOVE MARKET PARKING RATIO



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