

SUBLEASE AVAILABLE

OFFICE SUBLEASE - CHARLOTTE, NC

# 1734 University Commercial Place

5,700 SF - Second Floor - Mecklenburg Line

5,700  
SQUARE FEET

2nd  
FLOOR

I-1  
ZONING

20  
PARKING SPACES

## OVERVIEW

### A Rare Office Opportunity in Charlotte's Mecklenburg Line

Available for sublease, 5,700 SF of second-floor office space at 1734 University Commercial Place offers a turnkey environment for professional, administrative, or flex office users. Sit within a well-established 37,500 SF industrial complex, the suite features multiple private offices, generous open-plan areas, in-suite storage, and wood-trimmed glass-front partitions throughout.

The building sits on 2.23 acres in Charlotte's Mecklenburg Line submarket – 11.4 miles from Charlotte Douglas International Airport and 3.9 miles from the nearest rail terminal.



ADDRESS	1734 University Commercial Pl Charlotte, NC 28213
AVAILABLE SF	5,700 SF (2nd Floor)
SPACE TYPE	Office Sublet - Vacant
TOTAL BUILDING	37,500 SF
YEAR BUILT	1970
ZONING	I-1
PARKING	20 Surface Spaces (0.53/1,000 SF)
POWER	625-800A / 230-480V Heavy

## INTERIOR GALLERY



## SPACE FEATURES

**Multi-Office Configuration**  
Several private offices plus open workspace areas, ideal for teams of 5-25 people. Wood-trimmed glass partitions throughout provide an executive feel.

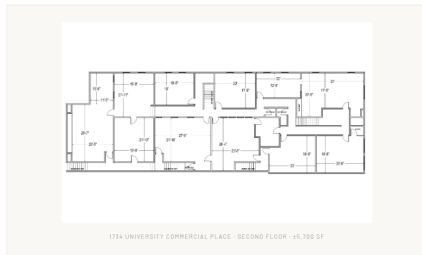
**Natural Light & Ceilings**  
Skylights throughout the building, ceiling fans in key rooms, and recessed fluorescent lighting ensure a bright, comfortable work environment.

**Surface Parking On-Site**  
20 dedicated surface parking spaces available on-site, paved lot with signage. Convenient access via University Commercial Place.

## FLOOR PLAN

### Second Floor Layout

The 5,700 SF floor plate features a traditional office layout with multiple private rooms, closet storage, two bathrooms, and a central open work area – ready for immediate occupancy.



1734 UNIVERSITY COMMERCIAL PLACE - SECOND FLOOR - 5,700 SF

## MARKET CONTEXT

### Mecklenburg Line Submarket

Charlotte's industrial and flex-office market is stabilizing after a multi-year development lull. The Mecklenburg Line submarket offers well-located infill product at compelling rates – a window of opportunity for tenants seeking quality space before conditions tighten.

**11.6%**  
SUBMARKET VACANCY  
Forecast for 2024: 2% to 3% per year and 100%.

**Negotiable Rent**  
MARKET RENT: 11¢/SF  
+0.8% YOY rent growth in Mecklenburg Line.

**2.8M**  
NET PPV POPULATION  
Charlotte, NC – 2nd fastest-growing metro in the US.

Source: Colliers Group, Q2 2024 "Mecklenburg Line Industrial Submarket" - Licensed to KW Commercial/National Advisory Team

## Schedule a Tour or Request Information

This sublease opportunity is available immediately. Contact the exclusive agent for more information, schedule a showing, receive tour packages, or discuss lease terms.

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