

OFFICE CONDO



FOR SALE OR LEASE
NOW AVAILABLE

508 W 5th Street, STE 150
Charlotte, NC 28202

Rare opportunity to lease or purchase premier office space located within the historic Charlotte Cotton Mills, a beautifully restored 1895 cotton mill that seamlessly blends timeless architecture with modern functionality. This 3,106 RSF (2,655 USF) suite is ideal for professional users seeking a distinctive and inspiring work environment. Featuring exposed brick walls, recent renovations, tall ceilings, and a setting surrounded by residential lofts, restaurants, and Uptown Charlotte amenities, this property offers the perfect balance of historic charm and urban convenience.

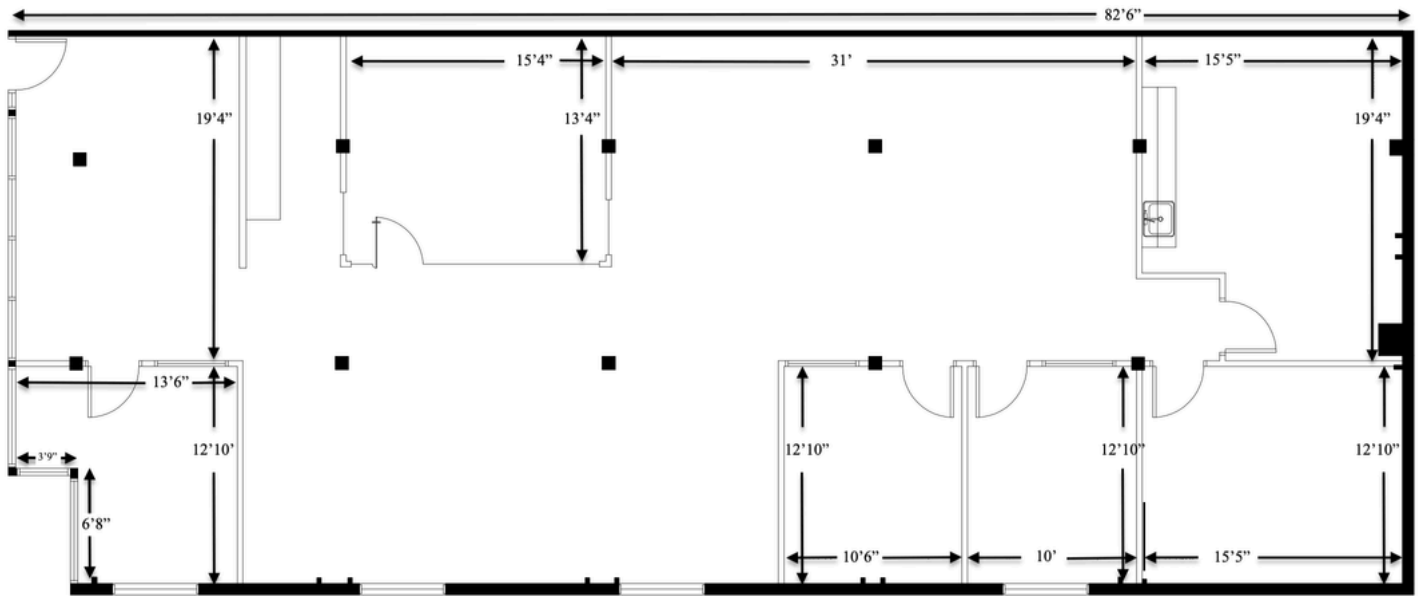
- ✓ ASKING PRICE: \$1,800,000
- ✓ LEASE RATE: \$34 SF BASE
- ✓ \$5.68/SF TICAM AND FEES
- ✓ 3,106 RENTABLE SF
- ✓ 4 DEDICATED PARKING SPACES
- ✓ NEWLY RENOVATED
- ✓ UPTOWN CHARLOTTE

**All information needs to be independently verified.*

SUITE 150 PHOTOS



FLOORPLAN AND AREA OVERVIEW



Isaac Nifong
Broker
IsaacN@NewBranchRE.com
980-351-0230



Ryan Kinney, CCIM
Broker
RyanK@NewBranchRE.com
704-778-6100