

OFFICE SPACE FOR LEASE

10610 Metromont Parkway

Suites 200 & 200B | Charlotte, NC 28269

\$26.50/SF

NNN | STARTING



Class A Office Space in the I-77 / I-485 Corridor

Two fully renovated 2nd-floor suites. Lease separately or combine for up to 4,664 SF.

SUITE 200

3,652

SQUARE FEET

Flagship main suite
8 private offices
10 cubicles + 2 conf rooms

From \$26.50/SF

COMBINED 200 + 200B

4,664

SQUARE FEET

Same-floor contiguous
Separate entrances
Flexible lease options

From \$26.50/SF

SUITE 200B

1,012

SQUARE FEET

Newly shown, move-in ready
Open area + 3 offices
Private kitchen w/ windows

From \$26.50/SF

BUILDING CLASS

A

COMPLEX SIZE

~101,900 SF

YEAR BUILT

2006

LEASE TYPE

NNN

TERM

3-10 Years

AVAILABLE

Now

PROPERTY OVERVIEW

10610 Metromont Parkway is a Class A, three-building office complex of approximately 101,900 SF situated within a mile of the I-77 / I-485 interchange — halfway between Uptown Charlotte and Lake Norman. Modern finishes throughout — granite, high-end flooring, fresh paint, and sweeping windows — create a polished professional environment with abundant natural light and efficient floor plates.

Larry Thompson

Venture Realty LLC | Brokered by eXp Realty
10610 Metromont Pky, Suite 200, Charlotte, NC 28269

(704) 965-1777

larrythompson@venturenc.com



The Flagship Space

Suite 200 is the building's signature office — a fully renovated, 3,652 SF 2nd-floor suite with a double entrance off the elevator and stairs. Features 8 private offices, a flexible open area for up to 10 cubicles, two conference rooms, and a dedicated reception area with a showpiece stone wall.

BUILD-OUT

- 8 private offices (2 oversized)
- Open area — room for 10 cubicles
- 2 conference rooms (seats 6–10)
- Dedicated reception with stone wall
- Built-in kitchen with full appliances
- Storage closet and tech room

HIGHLIGHTS

- 11-ft ceilings throughout
- Impressive double-door entrance
- Abundant natural light
- Own electrical panel
- Move-in ready, Financial Services fit
- Optional dedicated conference rooms*



FLEXIBLE AMENITY OPTIONS

Shared amenities: \$26.50/SF NNN — reception, conference rooms & Office 11 shared with other tenants

Dedicated amenities: \$29.00/SF NNN — exclusive use of reception, both conference rooms & Office 11



Small Suite, Big Impact

Suite 200B is a newly refreshed 1,012 SF suite with its own separate entrance. A wide open common area is anchored by a private kitchen with a dramatic arched window, flanked by three private offices. Ideal for a small professional team, satellite office, or expansion space contiguous with Suite 200.

BUILD-OUT

- 3 private offices
- Open work area / reception
- Private kitchen with appliances
- Separate entrance from Suite 200
- ~143 LF of perimeter windows
- Modern LVP and tile flooring

HIGHLIGHTS

- Large arched feature window
- Move-in ready condition
- Contiguous to Suite 200 (4,664 SF)
- Optional +367 SF conference room*
- Triple Net (NNN) lease
- Available now — 3–10 year term



*EXPANSION OPTIONS

Add a 367 SF conference room (up to 1,379 SF total) if Suite 200 is still available at time of lease. For larger needs, Suite 200A (1,040 SF) can be added for a full-floor takeover of up to 5,704 SF. Inquire for details on any expansion option.



Grand Main Lobby



2nd Floor Lobby



Outdoor Courtyard

PRIME NORTH CHARLOTTE LOCATION

ACCESS & CONNECTIVITY

- Within 1 mile of the I-77 / I-485 interchange
- Halfway between Uptown Charlotte & Lake Norman
- Ample on-site parking at each entrance
- Exposure to 80,000+ cars daily

AREA AMENITIES

- Adjacent to Statesville Road retail
- Minutes from Northlake Mall
- Abundant dining, shopping & hotels
- Outdoor recreation nearby

BUILDING AMENITIES

- Grand marble lobby with concierge-style entry
- Music in hallways & professional atmosphere
- Outdoor courtyard for dining & meetings
- Efficient Class A floor plates

Ready to Tour?

A Class A work environment with connectivity, convenience, and room to scale. Contact Larry Thompson to schedule a walk-through of any or all three suites.

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