

Office Space for Lease

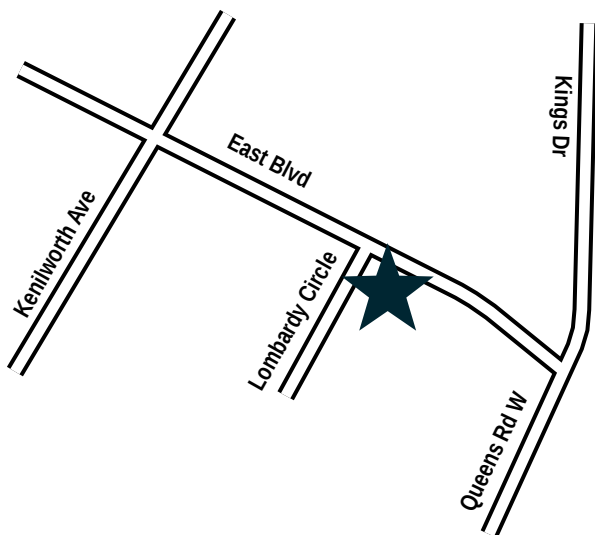
1704 East Boulevard • Charlotte, NC

FOR LEASE



HIGH-VISIBILITY DILWORTH OFFICE SUITES FOR LEASE

3 Sizes (+/-800sf, 1,600sf or all 3,200sf) in the heart of Dilworth with tons of area amenities!



Clay Durkin

704-858-4508

cd@claydurkin.com

DURKIN
COMMERCIAL

FEATURES

- Excellent Dilworth area office leasing opportunity in Charlotte, NC. The building boasts excellent visibility along East Bv. with so very many walkable restaurants, bars, greenway/park space, grocery and many other amenities nearby.
- 10-11 total onsite parking spaces + supplemental street parking
- +/- 800 RSF Office Suite for Lease (Suite 100 or 101 or BOTH).
- +/- 1,600 RSF Office Suite for Lease (Suite 200).
- +/- 3,200 RSF Office Suite for Lease (Entire Building).
- Each Suite has a welcome area, private offices + Bath/Kitchen.
- 2nd Floor is stair-access only. No on-site elevator.
- Conveniently located directly on East Bv. between Freedom Park and Kenilworth Ave. with great access to Uptown, Southpark, Park Rd. Shopping Center, Myers Park, Elizabeth and SouthEnd... and convenient to 277, 77 and the Airport.
- Prominent signage available on a very visible Boulevard. (18k VPD).

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

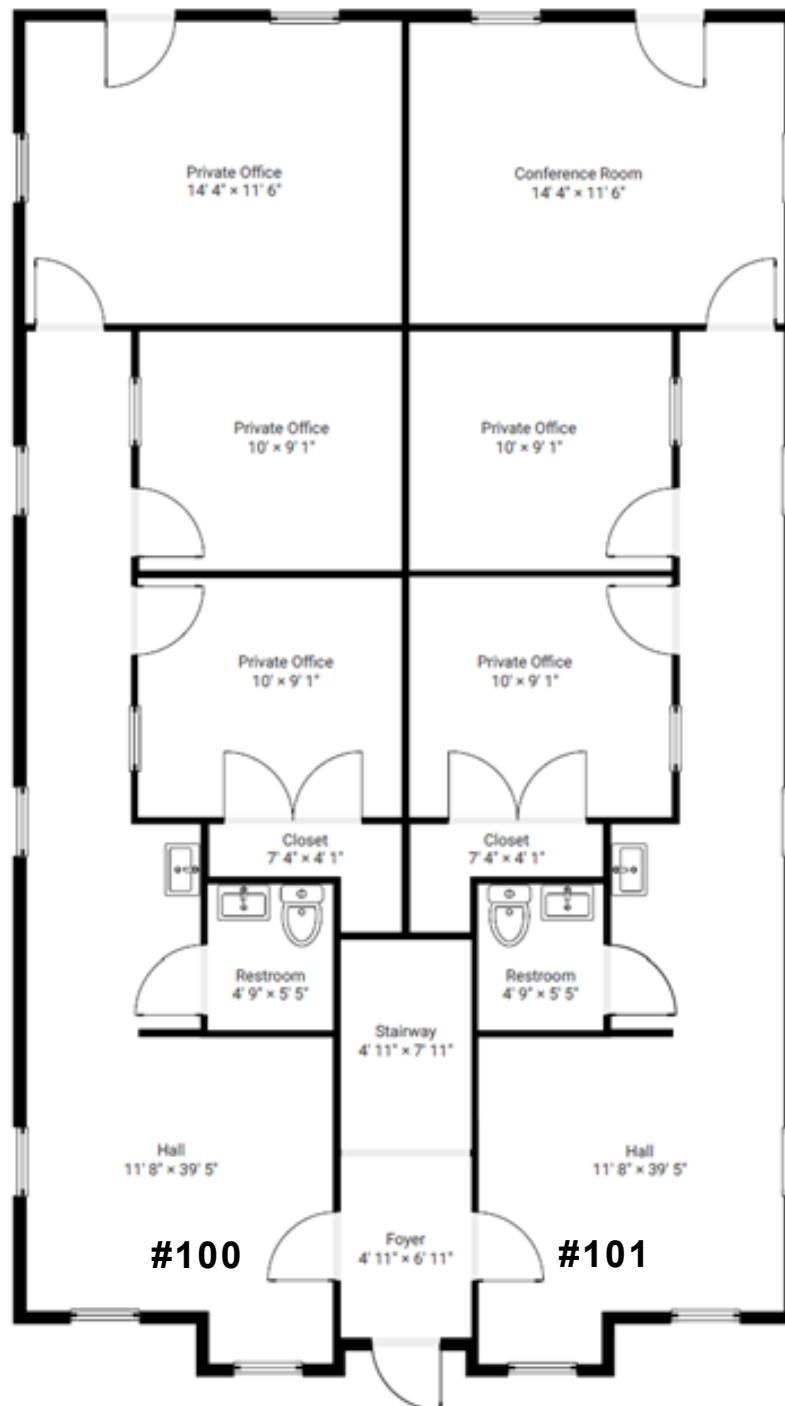
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Suite 100 + 101 Total Avail. +/-1,600sf (Ea. +/- 800sf)

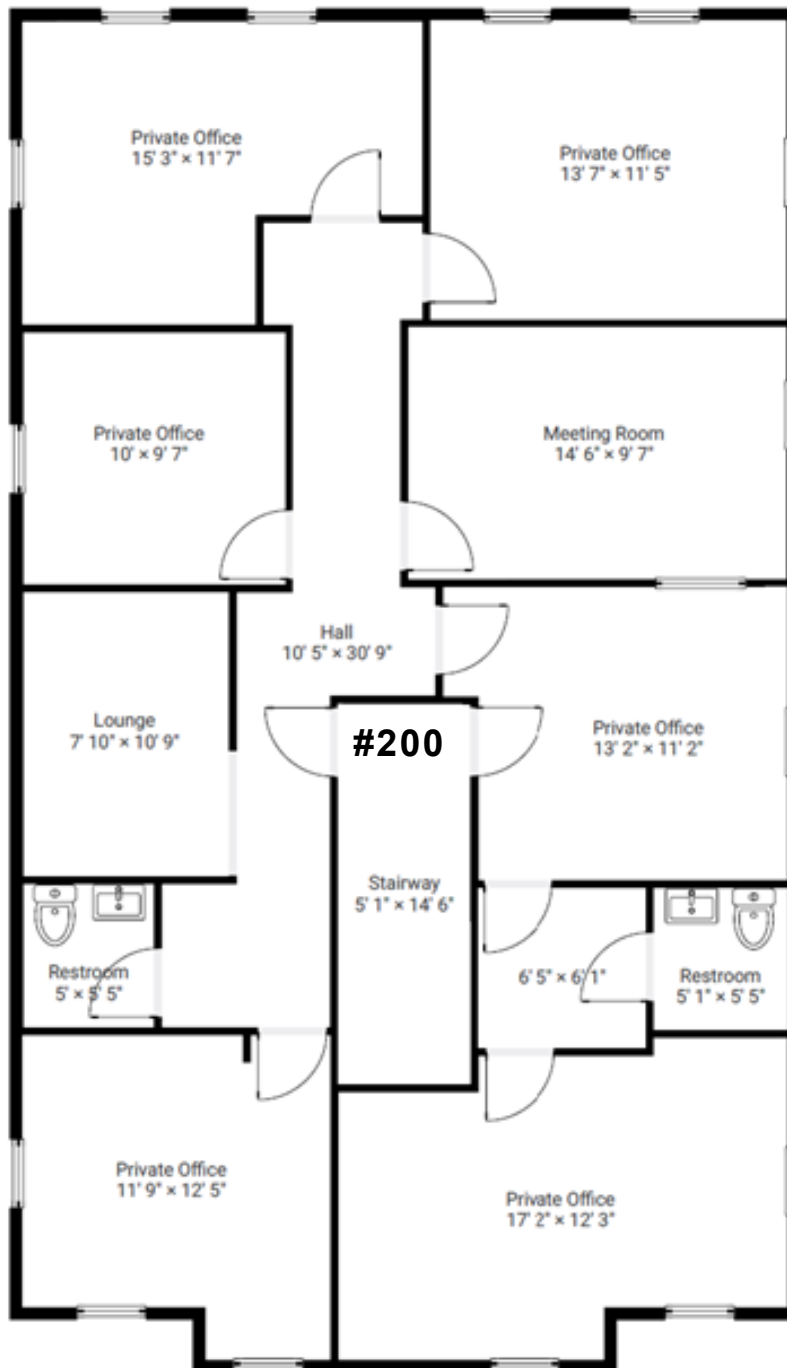


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Suite 200 +/-1,600sf

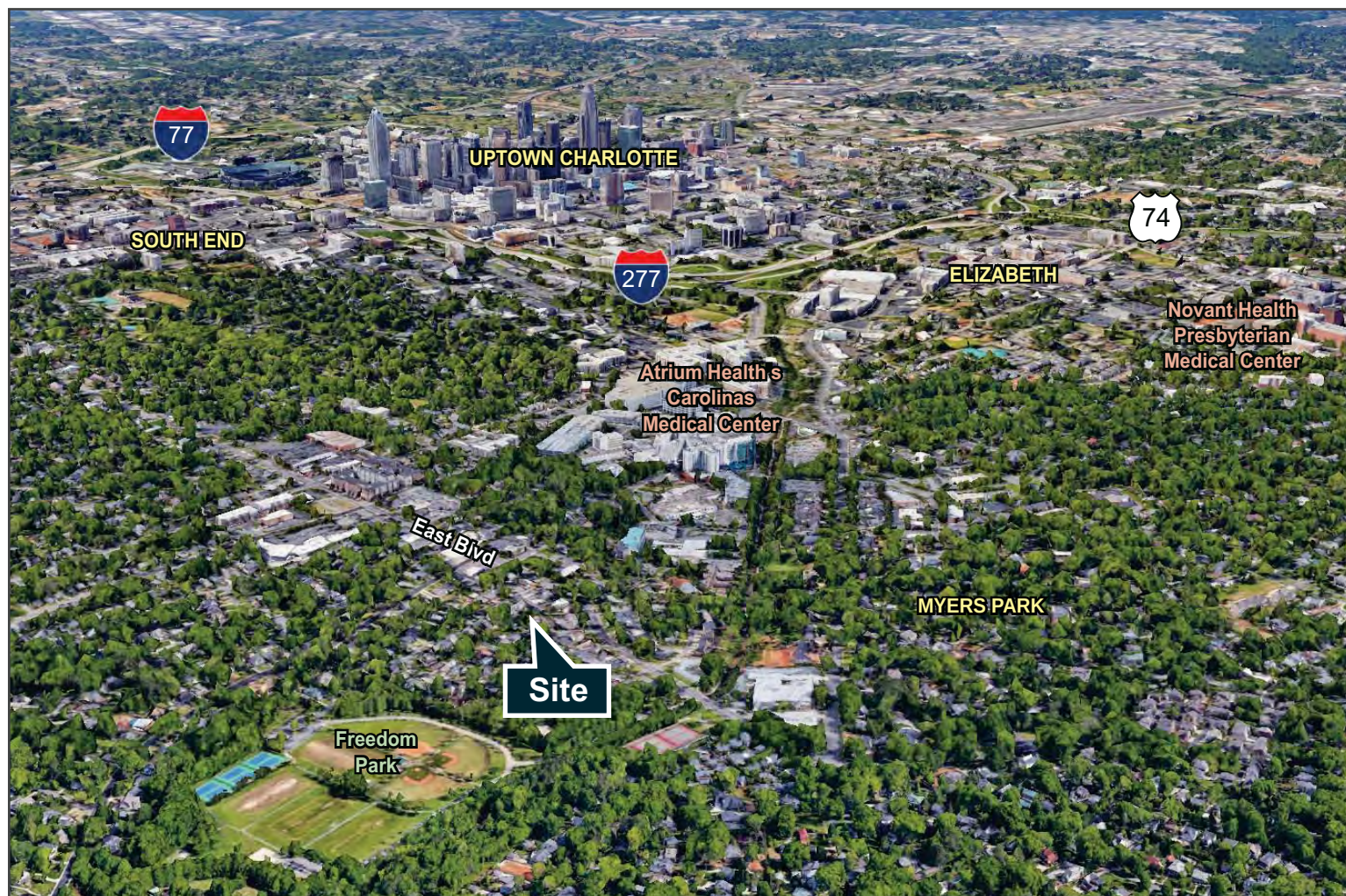


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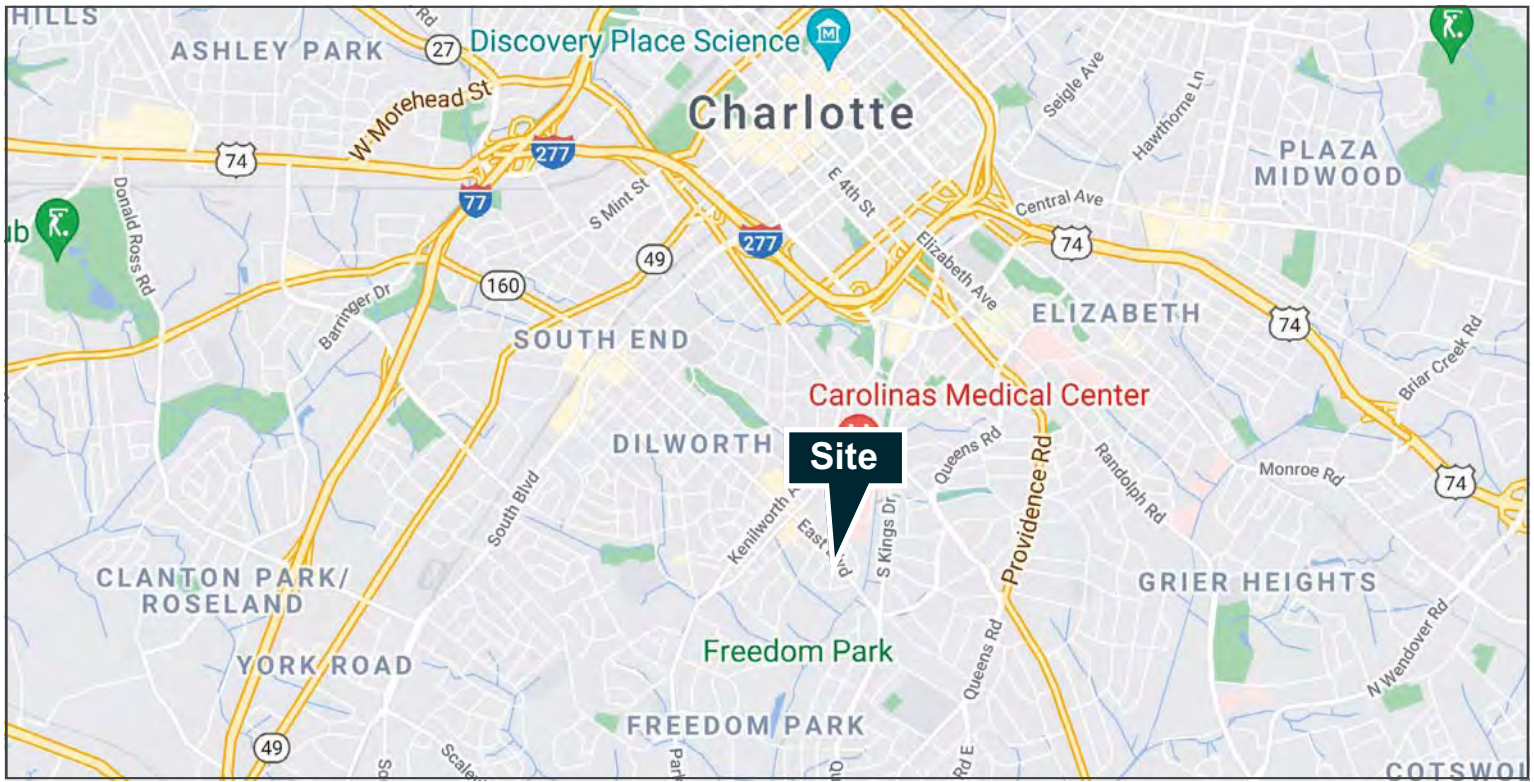
DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2020 Population	12,845	127,384	289,347
2025 Population	13,944	140,039	315,187
Pop. Growth 2020-2025	8.56%	9.93%	8.93%
Average Age	38.00	36.30	36.60
2020 Total Households	6,233	60,738	125,156
HH Growth 2020-2025	9.10%	10.26%	9.07%
Median HH Income	\$114,617	\$80,317	\$60,572
Average HH Size	2.00	2.00	2.20
Median Home Value	\$732,230	\$419,854	\$338,757
Median Year Built	1969	1985	1976

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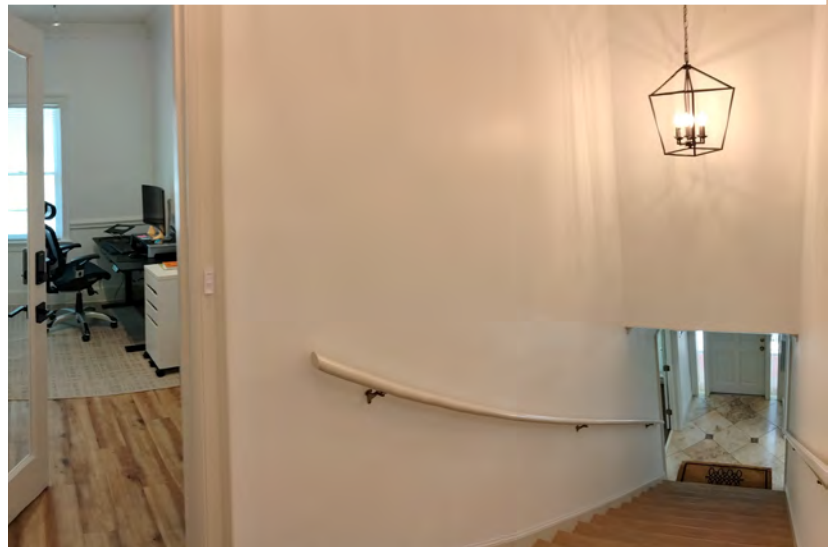


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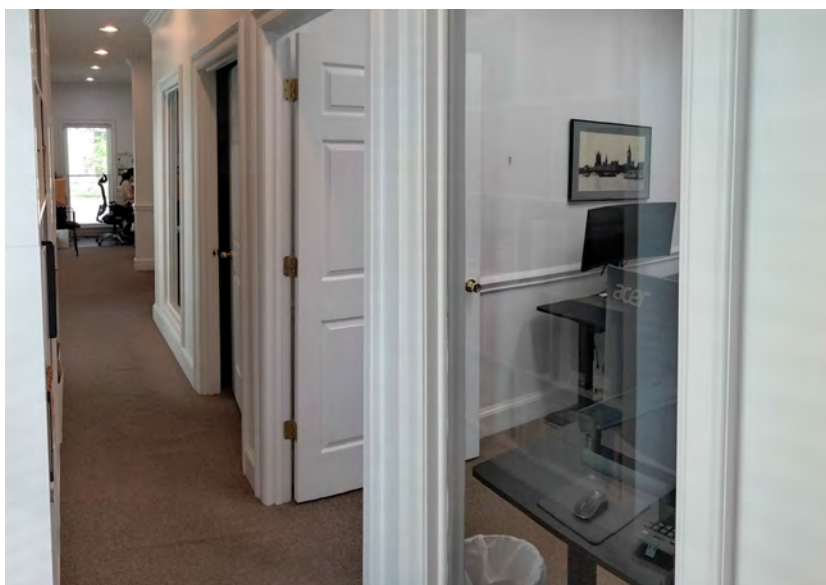
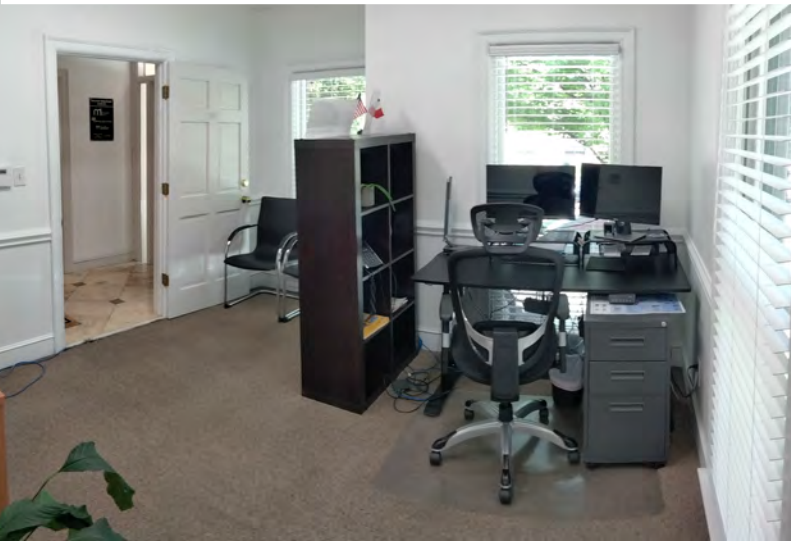


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