

# COLONY ON FAIRVIEW

6805 FAIRVIEW ROAD, UNITS A & B  
CHARLOTTE, NC 28210



## CONTACT

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# FOR SALE OR LEASE

# PROPERTY OVERVIEW



**TOTAL AVAILABLE SPACE**  
1st Floor: ± 2,564 GSF



**SALE PRICE**  
\$1,595,000



**LEASE RATE**  
\$30.50/SF



**LEASE TERM**  
Modified Gross

## PROPERTY SUMMARY

- 1st Floor: Units A & B For Sale or Lease
- Size: ± 2,564 gross square feet
- Second generation office build-out
- Walking distance to Phillips Place & SouthPark Mall
- Year built: 1985
- Zoning: office condominium (O-6 CD)
- Property is part of the Colony on Fairview Condominium Association
- One-site parking: Approx. 4 spaces per 1,000 SF of Gross Building Area
- Tenant is responsible for electric and janitorial services

[VIRTUAL TOUR](#)



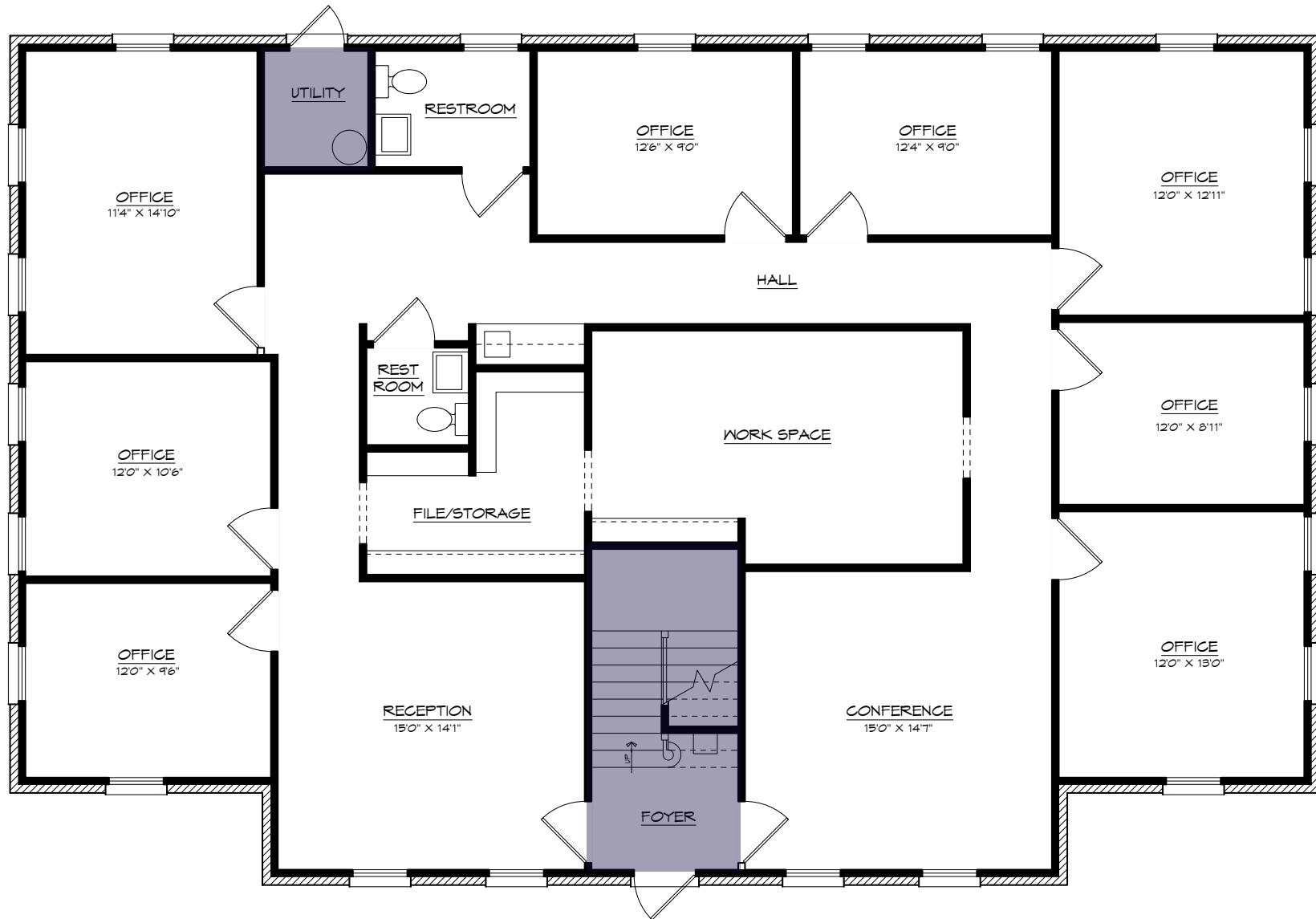
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# FLOOR PLAN



**Unit A & B - 2,402 SF**  
**Common Area - 128.7 SF**  
**Utility - 33 SF**

# AREA OVERVIEW

