

1422 East 4th Street

4,400sf : Office for LEASE or SALE in Midtown

In-town Street Visibility with a Parking Lot in the Rear!



**4,400 SF available for Sale or Lease
(\$15/sf Modified Gross or \$1,025,000).**

**Parking Lot in Rear (~20 spaces)
with rear entrances to each Floor.**

Unique Stand-Alone Building/Presence.

**Multiple Private Offices, Large work
Area, Conference Room, Two
Separate Front Entrances so that
the building can easily be demised.**

**Centralized location between
Presbyterian Hospital + CPCC.**

**Existing (Modern) Cubicle
System Negotiable**

Clay Durkin, Broker

704-373-2114

cdurkin@providencecommercial.com

Chris Wannamaker, Broker

704-373-1181

cwannamaker@providencecommercial.com



Providence Commercial
REAL ESTATE ADVISORS

Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

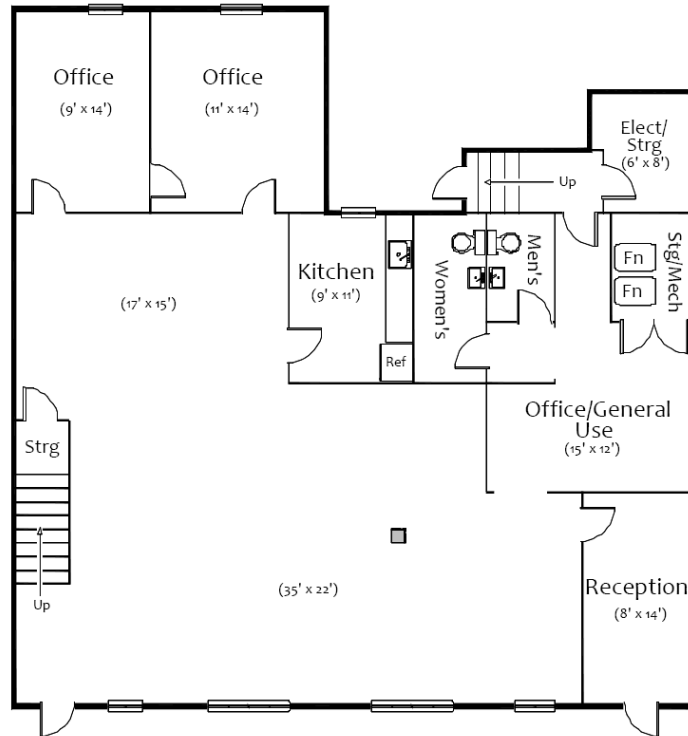
For more info., go to "Featured Properties" at www.ProvidenceCommercial.com

1422 East 4th Street

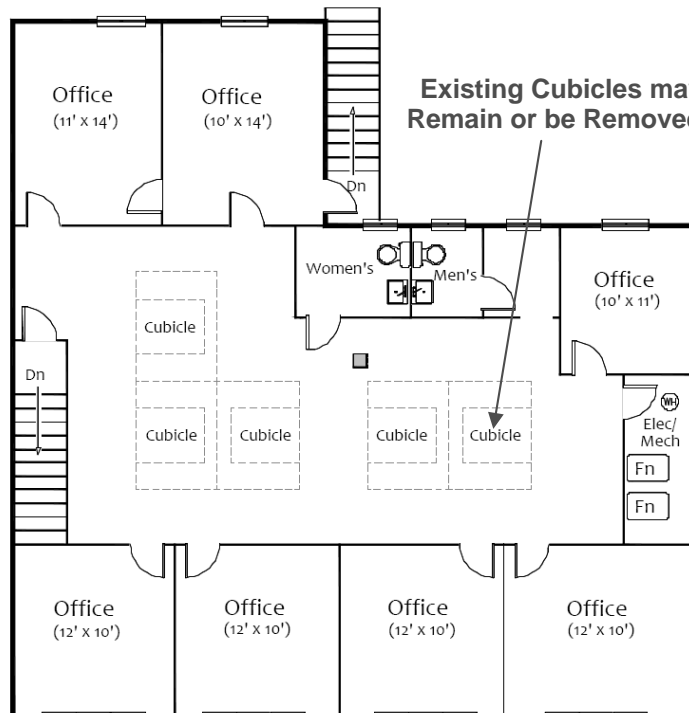
4,400sf : Office for LEASE or SALE in Midtown

In-town Street Visibility with a Parking Lot in the Rear!

**1st
FLOOR**



**2nd
FLOOR**



For more info., go to "Featured Properties" at www.ProvidenceCommercial.com