

421 Minuet Lane

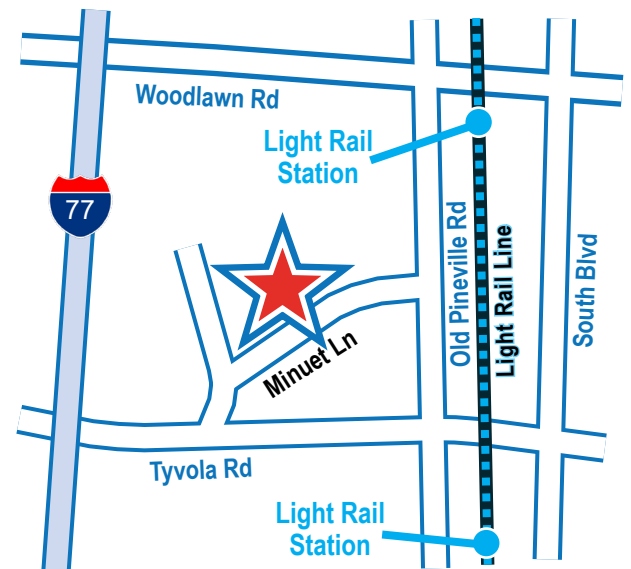
Charlotte, NC 28217



Office Space For Lease

FEATURES

- New LOSO private office offering.
- Suite 300 - Available: September 1, 2026
- 2,015 RSF in a modern, updated amenities building.
- Suite includes a dedicated entrance, large open area, two private offices, access to kitchen/break room, outdoor "Arbor Room", large glassed 10 seat conference room, common restrooms and an exercise room.
- Plentiful parking at a 3.5:1 ratio.
- Convenient location near two light rail stations, I-77/Tyvola exit, Airport and Southend!
- **Full-Service lease \$35.00 rsf**



Robert B. Settle, CCIM

704.626.1000 • rsettle@commercialcarolina.net

CommercialCarolina.net



421 Minuet Lane

Charlotte, NC 28217

FOR LEASE



Robert B. Settle, CCIM

704.626.1000 • rsettle@commercialcarolina.net

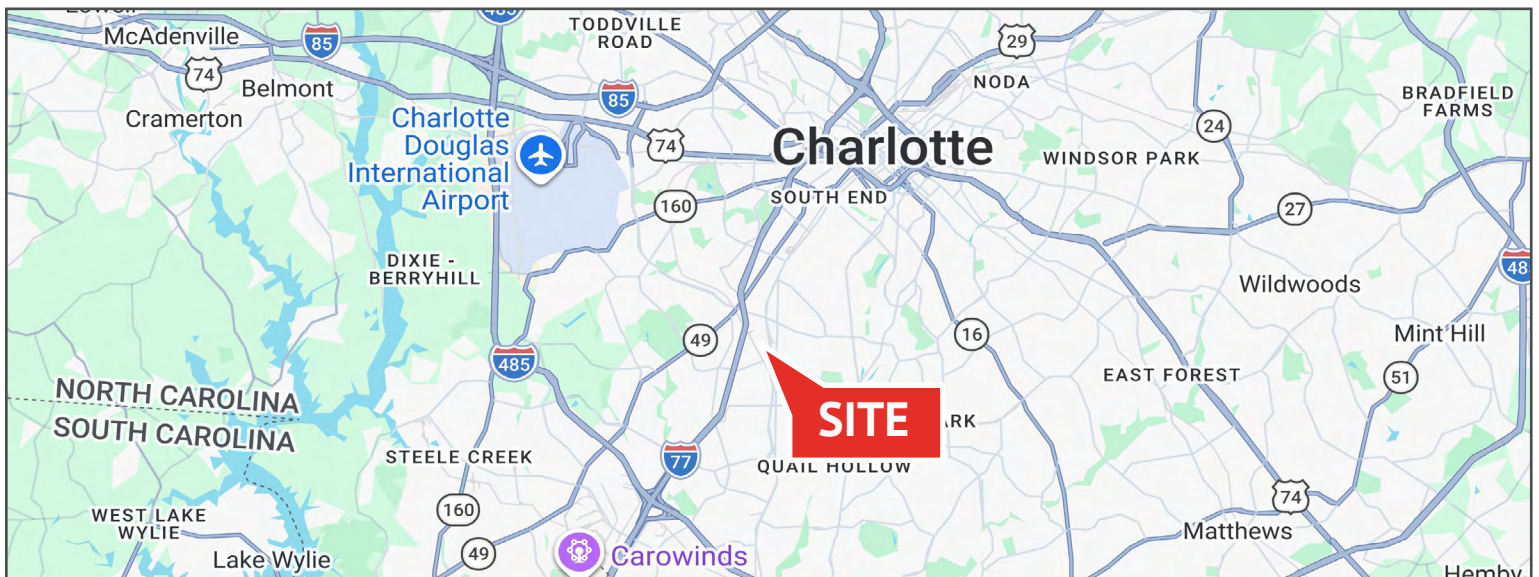
CommercialCarolina.net



421 Minuet Lane

Charlotte, NC 28217

FOR LEASE



Robert B. Settle, CCIM

704.626.1000 • rsettle@commercialcarolina.net

CommercialCarolina.net



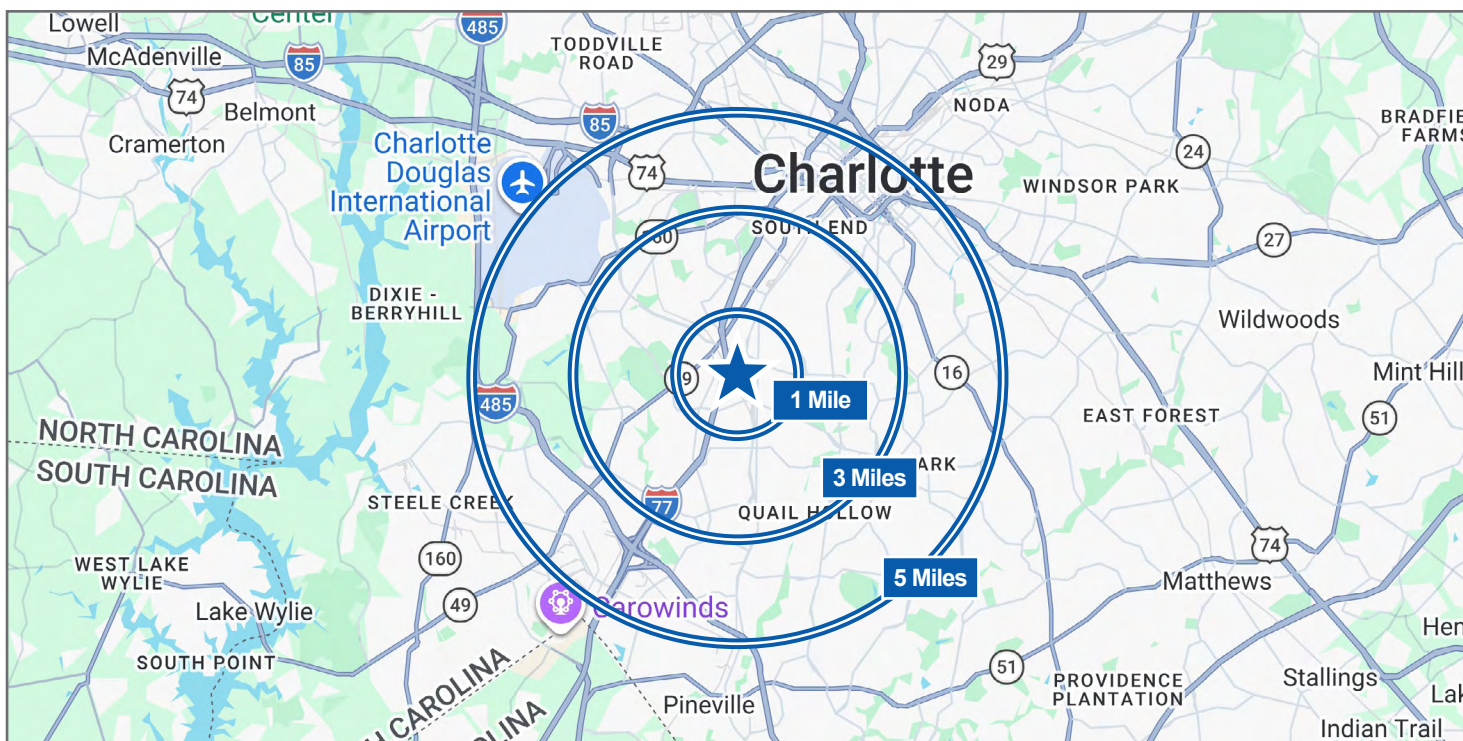
421 Minuet Lane

Charlotte, NC 28217

FOR LEASE

Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	6,745	94,734	228,410
2029 Population	7,108	100,883	243,276
Annual Pop Growth (2024-2029)	1.1%	1.3%	1.3%
2024 Households	3,008	42,424	106,742
2029 Households	3,170	45,215	113,847
Avg HH Size	2.2	2.2	2.1
2024 Median Age	34.9	34.5	34.9
2024 Median HH Income	\$59,478	\$75,128	\$82,192
2024 Avg HH Income	\$77,744	\$104,938	\$114,894



Robert B. Settle, CCIM

704.626.1000 • rsettle@commercialcarolina.net

CommercialCarolina.net

