



**4,438 SF OFFICE SUITE**



# THREE YORKMONT PLAZA OFFICE SPACE SUBLEASE AVAILABLE

4944 Parkway Plaza Blvd, Charlotte, NC 28217

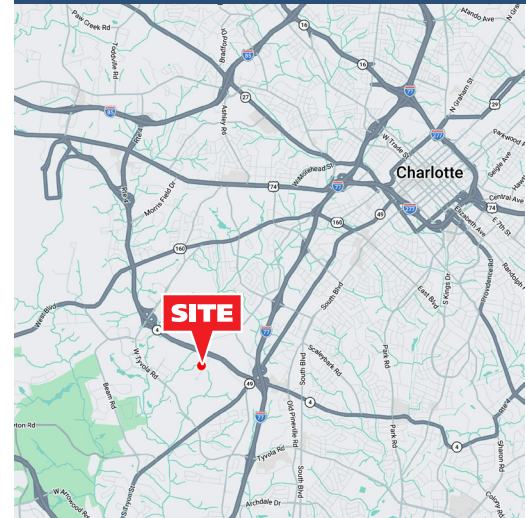
## SUBLEASE HIGHLIGHTS

- SF: 4,438
- Term through April 30, 2030
- Rate: Negotiable
- Increases every December 1
- FF&E Available
- Gym with lockers & showers on site

## FUNCTIONAL LAYOUT

- Seven private offices on glass
- Bullpen
- Breakroom
- Large boardroom / conference room for 20 people

## LOCATION MAP



## 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	5,549	78,239	225,525
<b>AVERAGE HH INCOME</b>	\$116,336	\$113,370	\$149,413
<b>BUSINESS ESTABLISHMENTS</b>	410	5,147	19,542
<b>DAYTIME EMPLOYMENT</b>	6,753	58,695	233,311

## CALL FOR MORE INFORMATION

**Chad Hagerman**

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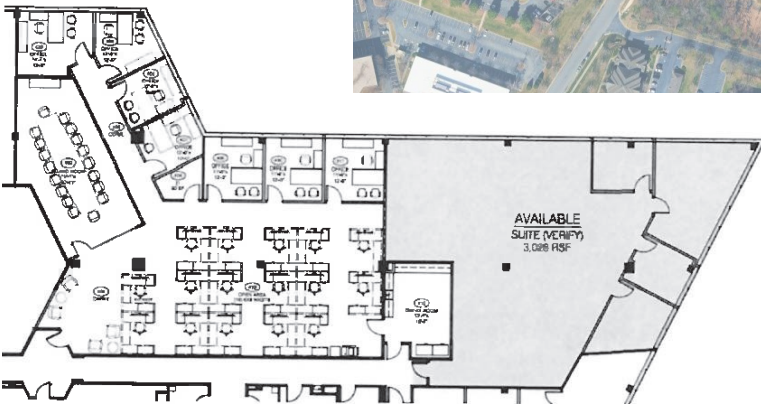
(704) 965-1978

[WWW.SPORTSMEDPROPERTIES.COM](http://WWW.SPORTSMEDPROPERTIES.COM)



Three Yorkmont Plaza underwent a complete common area renovation in 2023

### FLOOR PLAN



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