

AFFINITY HALL



FOR LEASE
MULTIPLE SUITES AVAILABLE

2339 Odell School Rd
Concord, NC 28027

This newly constructed office building has two spaces available to accommodate a range of professional tenants. This property features ample natural lighting, spacious offices, and a functional courtyard. The building's unique design includes natural light filling open space, a communal café-style break room, and restrooms in each wing.

- ✓ +/-997-2,772 SF AVAILABLE
- ✓ \$20/SF BASE RENT
- ✓ \$4.25/SF EST TICAM
- ✓ 16,813 TOTAL BUILDING SF
- ✓ O-I CABCO ZONING
- ✓ CAFE STYLE BREAKROOM

**All information needs to be independently verified.*

SUITE B



SUITE C



MULTIPLE SUITES AVAILABLE - 2339 ODELL SCHOOL RD

COMMON AREA BATHROOMS AND BREAKROOM

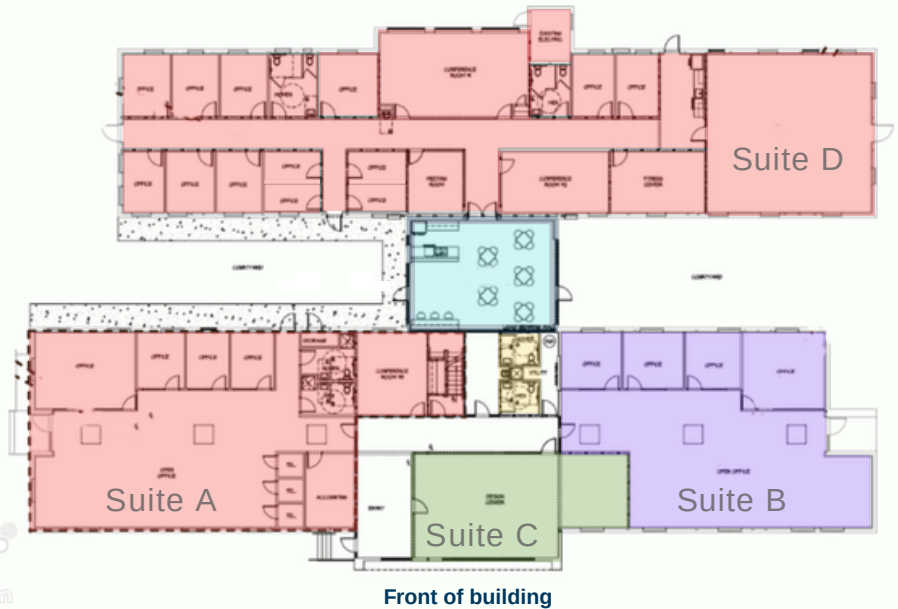


MULTIPLE SUITES AVAILABLE - 2339 ODELL SCHOOL RD

EXTERIOR PHOTOS AS OF AUGUST 2025








MULTIPLE SUITES AVAILABLE - 2339 ODELL SCHOOL RD



KEY

1,891 SF of Common area built into SF

- | | |
|---|---|
|  Suite A - 6,189 RSF Leased |  Suite D - 6,855 RSF Leased |
|  Suite B - 2,772 RSF Available |  Shared Cafe / Break room |
|  Suite C - 997 RSF Available |  Common area Restrooms |

**All information needs to be independently verified.*

Area Overview



DRIVE TIMES

- I-85: 4.2 Miles , 7 Minutes
- I-485: 9.0 Miles, 12 Minutes
- Concord Mills: 5.5 miles, 9 Minutes
- Afton Ridge: 4.2 miles, 6 Minutes
- Huntersville, NC: 8.5 miles, 14 Minutes
- Concord, NC: 9.2 miles, 14 Minutes
- Kannapolis, NC: 9 miles, 14 Minutes
- Charlotte, NC: 23 Miles, 26 Minutes



Isaac Nifong

Broker

IsaacN@NewBranchRE.com

980-351-0230



Ryan Kinney, CCIM

Broker

RyanK@NewBranchRE.com

704-778-6100