

OFFICE SPACE FOR LEASE

Suite 200B | 1,012 SF

10610 Metromont Parkway | Charlotte, NC 28269

\$26.50/SF

NNN



Small Suite, Big Impact

Newly refreshed 2nd-floor suite with 3 private offices, open area & private kitchen

USABLE SF	OFFICES	KITCHEN	ENTRANCE	LEASE TYPE	AVAILABLE
1,012	3 Private	Private	Separate	NNN	Now

AN INTIMATE, FUNCTIONAL SPACE

Suite 200B is a newly refreshed 1,012 SF office with its own separate entrance — perfect for a small professional team, satellite location, or growing startup. A wide open common area is anchored by a private kitchen featuring a dramatic arched window, flanked by three private offices on the opposite wall. An adjacent 367 SF conference room can be added — up to 1,379 SF — if Suite 200 is still available at time of lease.

Larry Thompson

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WHAT'S INSIDE

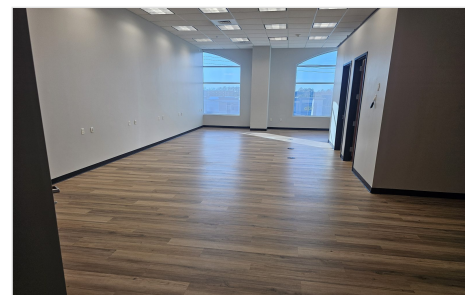
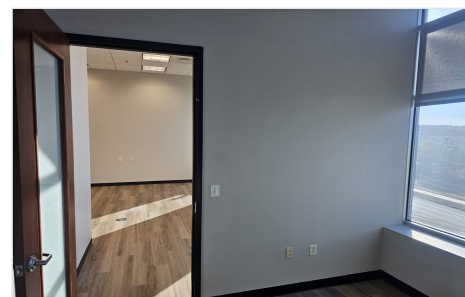
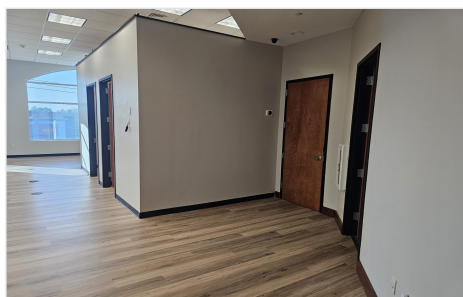
BUILD-OUT

- 3 private offices
- Open work area / reception
- Private kitchen with appliances
- Separate entrance from Suite 200
- Modern LVP flooring throughout
- Fresh paint, refreshed cabinetry

HIGHLIGHTS

- Large arched feature window
- Abundant natural light
- Move-in ready condition
- Optional +367 SF conference room*
- Triple Net (NNN) lease
- Available now — 3–10 year term

GALLERY



*EXPANSION OPTION

Add a 367 SF private conference room (up to 1,379 SF total) if Suite 200 is still available at time of lease. Conference room stays with Suite 200 if leased first.

PRIME I-77 / I-485 CORRIDOR LOCATION

Within 1 mile of I-77 / I-485 interchange • Halfway between Uptown Charlotte & Lake Norman • Minutes from Northlake Mall