



COMMERCIAL REAL ESTATE SERVICES



OFFICE BUILDING FOR LEASE

745 Cabarrus Ave., Concord, NC 28027

NEWLY RENOVATED OFFICE SPACE FOR LEASE ~ 745 CABARRUS AVENUE

Presented By:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

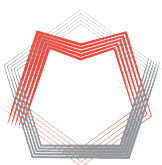
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|----------------|-----------------------------|
| Available SF: | 1,000 - 21092 SF |
| Lease Rate: | \$15.00 - 21.00 SF/yr (NNN) |
| Lot Size: | 1.54 Acres |
| Year Built: | 1979 |
| Building Size: | 21,092 |
| Renovated: | 2018 |
| Zoning: | Office |
| Market: | Cabarrus County |
| Submarket: | Concord |

PROPERTY OVERVIEW

This newly renovated office building will be available 1st QTR 2018. This three floor building offers suites in various sizes. Parking ratio is 1 per 222 SF and additional land is available to reconfigure parking if needed. Lower level basement contains +- 5,166 sf consisting of offices, restrooms, stairwells and elevator with exterior access. The ground level is +- 8,065 sf consisting of 2 small lobby areas, offices, alcove for vending machines, janitor closet. The upper level is +-7,861 sf and has a similar layout to ground floor. Additionally, there is a 1250 sf metal garage / accessory storage structure. Traffic Counts: 17,000 Cabarrus Ave (2014); 38,000 on Concord Pkwy headed south from Cabarrus Ave intersection (2015); 16,000 on Concord Pkwy headed north (2015).

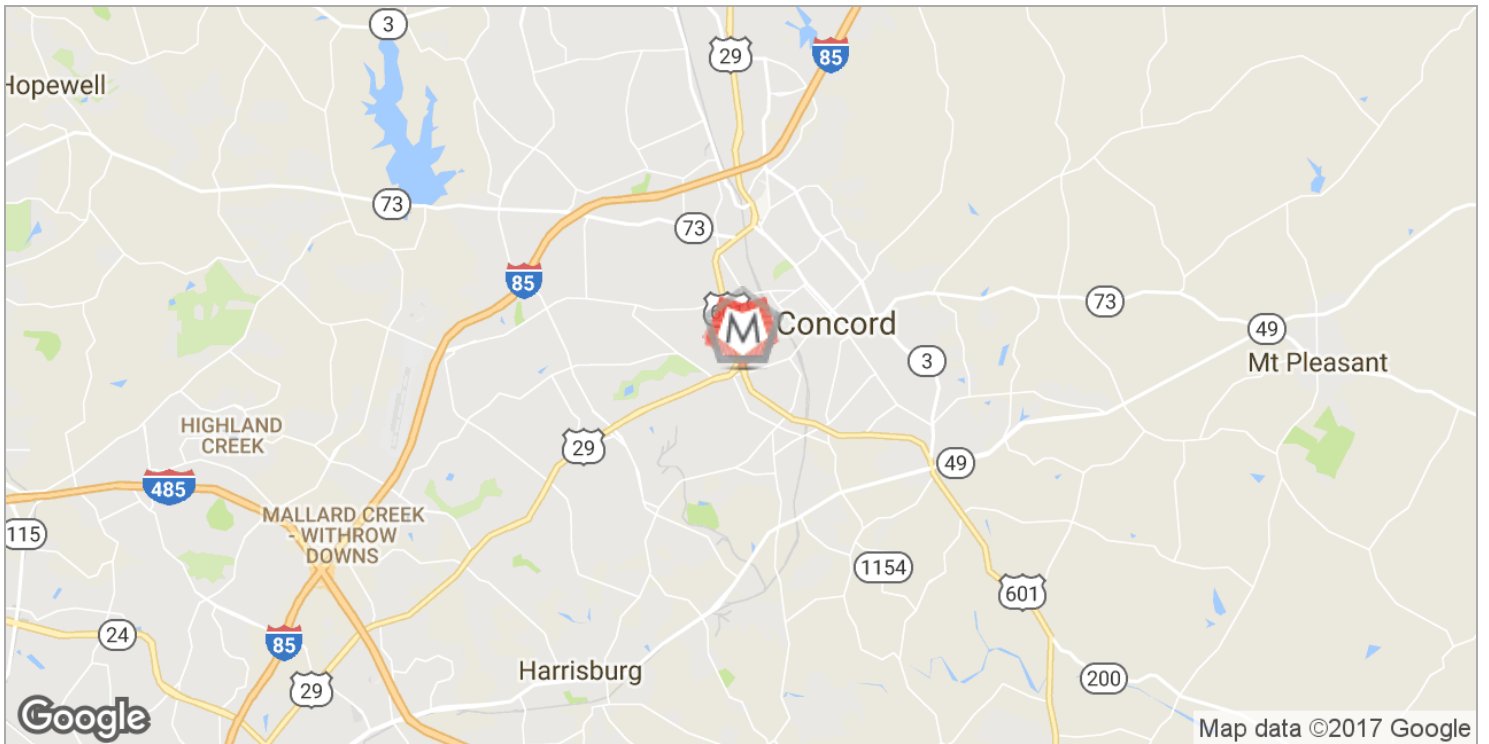
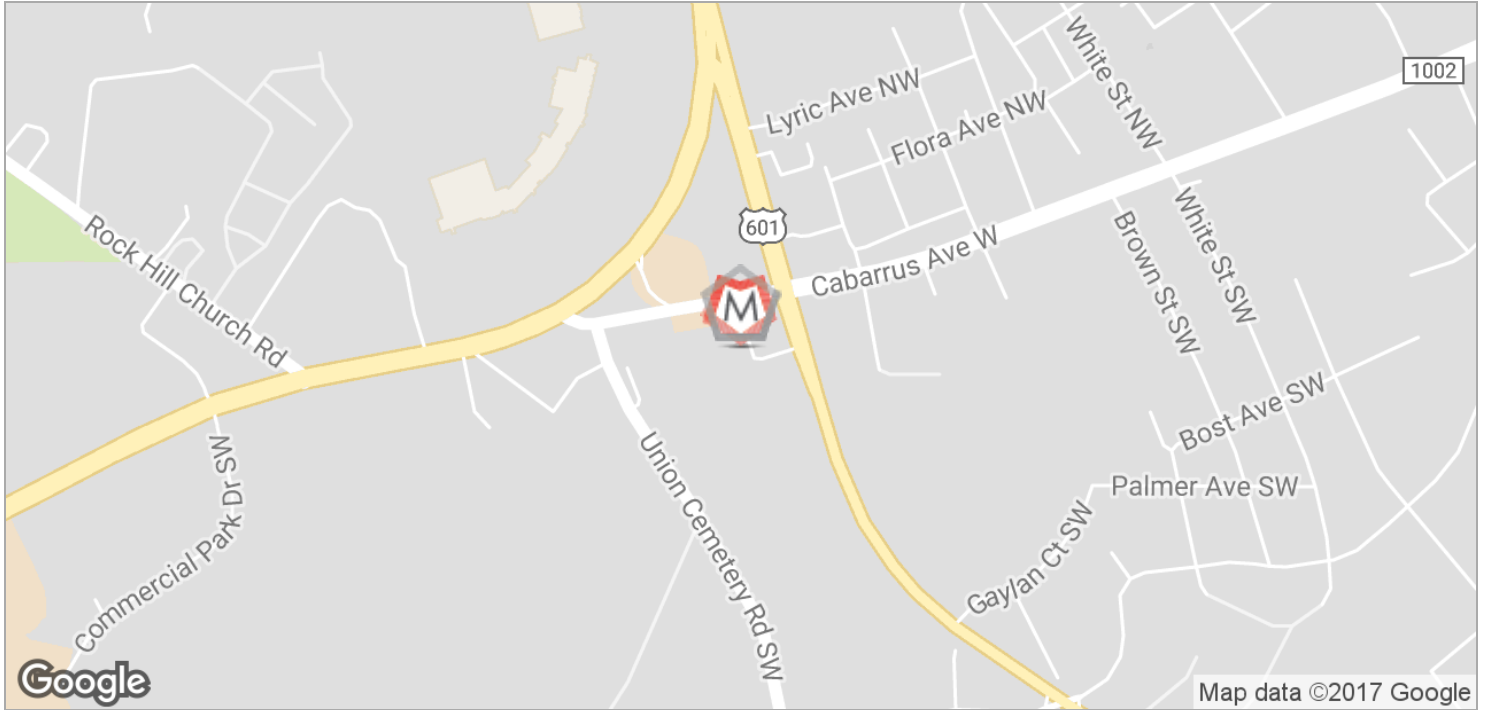
AVAILABLE SPACES

| SPACE | LEASE RATE | SIZE (SF) |
|----------------------------|-----------------------|-------------------|
| Basement and Ground Floors | \$15.00 - 21.00 SF/yr | 3,000 - 13,231 SF |
| Upper Level | \$15.00 - 21.00 SF/yr | 1,000 - 7,861 SF |



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LOCATION MAPS



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