

# OFFICE FOR SUBLEASE

## 3131 Westinghouse Blvd



<b>PRICE:</b>	\$9.25 psf nnn (3% escalations)	<b>SIZE (approx):</b>	11,220+/- sf (plan)
<b>ACREAGE:</b>	2+/- (survey)	<b>ZONING:</b>	I1 & a small piece of I2
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Southwest	<b>TAX ID:</b>	20116125
<b>YEAR BUILT:</b>	1983	<b>FENCING:</b>	No
<b>PARKING:</b>	Ample	<b>SPRINKLERS:</b>	No
<b>DOCK/DRIVE-IN:</b>	1 DH	<b>FLOORS:</b>	1
<b>ENVIRONMENTAL:</b>	See website (full report can be provided upon request)	<b>HVAC:</b>	2002 four five ton Lennox roof units installed
<b>EXPENSES: (average)</b>	Landscaping \$450/mth Duke Power \$850/mth City of Charlotte Water \$220/mth Piedmont Natural Gas \$150/mth Sewer \$133/mth Subtenant will be responsible for taxes and insurance, currently app. \$1,250/mth.	<b>ELECTRICAL:</b>	208/120 - 3 phase from Duke Energy
		<b>UTILITY PROVIDERS:</b>	Water/Sewer -City of Charlotte Power - Duke Energy Gas- Piedmont Natural Gas
		<b>COMMENTS:</b>	- See survey for additional flood plain information - Sublease term expires December 31, 2024



**Ian J. Bertolina**  
**Bertolina Commercial Real Estate Services, Inc.**  
**1850 East Third St., Suite 310**  
**Charlotte, North Carolina 28204**  
**(704) 333-9881**  
[www.BertolinaCRESL.com](http://www.BertolinaCRESL.com)  
[IB@BertolinaCRESL.com](mailto:IB@BertolinaCRESL.com)

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.