



**OFFICE SPACE  
RETAIL SPACE** | **FOR LEASE**

**217 N. Graham Street | Charlotte**

**Unique uptown opportunity** to lease a newly refurbished building in Uptown Charlotte.

**ROB PRESSLEY**  
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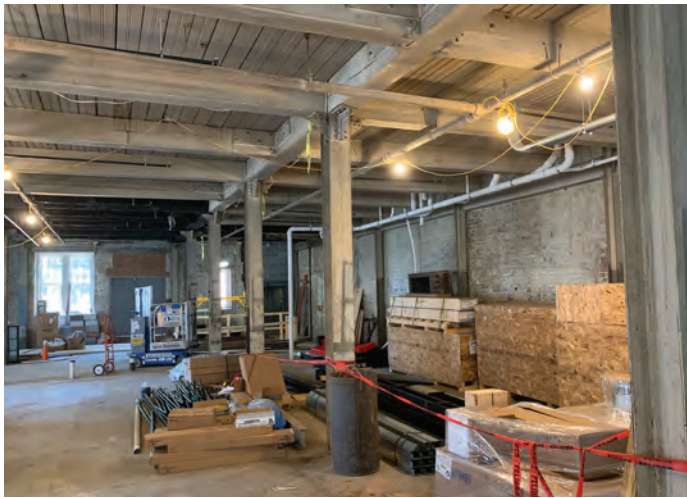
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**COLDWELL  
BANKER  
COMMERCIAL**

MECA





## DELIVERY SUMMER, 2019

### PROPERTY INFORMATION

#### SF

3,858 SF\* (will consider subdividing)

#### FEATURES

- Located in Charlotte's CBD
- Walking distance to Carolina Panthers and Charlotte Knights stadiums
- Surrounded by restaurants, apartments and condos
- Historic structure with exposed brick and wood ceilings
- Open floor plan, ideal for creative work space, showroom or retail
- Law firm to occupy top two floors

#### LEASE RATE

\$38.00/SF NNN

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MECA

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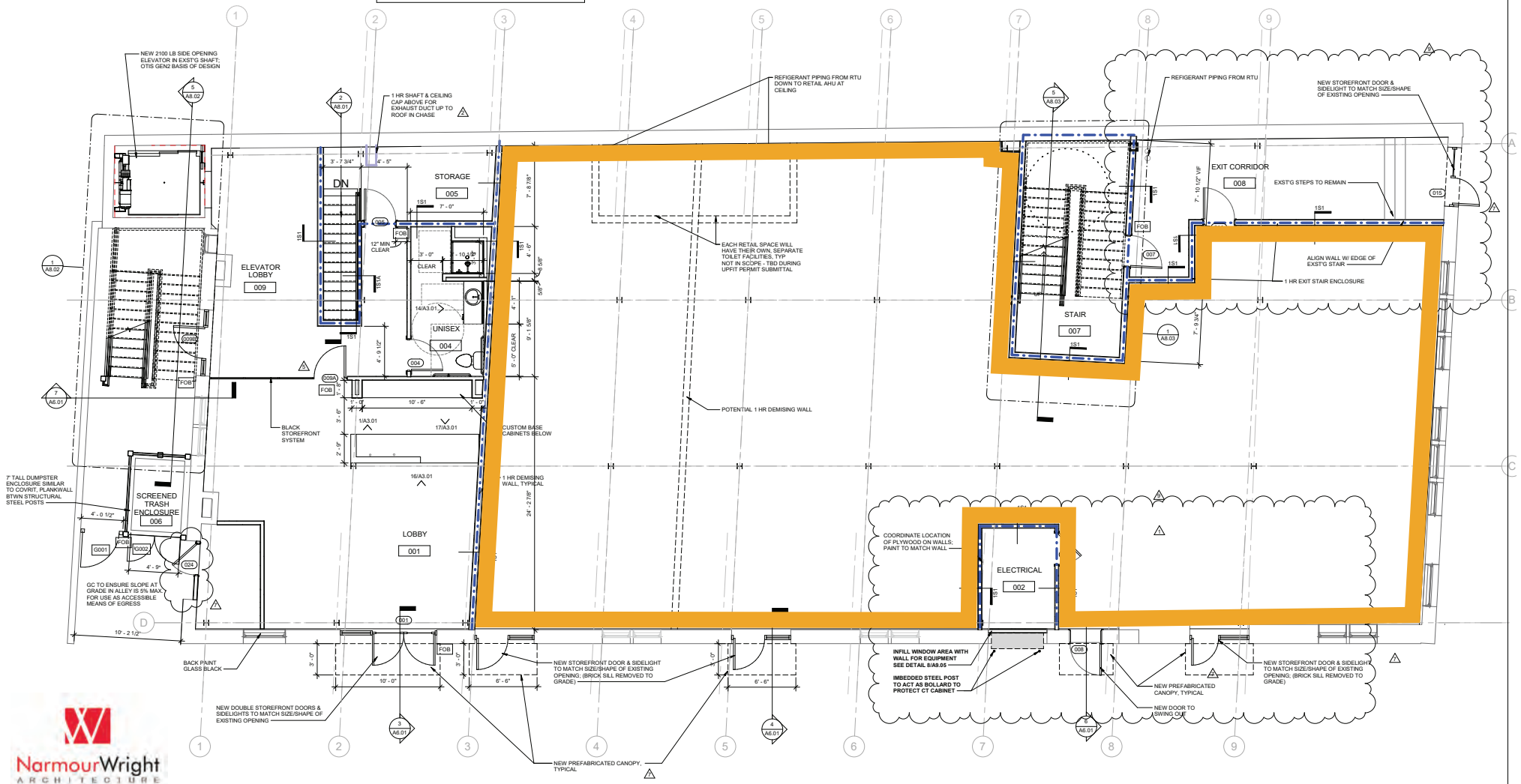
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RED - - - LINES INDICATE 2 HR FIREWALL  
 BLUE - - - LINES INDICATE 1 HR FIREWALL  
 NOTE:  
 ALL NEW INTERIOR PARTITIONS ARE WALL TYPE  
 022 U.N.O.



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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