



1701 N GRAHAM ST | CHARLOTTE, NC 28206

1701 NORTH GRAHAM ST.



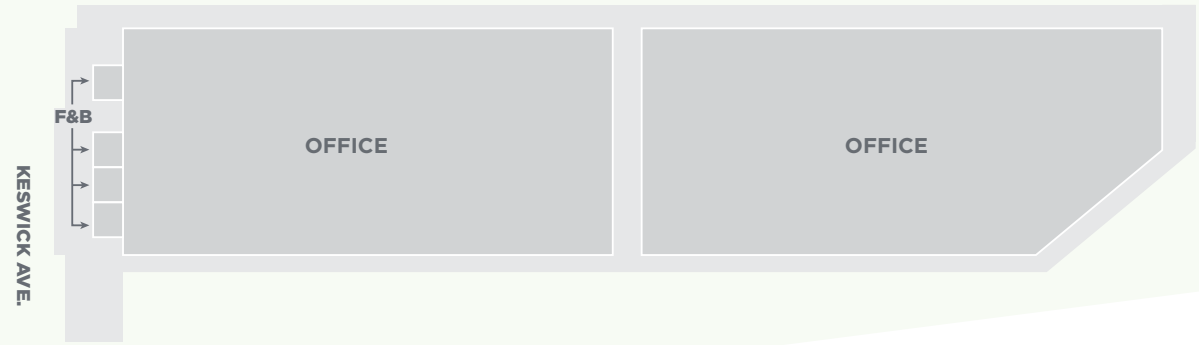
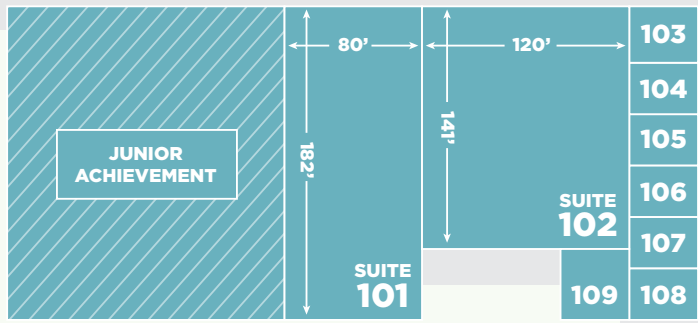
THE GIST

The 1701 N Graham St. building at Camp North End embodies the perfect blend of past and future, old and new, professional and creative. The steel beams of this historic building's impressive frame blend seamlessly into its remarkable character, opening up to soaring ceilings and clerestory windows. 1701's footprint is conducive to medium-sized spaces for growing businesses needing between 2,000 and 20,000 SF of industrial-chic office space. The building will also feature superb ground-level shops and restaurants along its northern edge, as well as ample outdoor patio space for gathering, relaxing and taking in the beautiful Queen City skyline. New passageways provide easy connectivity to all that Camp North End has to offer – before, during and after work.



THE DEETS

- 45,300 Total SF
- +/-15,000 - +/-35,000 SF available for lease, with plenty of configuration flexibility
- Close to Lynx Blue Line Extension
- Close to Charlotte's historic arts & entertainment district
- Less than 1 mile to Uptown, I-277 & I-77



NORTH GRAHAM STREET



1701 NORTH GRAHAM 45,300 Rentable SF

SUITE 101
16,400 Rentable SF

SUITE 102
19,200 Rentable SF

SUITE 103 – SUITE 108
930 SF – 1,800 Rentable SF

SUITE 109
1,800 Rentable SF

OFFICE LEASING CONTACTS

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Google Fiber



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Designed for Fitwel® certification



**CAMP
NORTH
END**

