

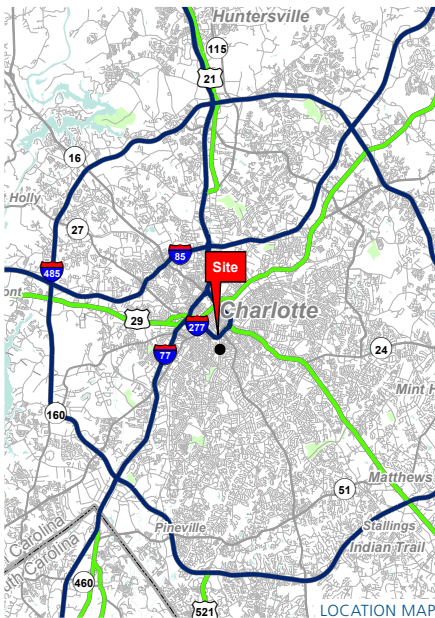


PROVIDENCE GROUP CAPITAL

**FOR SALE**

# MIDTOWN OFFICE CONDOMINIUM FOR SALE

1355 GREENWOOD CLIFF (top floor) | CHARLOTTE, NC 28204



## PROPERTY INFORMATION

- Class A office space
- 6,488 rentable SF (4,976 useable SF)
- Terrace space: 1,486 SF (Two terraces - 743 SF each)
- Offering price: **\$2,400,000**
- Seller Leaseback: 3 years

## PROPERTY HIGHLIGHTS

- Seven (7) deeded covered parking spaces
- Conveniently located in the center of Midtown
- Easy access to Uptown and major highways (I-277, I-77 & I-85)
- Secured building access
- Little Sugar Creek Greenway 500 feet from the property
- Sweeping views of Uptown
- Showers in restrooms

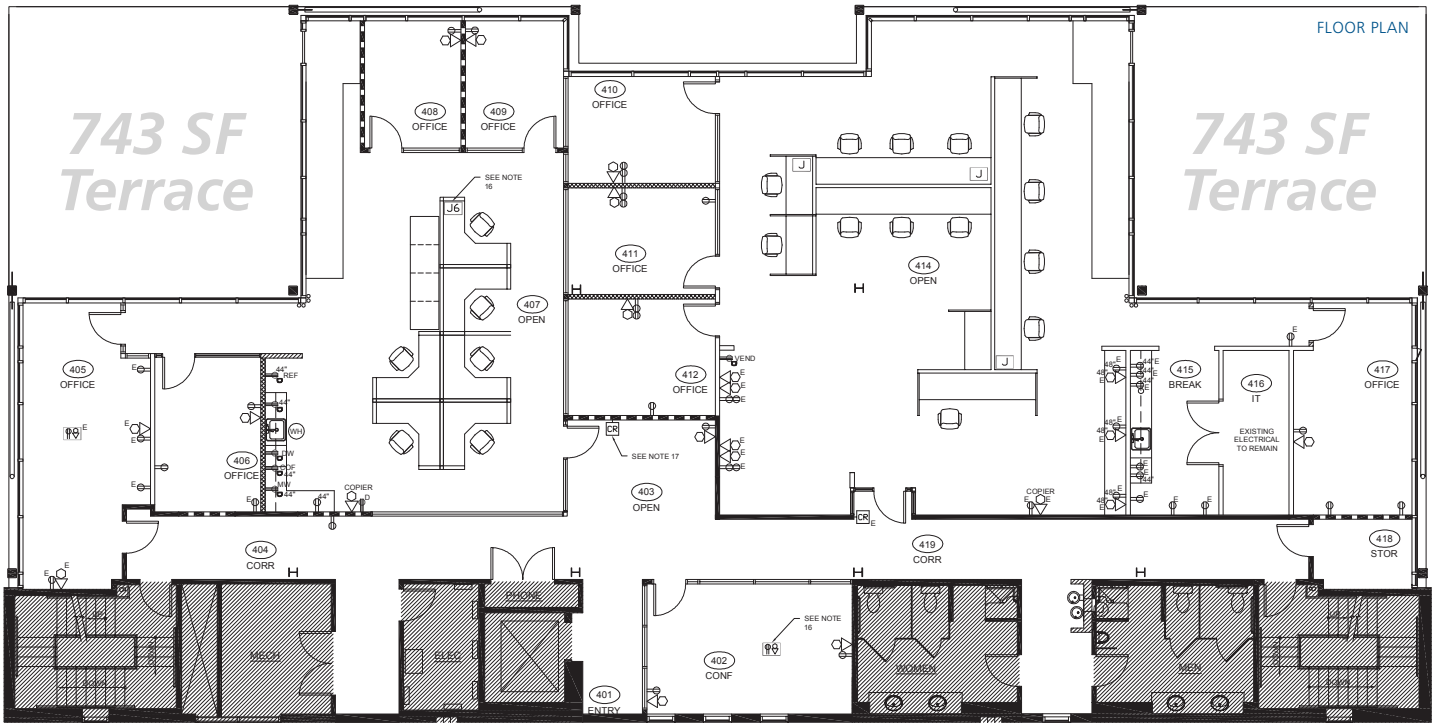
DEMOGRAPHICS (2018)	1 MILE	3 MILE	5 MILE
POPULATION	12,425	122,911	268,334
DAYTIME EMPLOYMENT	42,734	167,384	258,394
COMBINED POPULATION	55,159	290,295	526,728
BUSINESS ESTABLISHMENTS	3,301	12,003	20,005

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | WWW.PROVIDENCEGROUP.COM

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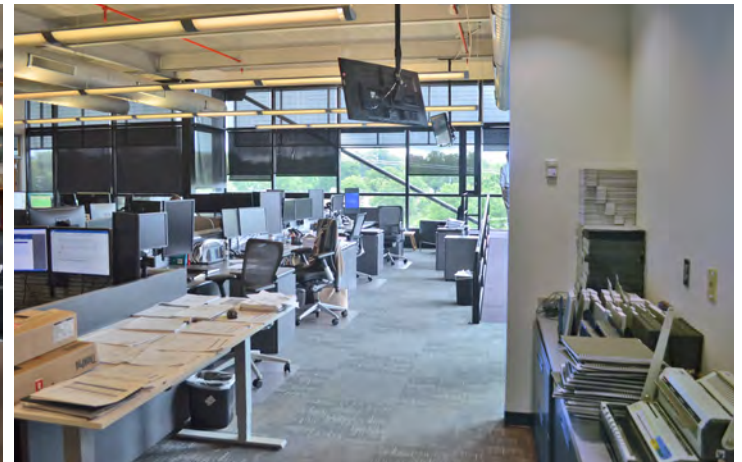


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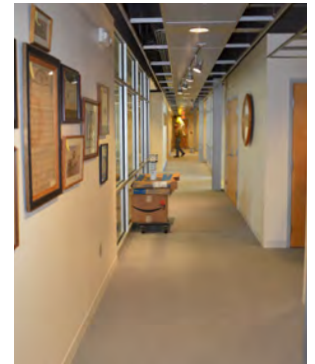
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