

**For Lease or Sale - 10210 Berkeley Place Drive - Price Reduction!!!**



**Location Information**

10210 Berkeley Pl Dr  
Charlotte, NC 28262  
Mecklenburg County  
Northeast Submarket

**Pricing**

**Lease \$/SF:** \$10 - \$12  
**Lease Type:** NNN  
**NNN \$/SF:** \$5.50  
**For Sale:** \$318,000/\$115sf

**Property Details**

**Type:** Office  
**Subtype:** Office, Other, Office Condominium, Standard Office, Neighborhood Center, Retail  
**Building SF:** 2,763  
**Year Built:** 2005  
**Construction Status:** Existing  
**Zoning:** CC  
**Property User:** Any User  
**Class:** A

**Availability**

**List Date:** 09/15/2017  
**Listing Method:** For Lease and Sale  
**Listing Status:** Available  
**Total Available:** 2,763 sf  
**Minimum Available:** 2,763 sf  
**Maximum Contiguous:** 2,763 sf  
**Vacant SF:** 2,763 sf

**Comments**

**Beautiful end cap, second floor condo for lease. Lots of light with tall decorative windows, two bathrooms, large break room, reception and two private offices and open area for cubicles. Three entrances and balcony as well. Perfect space for many uses, dance studio, karate, architect, office, both office or arts. Conveniently located close to I-85 and I 485 and close to Restaurants and Shopping. TICAM \$5.50**

**Contact Information**



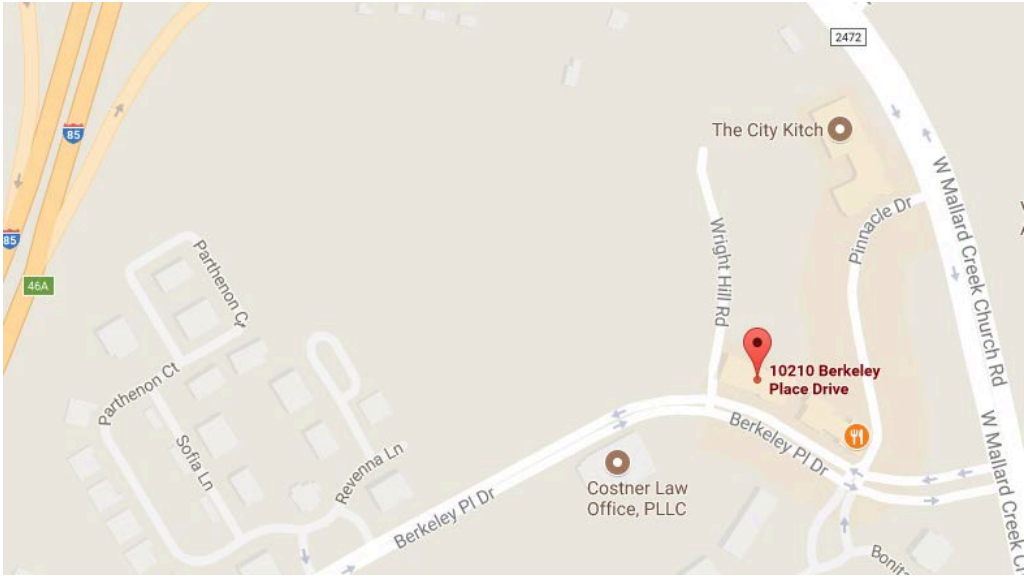
8419 Prince Valiant Dr  
Waxhaw, NC 28173  
<http://highlandrealtyltd.com>

**Lynette Glenn**  
704.877.5144  
[Lynette@highlandrealtyltd.com](mailto:Lynette@highlandrealtyltd.com)

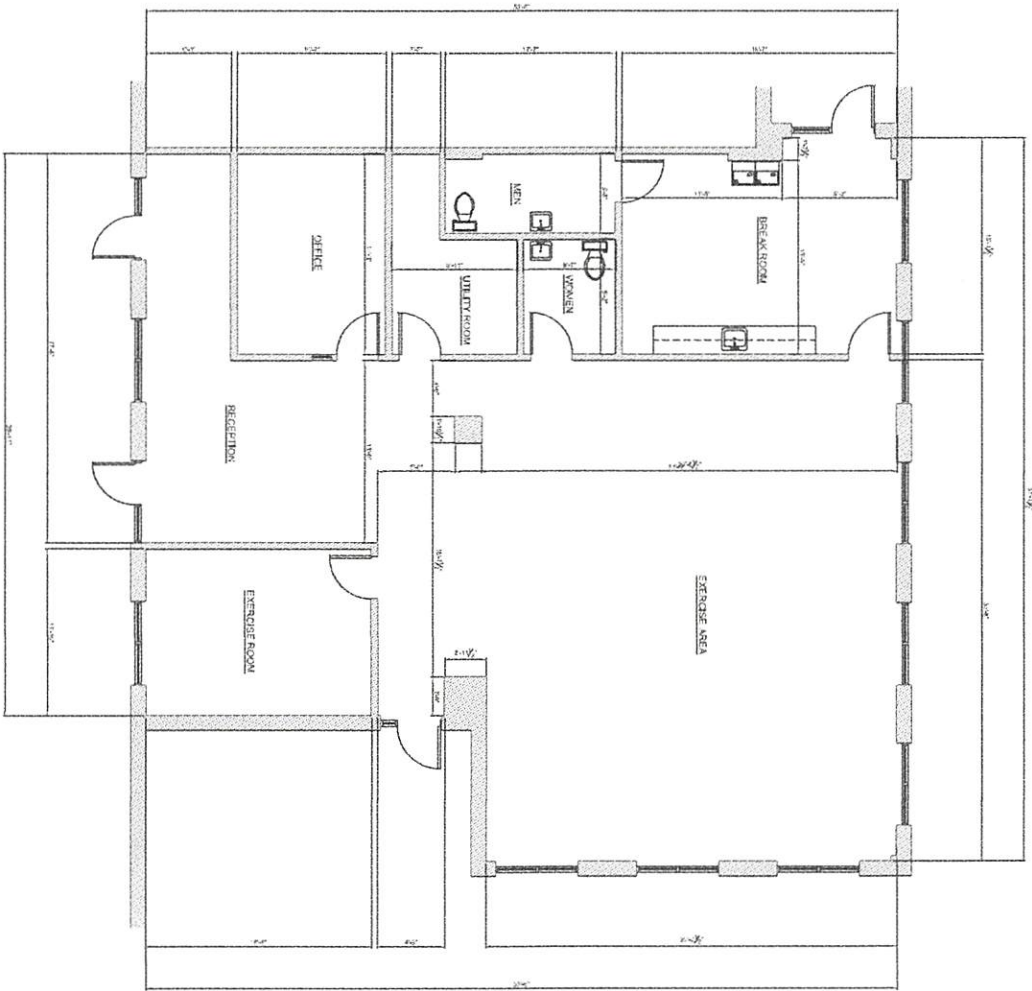
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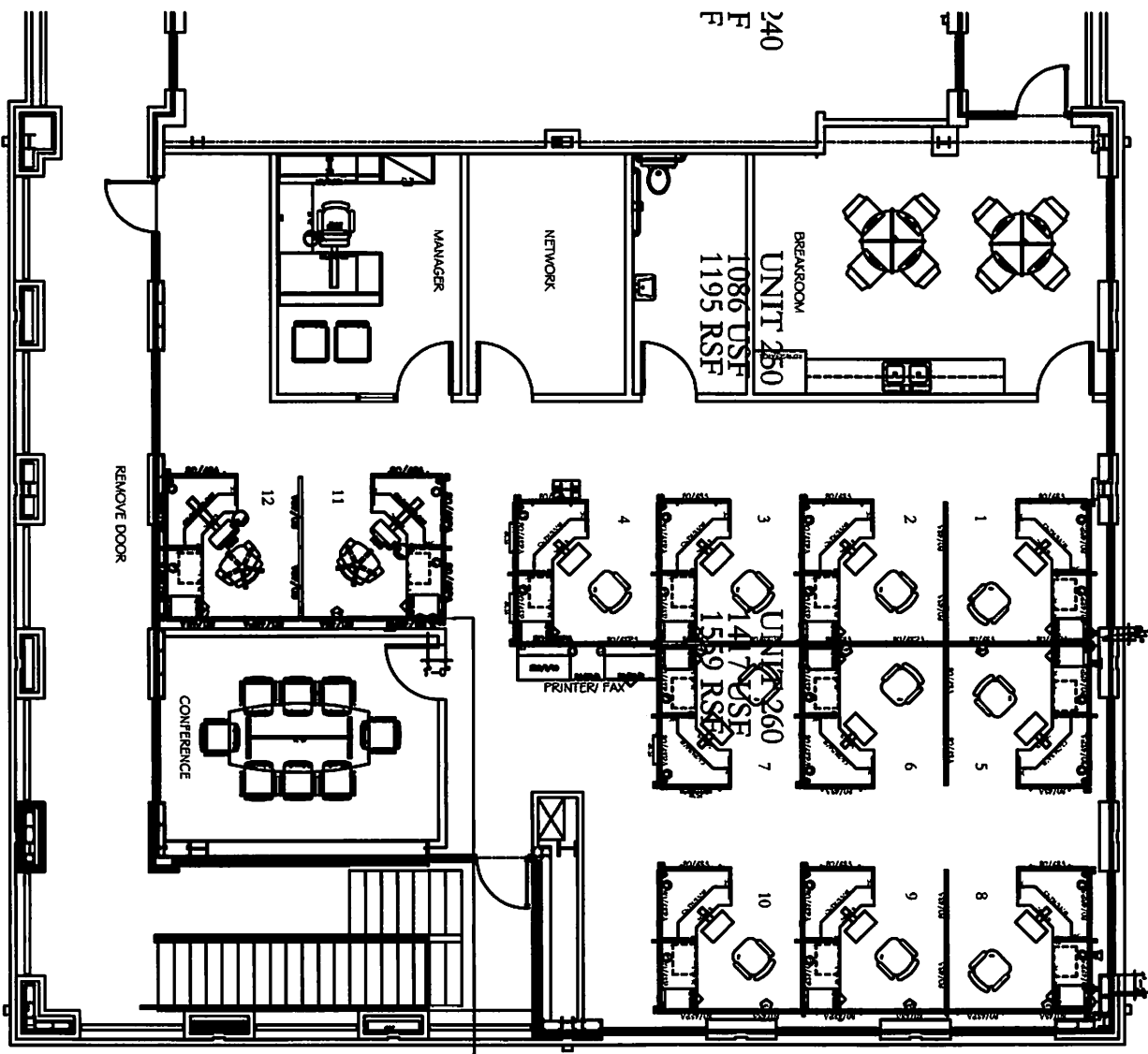
**FLOOR PLAN AS BUILT NOW**



**1 Existing Conditions Floor Plan**

<p><b>G1.0</b></p>	<p>DATE: 12-25-14</p>	<p>BY: [Signature]</p>	<p>SCALE: AS NOTED</p>	<p>PROJECT: CSE</p>	<p>CLIENT: FAK</p>
	<p>10210 Berkeley Place Drive, Suite 260 Charlotte, NC 28262</p>	<p><b>CSE ENGINEERING CONSULTANTS</b> 3511 South Lake Parkway Suite C6-200 Charlotte, NC 28209 704-556-5426</p>	<p><b>FOR REVIEW NOT FOR CONSTRUCTION</b></p>	<p><b>THE M DESIGN SHOPPE</b></p>	<p>EXISTING FLOOR PLAN</p>

PLAN AS OFFICE WHEN UNIT PURCHASED



3 CIRCUITS 2 - DEDICATED FOR COMPUTER USE DUPLEX OUTLET #1 (BLACK) AND #2 (RED), 1 MISC. DUPLEX OUTLET #4 (PINK).  
 ALL CIRCUITS ARE TO BE INSTALLED AND SEPARATE FROM EACH OTHER. DO NOT USE AVAILABLE HOT LEADS TOOKOVER.

2 CIRCUITS 1 - DEDICATED FOR COMPUTER USE DUPLEX OUTLET #1 (BLACK), 1 MISC. DUPLEX OUTLET #4 (PINK).  
 ALL CIRCUITS ARE TO BE INSTALLED AND SEPARATE FROM EACH OTHER. DO NOT USE AVAILABLE HOT LEADS TOOKOVER.

2 CIRCUITS 1 - DEDICATED FOR COMPUTER USE DUPLEX OUTLET #1 (BLACK), 1 MISC. DUPLEX OUTLET #4 (PINK).  
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UNIT  
 250  
 260  
2763 USF