

# 3441 SOUTH BOULEVARD

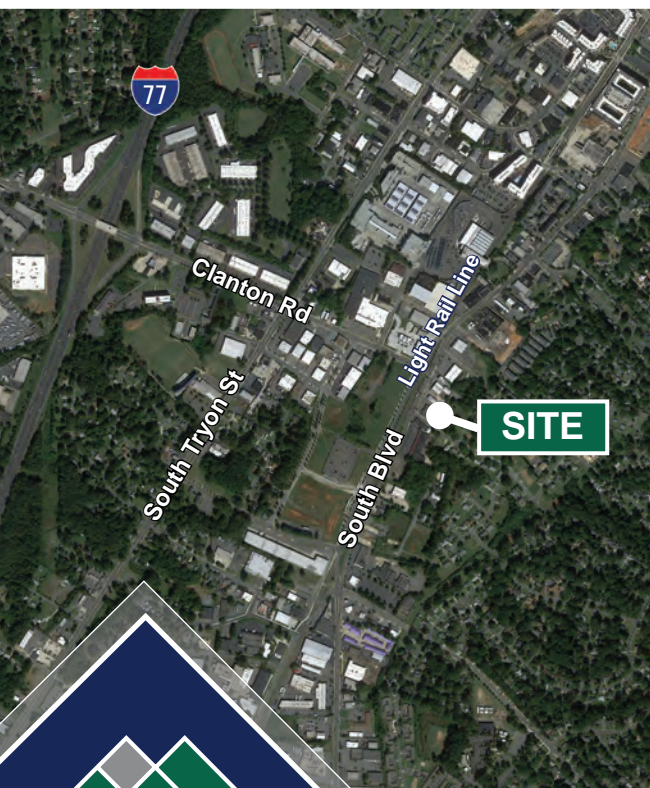
Charlotte, North Carolina

Available First Quarter 2018

For  
Lease



## Outstanding Office Space in a Great South End Location



### FEATURES

- ▶ 40,000 SF new Class A Office & Retail space strategically positioned at the intersection of Clanton Rd and South Blvd - "The Gateway to South End."
- ▶ Convenient access to I-77 and the Light Rail Line, just 10 minutes away from the Charlotte CBD and SouthPark, 15 minutes from Charlotte Douglas Airport.
- ▶ Surrounded by abundant multi-family residential recently opened or under construction. Trendy nearby restaurants/retail include: Olde Mecklenburg Brewery, Mac's Speed Shop, CBD via Light Rail and Park Road Shopping Center.
- ▶ Office Rental Rate: \$28/SF NNN (\$40 allowance from shell condition).
- ▶ Efficient floor plan design for more flexibility. First Floor: 1,500 - 10,000 SF of retail space, Floors 2 & 3 can be subdivided to accommodate 3,000 - 12,000 SF office tenants.
- ▶ Excellent visibility with tenant signage on South Blvd where traffic count is 40,000 vehicles per day. Monument and "blade" signage is available.
- ▶ Building offers significant exterior glass with great views of uptown and surrounding South End area.
- ▶ Surface parking lot in excellent proximity to the building entrances and lobby.

LINCOLN  
HARRIS

Jubal Early  
704.714.7645  
jubal.early@lincolnharris.com

Marshall Williamson  
704.714.7626  
marshall.williamson@lincolnharris.com

A Promise of Value  
lincolnharris.com

# 3441 SOUTH BOULEVARD

Charlotte, North Carolina

For  
Lease



## LOCATION



## SITE PLAN



LINCOLN  
HARRIS

Jubal Early  
704.714.7645  
jubal.early@lincolnharris.com

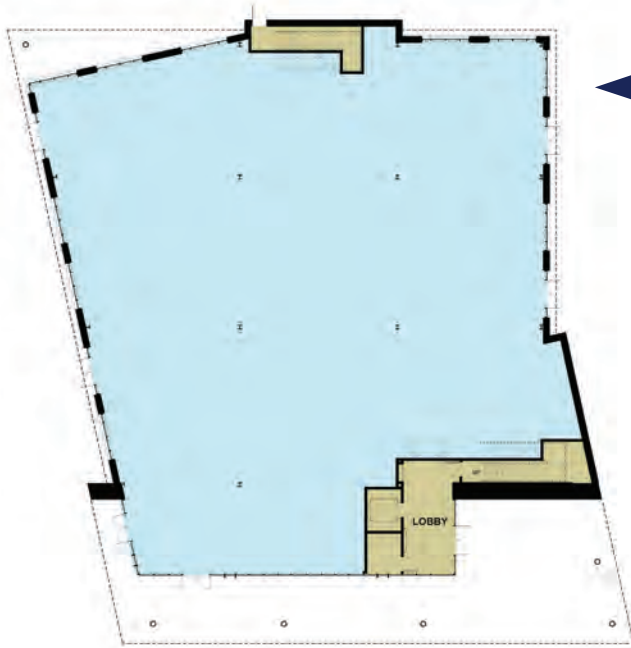
Marshall Williamson  
704.714.7626  
marshall.williamson@lincolnharris.com

A Promise of Value  
lincolnharris.com

# 3441 SOUTH BOULEVARD

Charlotte, North Carolina

For  
Lease



◀ LEVEL ONE FLOOR PLAN



TYPICAL FLOOR PLAN ▶



◀ TYPICAL FLOOR PLAN

*Conceptual Layout*



LINCOLN  
HARRIS

Jubal Early  
704.714.7645  
jubal.early@lincolnharris.com

Marshall Williamson  
704.714.7626  
marshall.williamson@lincolnharris.com

A Promise of Value  
lincolnharris.com