

Office Building—LEASE



257 W. Main Ave. Gastonia, NC 28052

Capstone Commercial Group LLC on behalf of the owner is pleased to serve as exclusive advisors for the sale of this property.



Offering Summary:

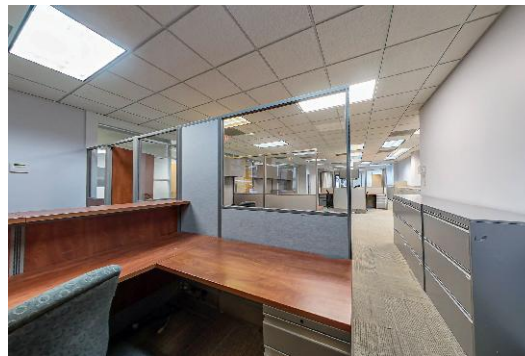
- BUILT 1959
- Renovated 2009
- Levels 3
- Sq.Ft. 9600 Sq.Ft
- Apprx. (28) offices
- Utilities Included

Excellent office lease location 9600 Sq Ft. partially furnished ready to move in. There are (29) offices/cubicle ready spaces, (2) conference rooms, (8) bathrooms, ample administrative work areas and kitchenette/dining.

WILL LEASE ENTIRE BUILDING OR BY FLOOR— UTILITIES INCLUDED

High traffic location on W. Main Avenue. Within blocks of new FUSE sports complex opening summer of 2021, just a block's away from the newly renovated Esquire Motel and the new star rated Barristers Restraunt. Close proximity to Gaston county courthouse ,city and county offices.

A three-time All-America City and recipient of the U.S. Conference of Mayors top Livability Award, Gastonia is recognized as one of the area's best places to live and work with an ideal combination of location, size, and quality of life. Those factors, combined with the City's strategic location, just minutes west of Charlotte and midway between Atlanta and North Carolina's Research Triangle, attracts business and industry looking for an ideal site



FUSE Development

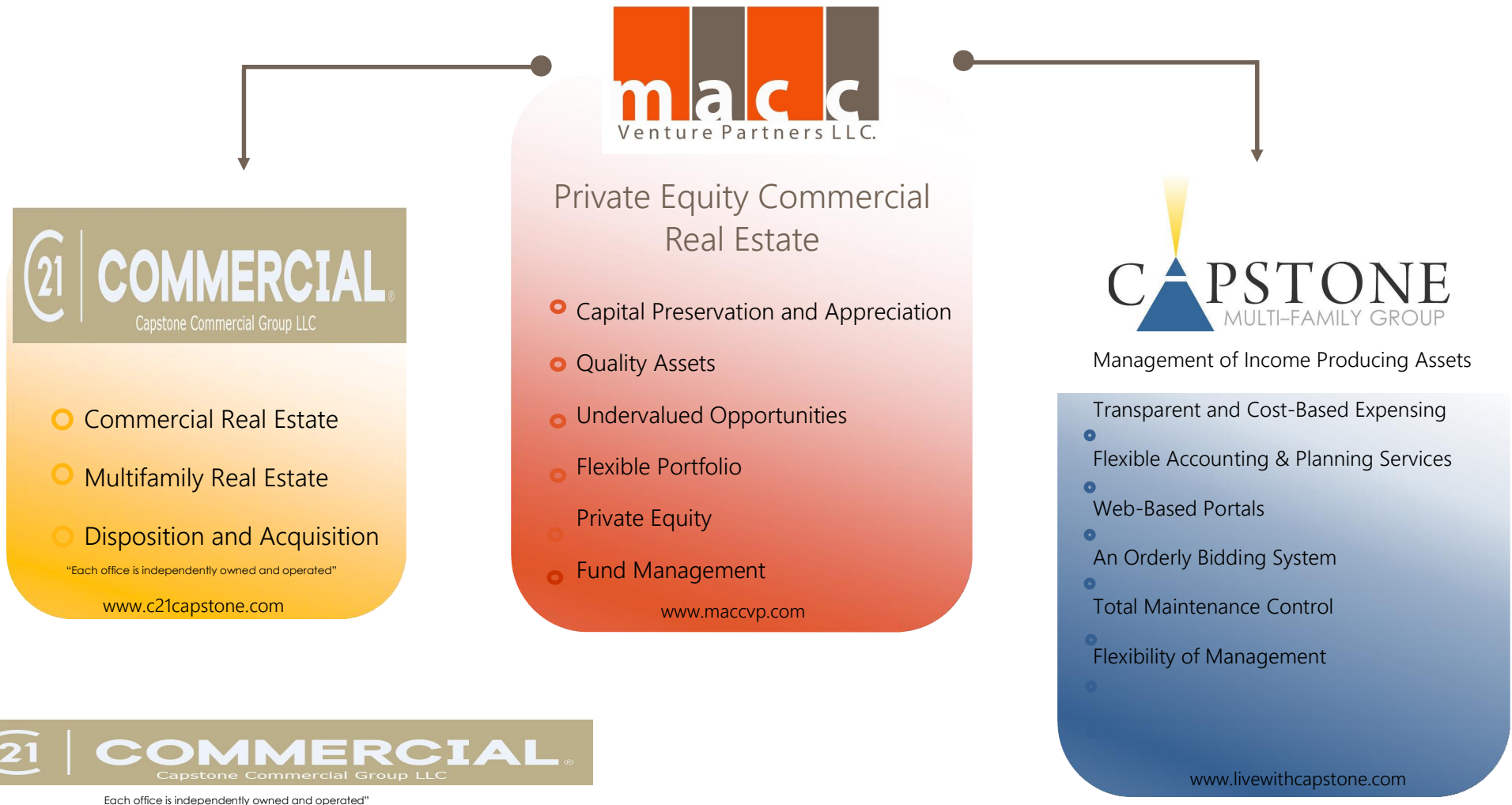


Each office is independently owned and operated*

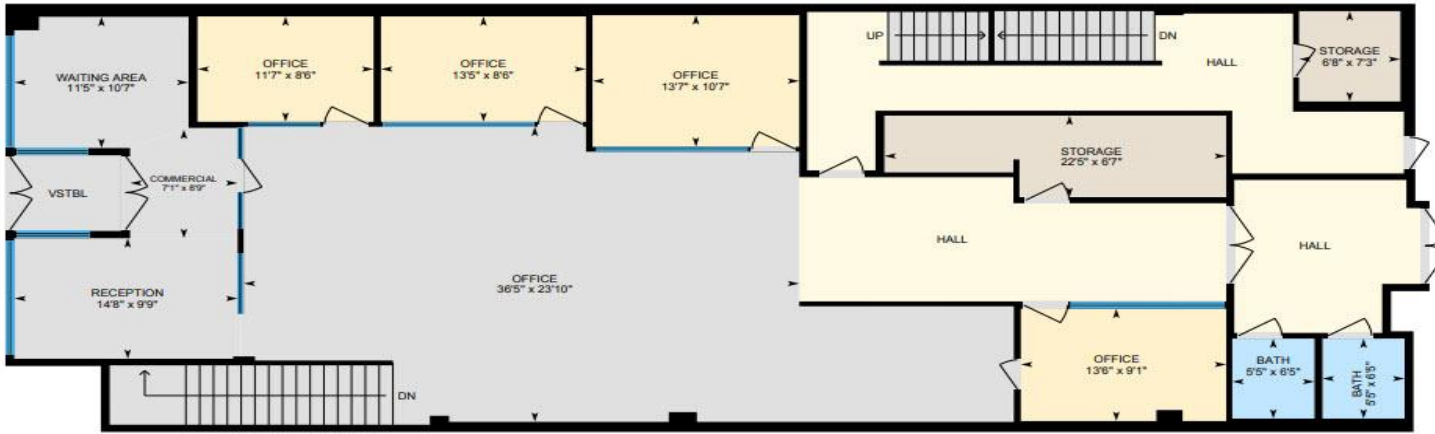


A Vertically Integrated Commercial Real Estate Firm with 13 years of Industry Experience

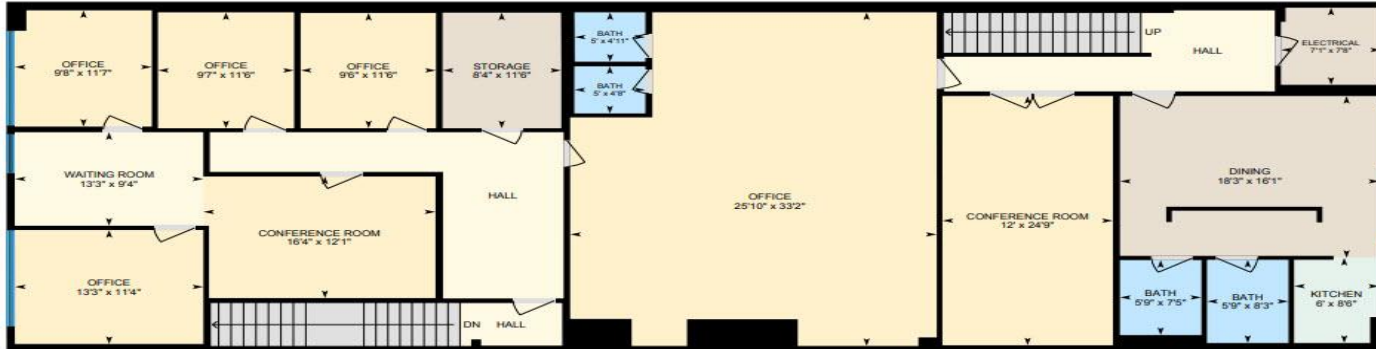
Century 21 Capstone Commercial Group is an expansion of the Capstone Family of Companies. In addition to our brokerage services, Capstone Multifamily Group is a well established property management group that began in 2003. These two entities are under the umbrella of MACC Venture Partners, a private equity commercial Real Estate firm that has deep penetration in commercial real estate holdings in the greater Southeast.



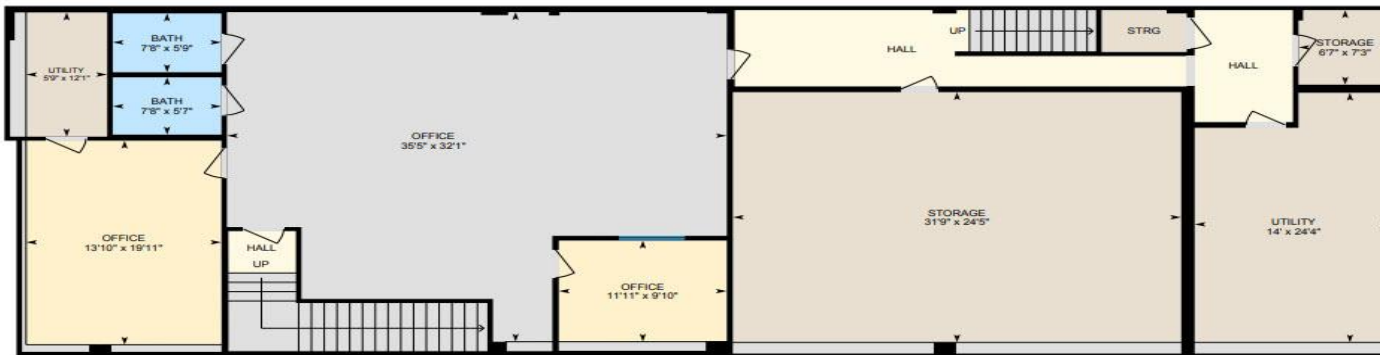
Floor Plans



Main Level



Second Level



Lower Level

Gastonia Downtown Development

The historic central business district consists of approximately 49 acres with approximately 1.1 million square feet of buildings and is positioned primarily between Long Ave and Franklin Boulevard. Main Avenue extends east from York Street to Broad Street for a length of five city blocks.

In the early 1970's the primary business function of downtown moved out to the thoroughfares, as was typical for cities similar to Gastonia throughout the United States. Remaining were government buildings, banks, churches and a small number of shop owners not yet ready to move to the new strip shopping centers.

Today, Main Avenue offers a part of the past architectural fabric and history with much opportunity for rehabilitation projects. The City has made a major investment of \$6.3 million dollars by renovating the 1911 Gaston County Courthouse, which now houses the **James B. Garland Municipal Business Center**, a one-stop government service facility. Gaston County has undertaken the renovation of the former BB&T Banking Center (formally the Belk Department Store) with a like investment for the purpose of housing the County Administration Offices. Private investment is currently underway with a number of properties in the process of being renovated and many properties are available for sale.

In support of center city, housing the City Council established the York Chester Historic District in 1988 and the Brookwood District in 1996. Also, in 1997 a Municipal Service District was established. Through the public private cooperation of merchants, property owners and the City Council the nonprofit Gastonia Economic Development Corporation leads the development effort. This body is the chief architect responsible for the National Historic District status being awarded and actively serves as promoter and contact for the revitalization of the downtown. **City of Gastonia**

As part of the Charlotte Metropolitan Area, Gastonia has experienced the region's robust growth and economic development of the past two decades. The city is experiencing a dramatic revitalization between the mill village and downtown Gastonia that is forecasted to continue throughout the next 10–20 years.



Disclaimer Statement

Century 21 Capstone Commercial Group is the listing Broker of the Owner for the sale of this property. No contacts shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Offering is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto. The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy or duplicate, forward or distribute, nor solicit third party interest without written permission and consent from Owner or Century 21 Capstone Commercial Group. Neither Century 21 Capstone Commercial Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representations to the future performance of the Property. Each Century 21 Office is independently owned and operated.





Location

Located just block's from the heart of **FUSE**, the multi-use facility that will host sporting events, festivals and concerts year-round. **FUSE** is more than a baseball stadium. It connects prime properties associated with Gastonia's heritage to exciting new uses essential for the city's future. It connects neighbors with neighbors.



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Broker

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