



**FLEX SPACE | FOR LEASE**

**Monroe Technology Center | 3330 Monroe Road | Charlotte**

Located at the Monroe Rd. and Washburn Ave. intersection, this building is in close proximity to uptown and Independence Blvd. (Highway 74).

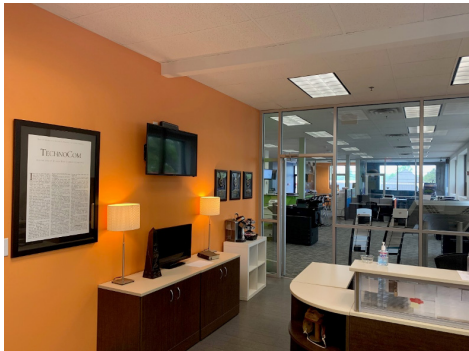
**ROB PRESSLEY**  
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BANKER  
COMMERCIAL**

MECA





## PROPERTY INFORMATION

### BUILDING SF

45,087 SF\*

### ZONING

I-2

### COMMON AREA

- 2,615 “rentable” SF (5.8%) consisting of Main Lobby and Shared Loading Bay
- In-door loading bay includes three dock-high bays and one drive in door
- 16’ Ceiling height
- 70 Free onsite parking spaces

### SUITE A

#### RENTABLE SF

26,064 SF\*

### OCCUPANT

Technocom Business Solutions’ HQ

### INTERIOR

- Private and open offices
- Showroom & multiple Conference Rooms
- Training Room, Break Room/Kitchen
- Restrooms with Shower
- Call Center
- Server Room & Warehouse
- Tenant will consider Relocating

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Coldwell Banker Commercial

MECA

2320 W. Morehead St. | 2nd Floor

Charlotte, NC 28208



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\*The land acreage and/or building square footage was obtained from the County’s Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.





**PROPERTY INFORMATION**

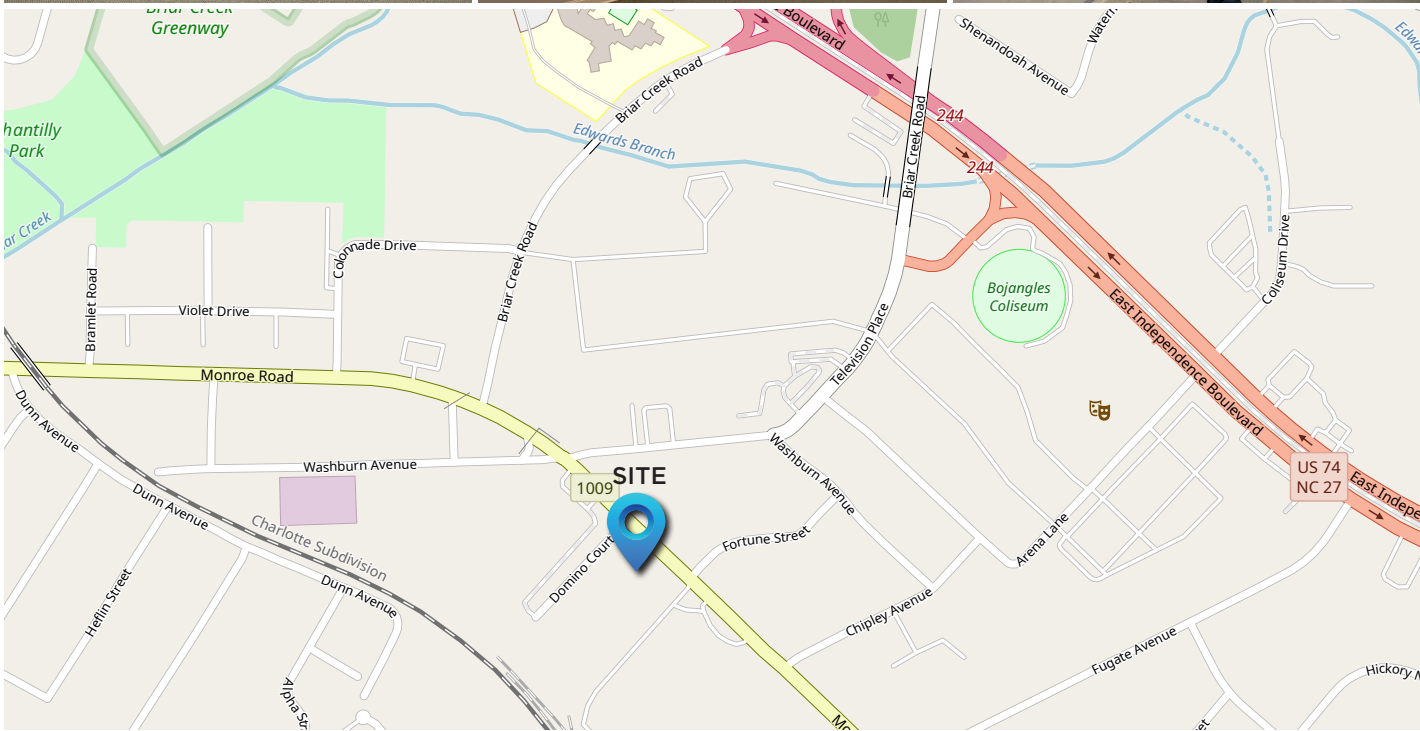
**SUITE B**  
RENTABLE SF  
18,877 SF\*

OCCUPANT  
Vacant

- INTERIOR
- Private and open offices
  - Showroom & multiple Conference Rooms
  - Training Room, Break Room/Kitchen
  - Restrooms with Shower
  - Server Room & Warehouse

**NOTES:** Suite B is currently vacant and available. Tenant in Suite A would consider relocating to Suite B if good tenant desired larger space OR, for the right tenant who desired the entire property, current tenant would consider relocating to another property.

**LEASE RATE**  
Call Listing Broker to discuss



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