



**CREATIVE SPACE  
OFFICE SPACE**

**FOR LEASE**

**1124 S. Mint St. | Charlotte**

Located in The Gold District, voted Best Neighborhood in Charlotte in 2019, this 1945 building is rich with character, perfect for inspiring creativity.

**GEOFFREY CURME**  
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**COLDWELL  
BANKER  
COMMERCIAL**

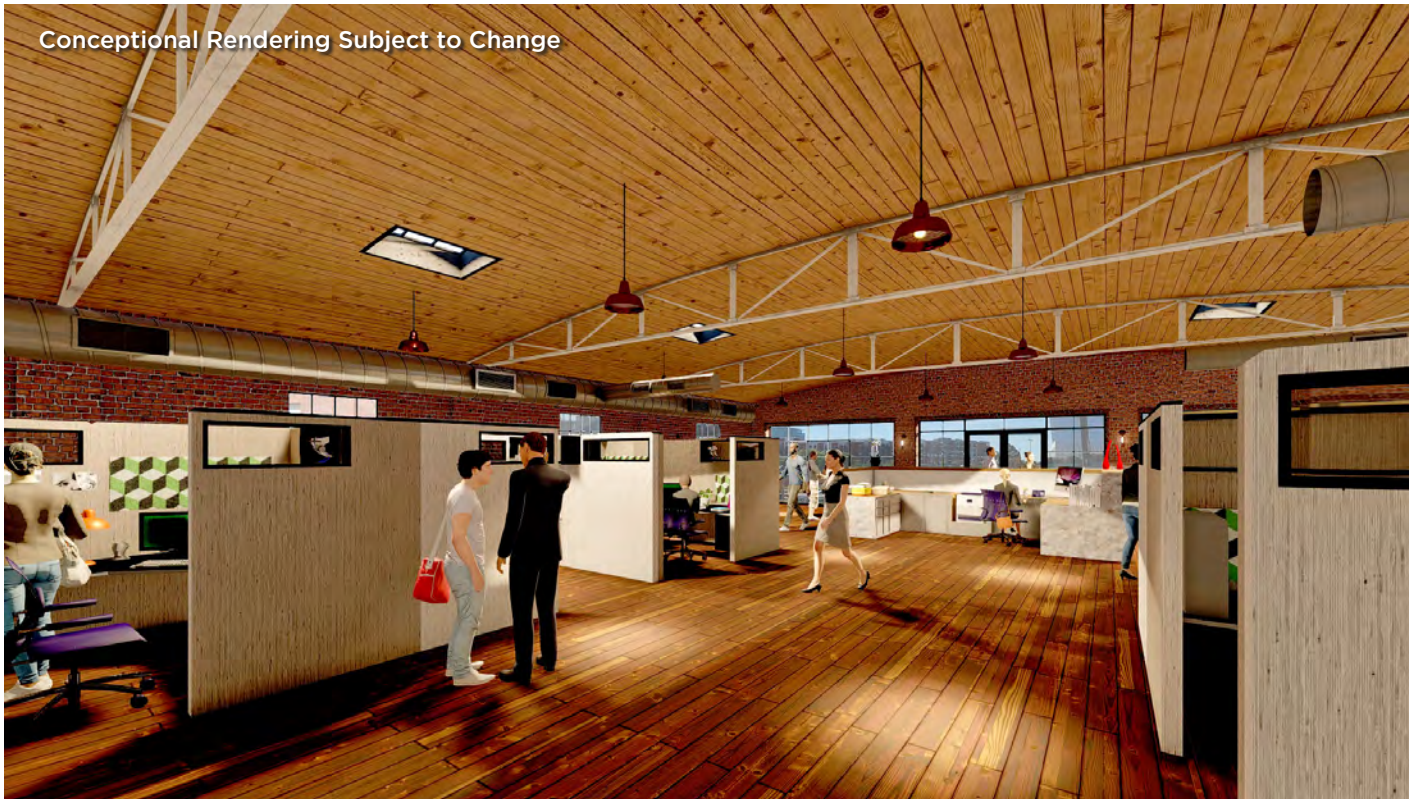
MECA





New entrance could face Palmer Ave.

Conceptual Rendering Subject to Change



## PROPERTY INFORMATION

### SF\*

5,720 SF

### ACREAGE\*

.24 Acres

**PARCEL ID** - 07326705

**ZONING** - I2

### FEATURES

- C-Class office space, built in 1945
- One-story, brick faced building
- Corner lot, 3 blocks from uptown Charlotte
- Surface parking available
- Located in the increasingly popular Gold District neighborhood, one of Charlotte's fastest growing areas
- Great bones for interior renovation
- Landlord does not commit to the visionary look, it is just an idea
- 31 Luxury Townhomes from the \$600's currently under construction in lot adjacent facing Mint St.

### LEASE RATE

\$27.50/SF NNN

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2320 W. Morehead St. | 2nd Floor

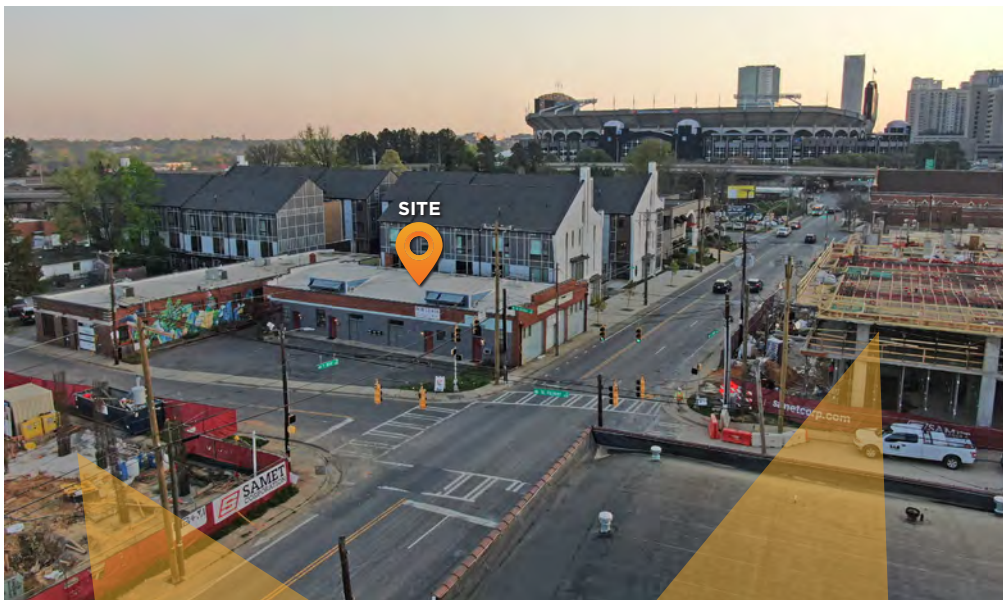
Charlotte, NC 28208

\*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.



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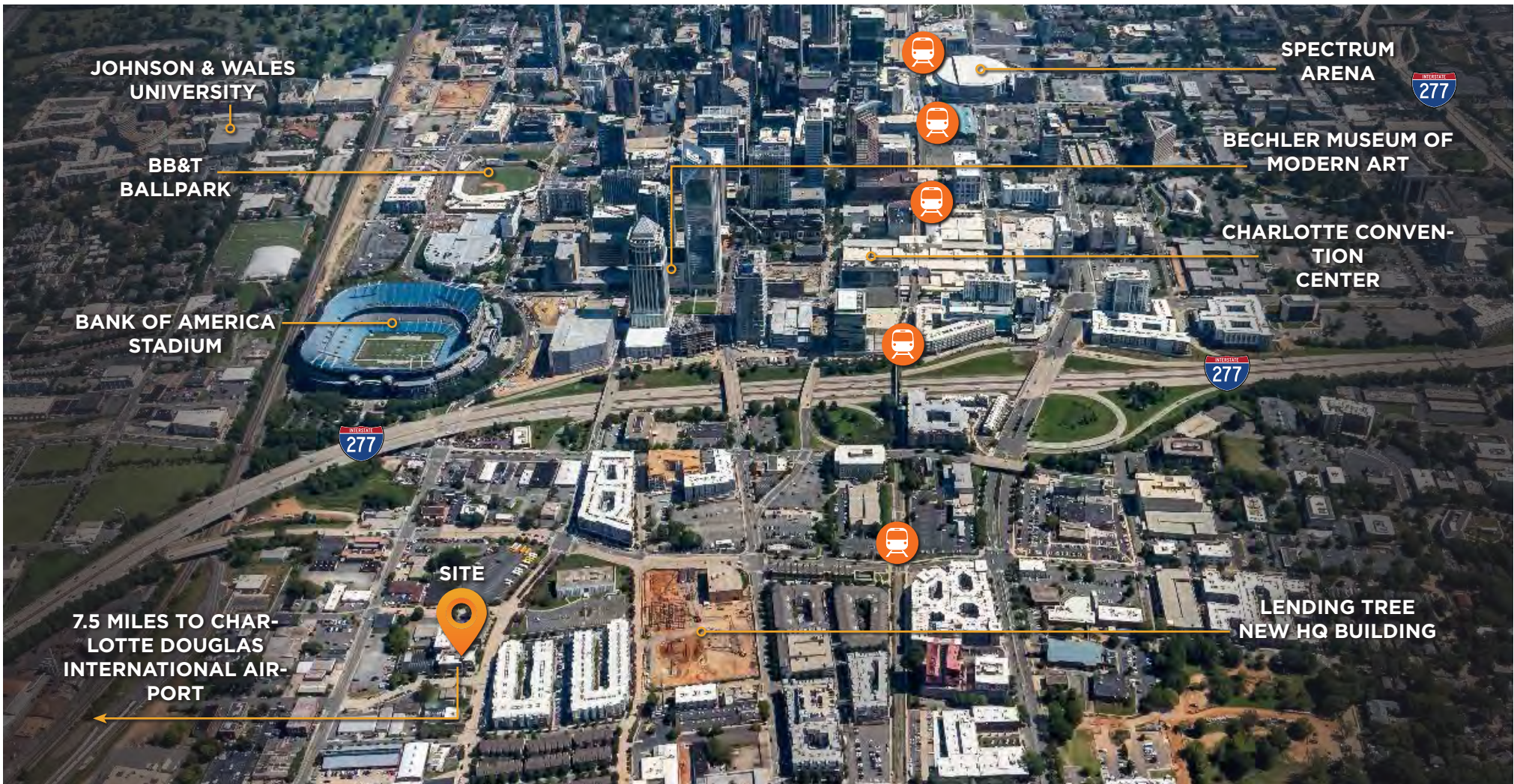
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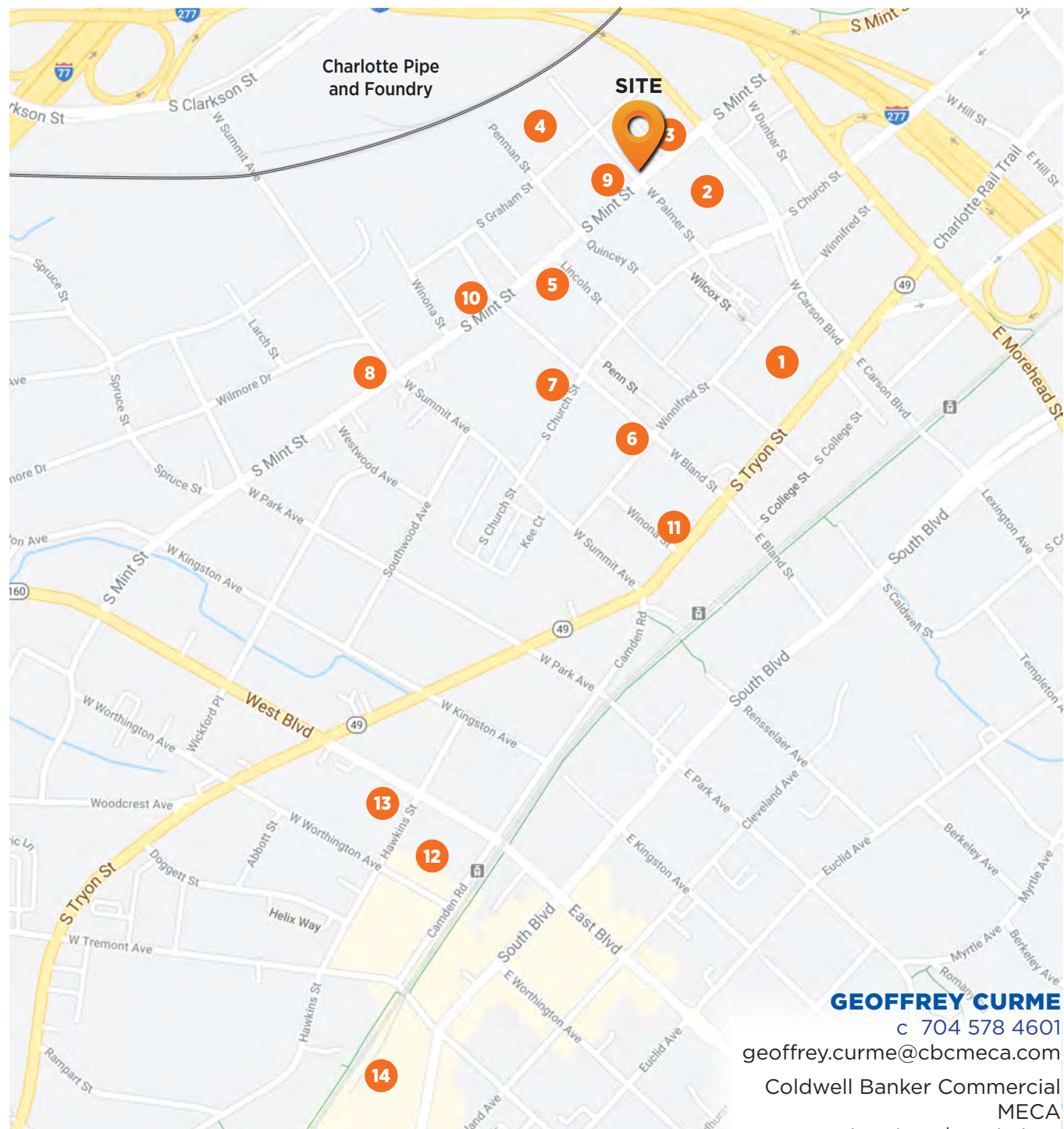
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- 1 VANTAGE SOUTHEND**  
635K SF at 1120 S. Tryon Lending Tree anchor + 1 acre park to be delivered 2022 along with second tower 580K SF office space and 55K SF retail
- 2 303 APTS U/C BY SPECTRUM**  
1500 S Mint St. 4Q:2021 delivery
- 3 ALTURAL TOWNHOUSES**  
1200 S Mint St. for sale, 31 from mid-\$600,000
- 4 SALTY PARROT BREWING COMPANY**  
(Brewery)
- 5 UNKNOWN BREWING COMPANY**  
(Brewery)
- 6 HOPPIN**  
1402 Winnifred Street (take out restaurant)
- 7 LET'S MEAT KBB**  
414 S. Church St., (take out restaurant)
- 8 YUME RAMEN SUSHI**  
1508 S. Mint St.
- 9 259 APARTMENTS U/C GRUBB PROPERTIES**  
2022 delivery
- 10 LITTLE HARDWARE**  
(retail and wholesale)
- 11 THE RAILYARD SOUTHEND**  
Office, retail & microapartments, 1414 S. Tryon
- 12 THE DESIGN CENTER**  
357,000/SF office, 22,000/SF retail; Lowe's anchor tenant (technology center)
- 13 THE HAWK**  
71 Luxury aptmtns, built by Ram Realty
- 14 PORTMAN OFFICE BUILDING**  
285,000/SF, speculative, Sycamore Brewery to reopen on ground floor upon completion
- 15 ASHTON SOUTH END**  
310 Apartments, 125 W. Tremont St.



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