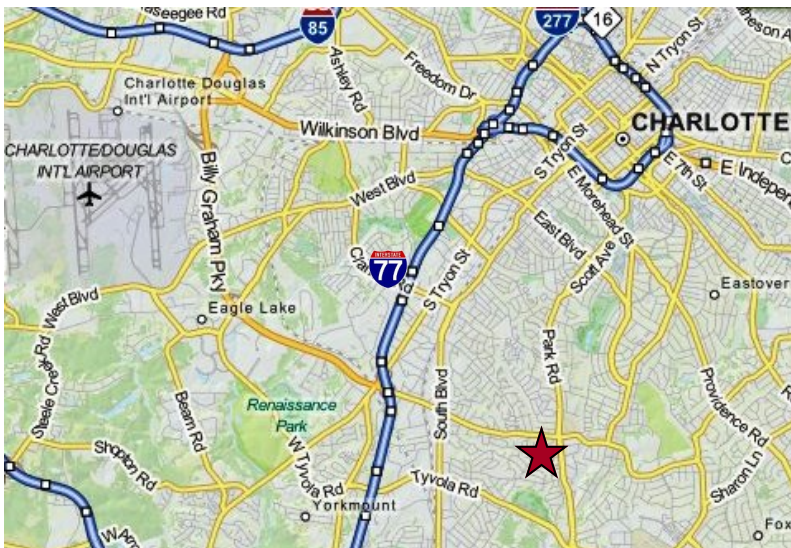


# Parkwood Building



## Office Suites for LEASE

4530 Park Road  
Charlotte, NC 28209

### Availability

- ◆ 2nd Floor—1,896 or 4,110 SF
- ◆ 4th Floor—2,045 SF

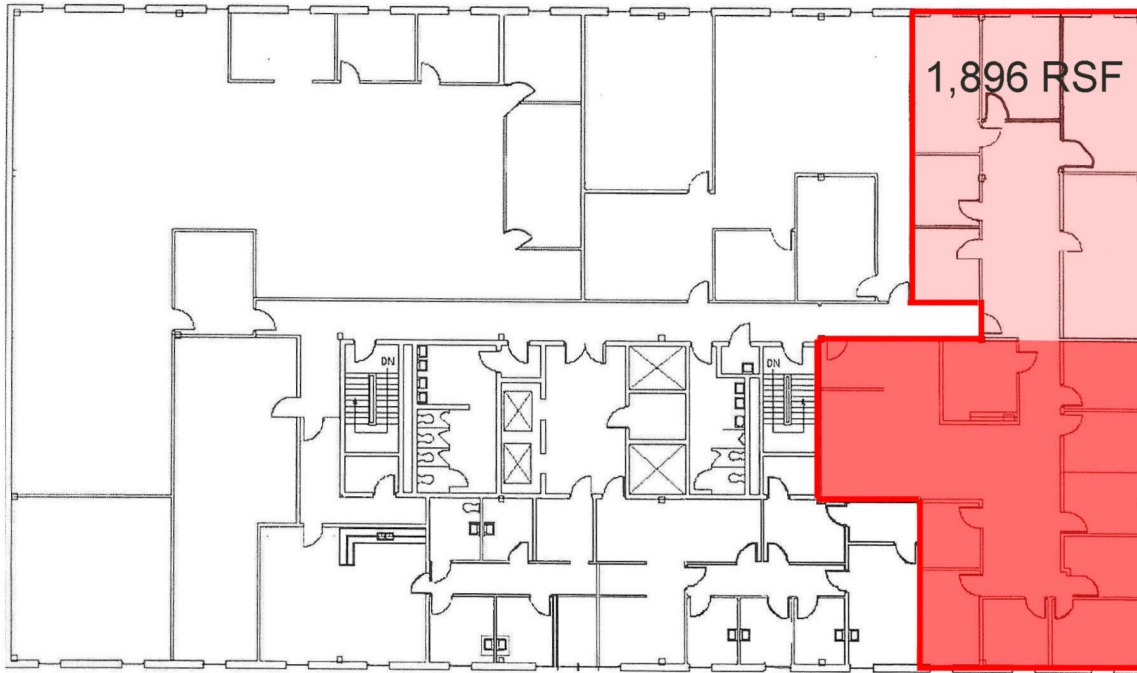
### Highlights

- ◆ 4 story office building, approx. 62,000 RSF
- ◆ HVAC system, windows and lighting recently upgraded
- ◆ Building security cameras at ground floor common entrances
- ◆ Nicely landscaped with 270 surfaced parking spaces
- ◆ On-site leasing, management and maintenance services
- ◆ Easy access to Park Road, with signalized intersection
- ◆ Many amenities within walking distance, including restaurants, banks, shopping, etc.
- ◆ Convenient to Park Road Shopping Center, SouthPark Mall, Uptown Charlotte, Charlotte Douglas International Airport, restaurants, athletic facilities and major highways

**Phil Chambers**

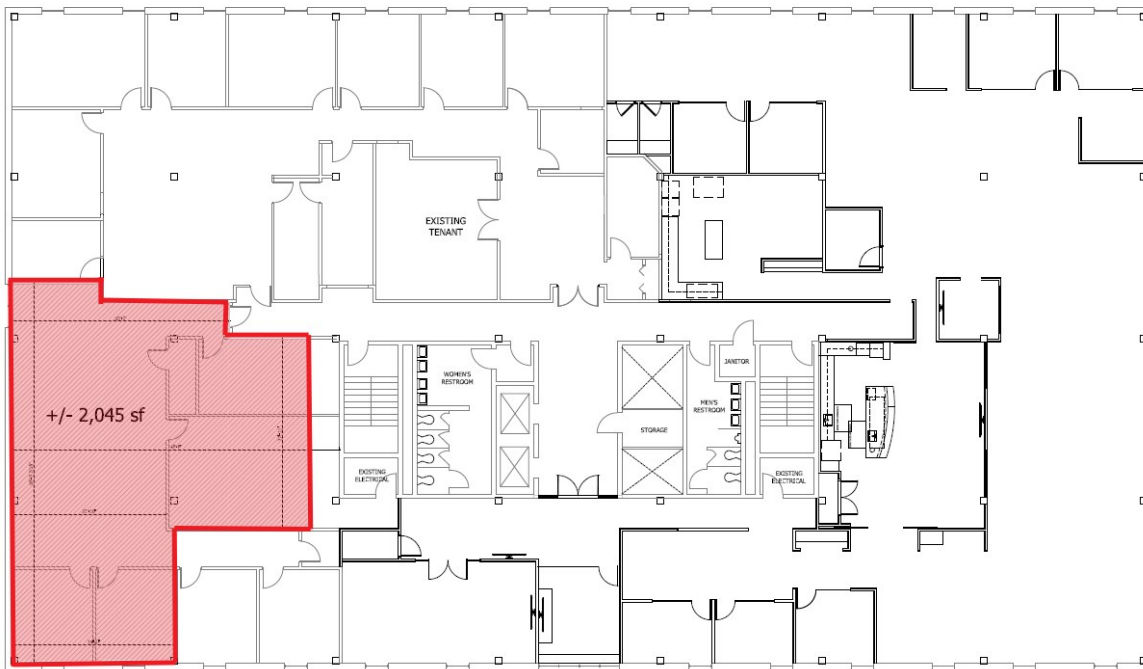
telephone: 704.519.4273  
phil.chambers@latpurser.com

## 2nd Floor



**AVAILABLE:  
1,896 RSF or All  
Space  
Outlined in Red  
4,110 RSF**

## 4th Floor



SUITE	TENANT	RSF
100	John Bosworth & Associates	3,128
105	PSA Healthcare	2,418
107	Premier Home Health Care	1,949
109	Beatty & Associates	3,680
110	Truliant Federal Credit Union	3,404
200	GOGO Worldwide Vacations	1,349
201	Hawthorne Management	7,713

SUITE	TENANT	RSF
230	AVAILABLE 1,896 SF or 4,110 SF	4,110
240	Leukemia & Lymphoma Society	2,716
300	InReach	10,195
301	Pediatrics Healthcare for Kids	3,006
302	Lupus Foundation of America	2,412
410	Lat Purser & Associates	7,395
420	Catawba Lands Conservancy	4,407
430	AVAILABLE +/- 2,045 SF	2,045

LPA

Lat Purser  
& Associates, Inc.

**Phil Chambers**

telephone: 704.519.4273  
phil.chambers@latpurser.com