



**OFFICE/FLEX SPACE**

**FOR SALE  
OR LEASE**

**3131 Westinghouse Boulevard | Charlotte**

Surrounded by various industrial and office parks, with close proximity to interstates I-485 and I-77, this building provides great potential as an office/flex space.

**WILL HANDY**  
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**ROB PRESSLEY**  
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**COLDWELL  
BANKER  
COMMERCIAL**

MECA



## PROPERTY INFORMATION

### SF

11,220 SF\*

### ZONED

I-1

### FEATURES

- Building is of brick/masonry construction
- Office features a large conference room, kitchen, copy/workroom, data center/server room and a large open area for cubicles or bullpen
- Warehouse has two bathrooms and one dock high door

### LEASE RATE

\$12.00/SF NNN

### LIST PRICE

\$2.2M

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2320 W Morehead St. | 2nd Floor

Charlotte, NC 28203

704 971 2000

\*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.

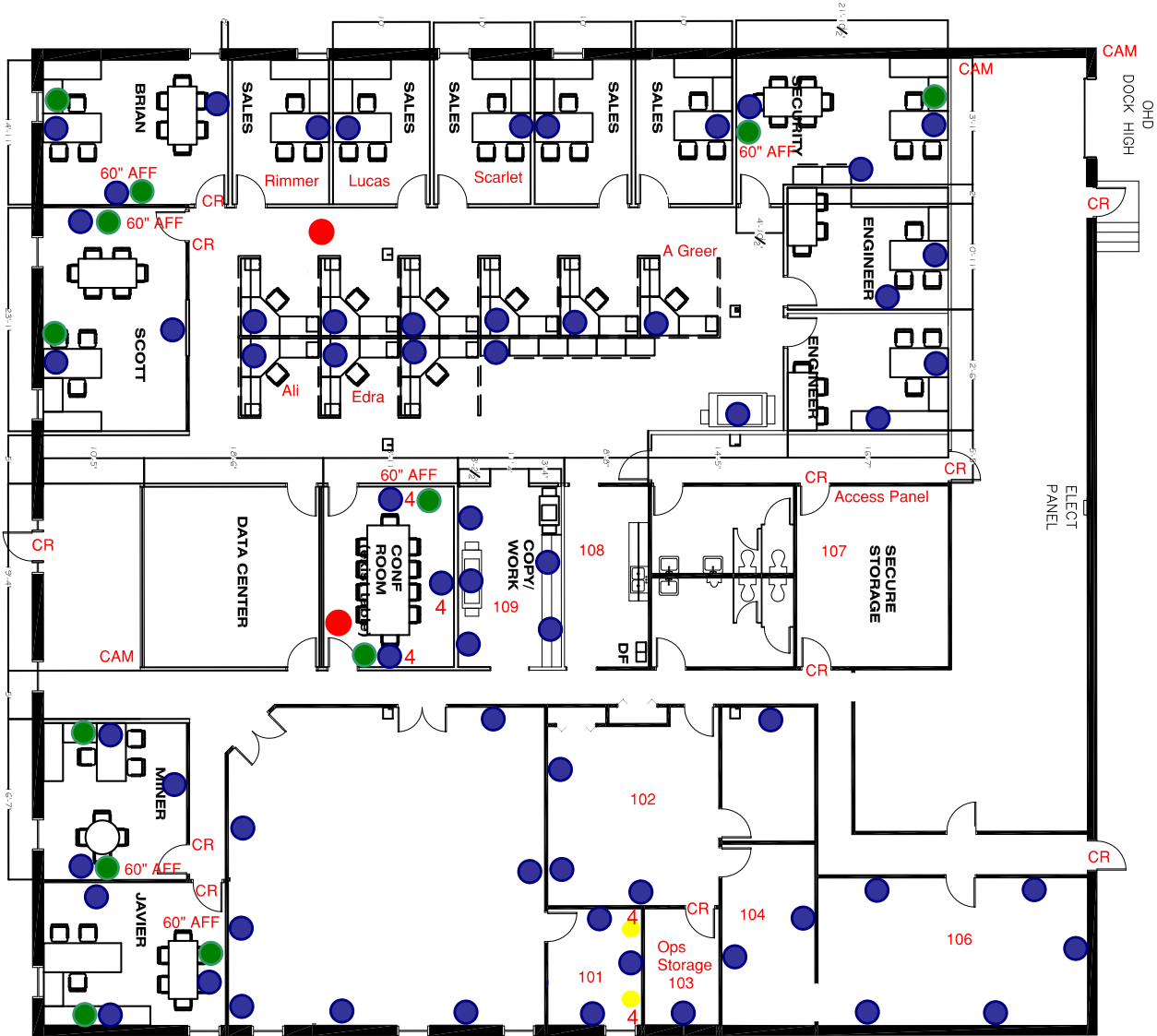
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# FLOOR PLAN



- AP's
- Dual (Unless Marked as Quad)
- TV  
60" AFF - 120 & Data
- Lab Drops

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