

FOUR RESOURCE SQUARE
10735 DAVID TAYLOR DRIVE, CHARLOTTE, NC 28262

FOUNDRY
COMMERCIAL



OFFICE FOR LEASE: 1,870 – 31,953 RSF

FOUR RESOURCE SQUARE
PROPERTY FEATURES

- High quality construction, creating functional and efficient floorplates
- Attractive on-site amenities including state-of-the-art fitness centers, on-site management and security
- Less than 5 minute walk to numerous restaurants, hotels, and shopping areas
- Convenient access to downtown Charlotte via I-85, less than 1.5 miles away

BUILDING FEATURES

TOTAL SQUARE FEET	± 152,308 RSF
AVAILABLE	1,870 – 31,953 RSF
YEAR BUILT	1999
PARKING RATIO	4.6/1,000
LEASE RATE	\$25.00 Full Service



For more information, please contact:

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FOUR RESOURCE SQUARE

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SUITE	SF MIN	SF MAX	RATE
100	7,127 RSF	7,127 RSF	\$25.00/SF AVAILABLE 11/30/2020
100-A	3,366 RSF	3,366 RSF	\$25.00/SF AVAILABLE 11/30/2020
180	2,034 RSF	2,034 RSF	\$25.00/SF AVAILABLE 1/31/2020
250	15,664 RSF	15,664 RSF	\$25.00/SF
260	4,580 RSF	4,580 RSF	\$25.00/SF
340	1,870 RSF	1,870 RSF	\$25.00/SF
360	8,534 RSF	8,534 RSF	\$25.00/SF
400	31,953 RSF	31,953 RSF	\$25.00/SF AVAILABLE 11/30/2020



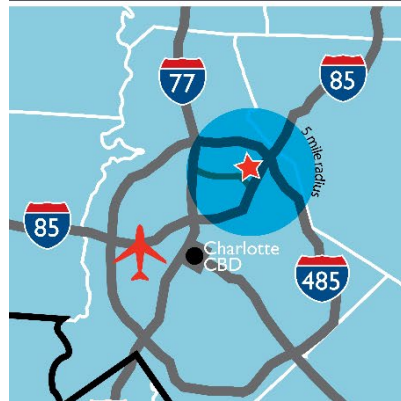
ACCESSIBILITY

LYNX LIGHT RAIL STATION:
3 miles | 5 minutes

CHARLOTTE CBD:
11 miles | 15 minutes

CHARLOTTE DOUGLAS
INTERNATIONAL AIRPORT:
15 miles | 17 minutes

SOUTHPARK:
18 miles | 20 minutes



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