



FOR LEASE | OFFICE / INDUSTRIAL

# ARROWOOD BUSINESS CENTER

11301 Granite St., Charlotte, NC 28273



## LEASE OVERVIEW

<b>AVAILABLE SF:</b>	13,201
<b>BASE RENT:</b>	\$8.00 SF/Yr (Modified Gross)
<b>CAM CHARGE:</b>	\$1.50 SF/Yr
<b>LOT SIZE:</b>	5 Acres (Total Site)
<b>BUILDING SIZE:</b>	13,201 SF
<b>BUILDING CLASS:</b>	B
<b>CEILING HEIGHT:</b>	14.0 FT
<b>YEAR BUILT:</b>	1984
<b>ZONING:</b>	I-2
<b>MARKET:</b>	Southwest Charlotte
<b>CROSS STREETS:</b>	Granite St & Westinghouse Boulevard

## PROPERTY DESCRIPTION

Highly desirable southwest Charlotte. Property located at the corner of Granite & Westinghouse Blvd. - a signalized intersection providing exceptional access to building. Additional I-2 land can be leased with building for storage. Uses: Call center, office showroom, church, corporate headquarters all possibilities.

\* Available 1st QTR 2017

\* \$8/SF Mod. Gross [\$1.50 CAM includes taxes, insurance, common area, etc.]

\* Signalized corner at Granite St. and Westinghouse Blvd.



### HARRISON COLE

Advisor  
704.632.1015  
hcole@svn.com  
NC #83480

### KENT LAMM

Senior Advisor  
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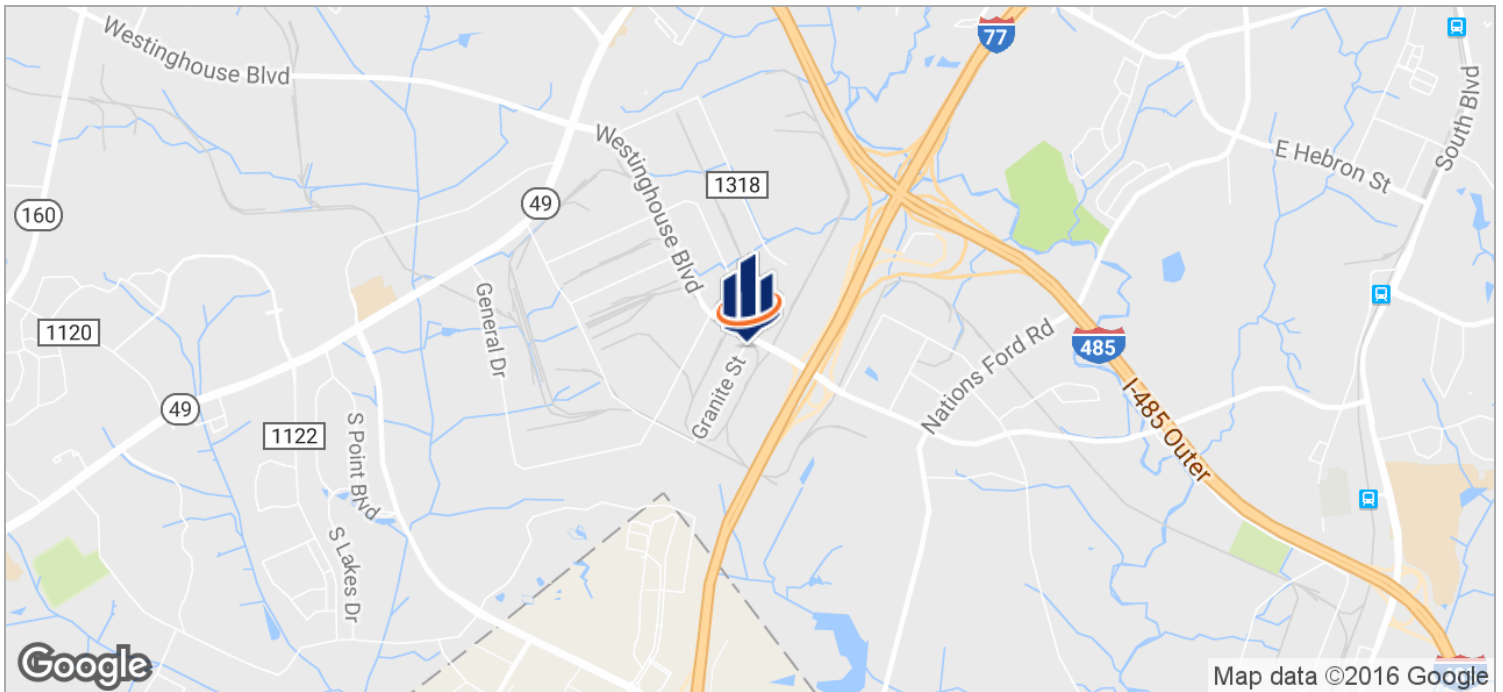
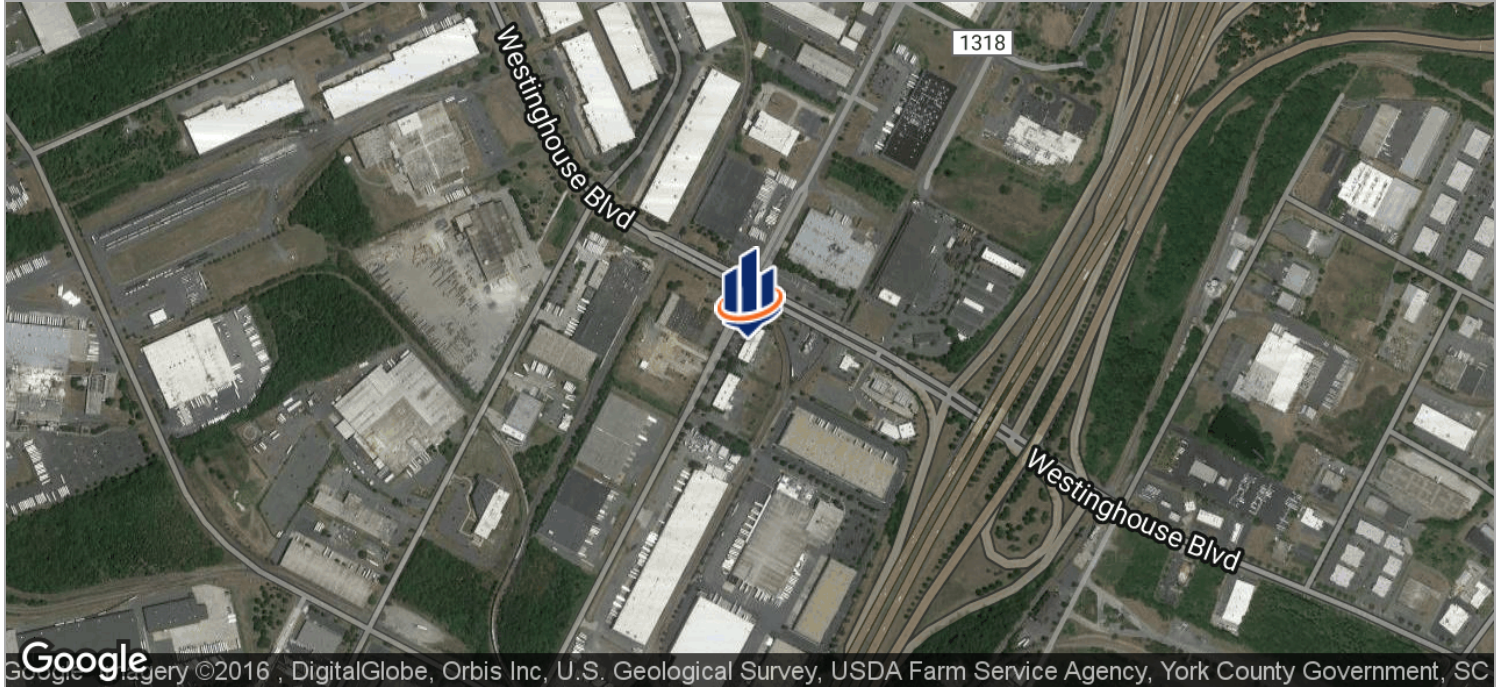
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## Harrison Cole

Advisor  
SVN | Percival Partners

### Professional Role

Harry represents buyers and sellers of commercial properties. He also assists tenants and landlords in leasing transactions.

### Career Highlights

With over 30 years in the Charlotte commercial real estate market, Harry began his career in property management advancing to office and industrial brokerage representing buyers, sellers, tenants and landlords. He has been affiliated locally in Charlotte with regional and national represented firms. Past projects/client representation included RF Micro Devices, Duke Energies, Mecklenburg County, Fidelity Investments, and Centeon Bio Services.

## Memberships & Affiliations

Charlotte Region Commercial Board of Realtors  
North Carolina Realtors Association

Licensed real estate broker in North Carolina  
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## Kent Lamm

Senior Advisor  
SVN | Percival Partners

### Professional Role

Kent represents landlords, tenants, buyers and sellers, with particular emphasis on investment property sales and office leasing.

### Career Highlights

Kent began his career as an attorney for Alston and Bird in Atlanta and later moved to Charlotte where he practiced law with Kennedy, Covington, Lobbell and Hickman. Kent's law practice was concentrated in commercial real estate law, advising clients on large commercial sales, leases and refinancing. From law, Kent moved simultaneously into real estate brokerage and investment. Affiliating himself with Coldwell Banker in Charlotte, Kent consistently ranked in the top 6 percent of brokers nationwide. In addition, he has created and managed several real estate investment partnerships. Kent joined McGuire Properties in 2003.

## Memberships & Affiliations

Licensed to Practice Law in North Carolina and Georgia  
Licensed to Broker Real Estate in North Carolina and South Carolina  
Member, Charlotte Region Commercial Board of Realtors and 2006, 2007 and 2012 Deal Makers Silver Award

NC #131181

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