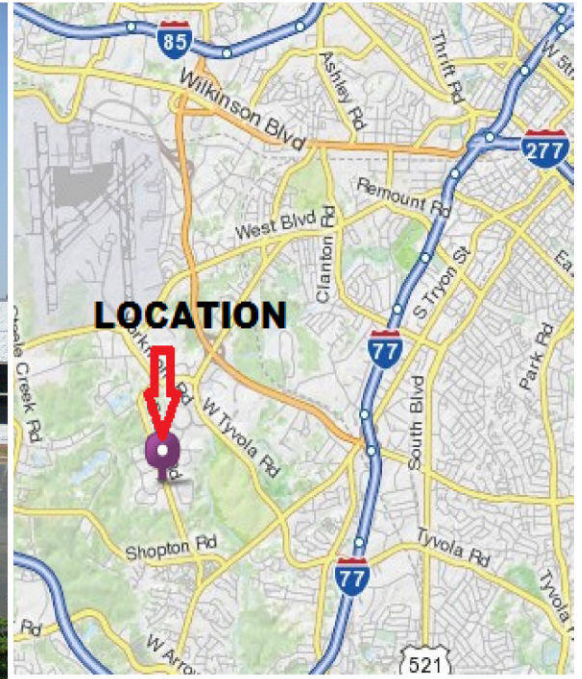




OFFICE PROPERTIES



Office Building For Sale or Lease

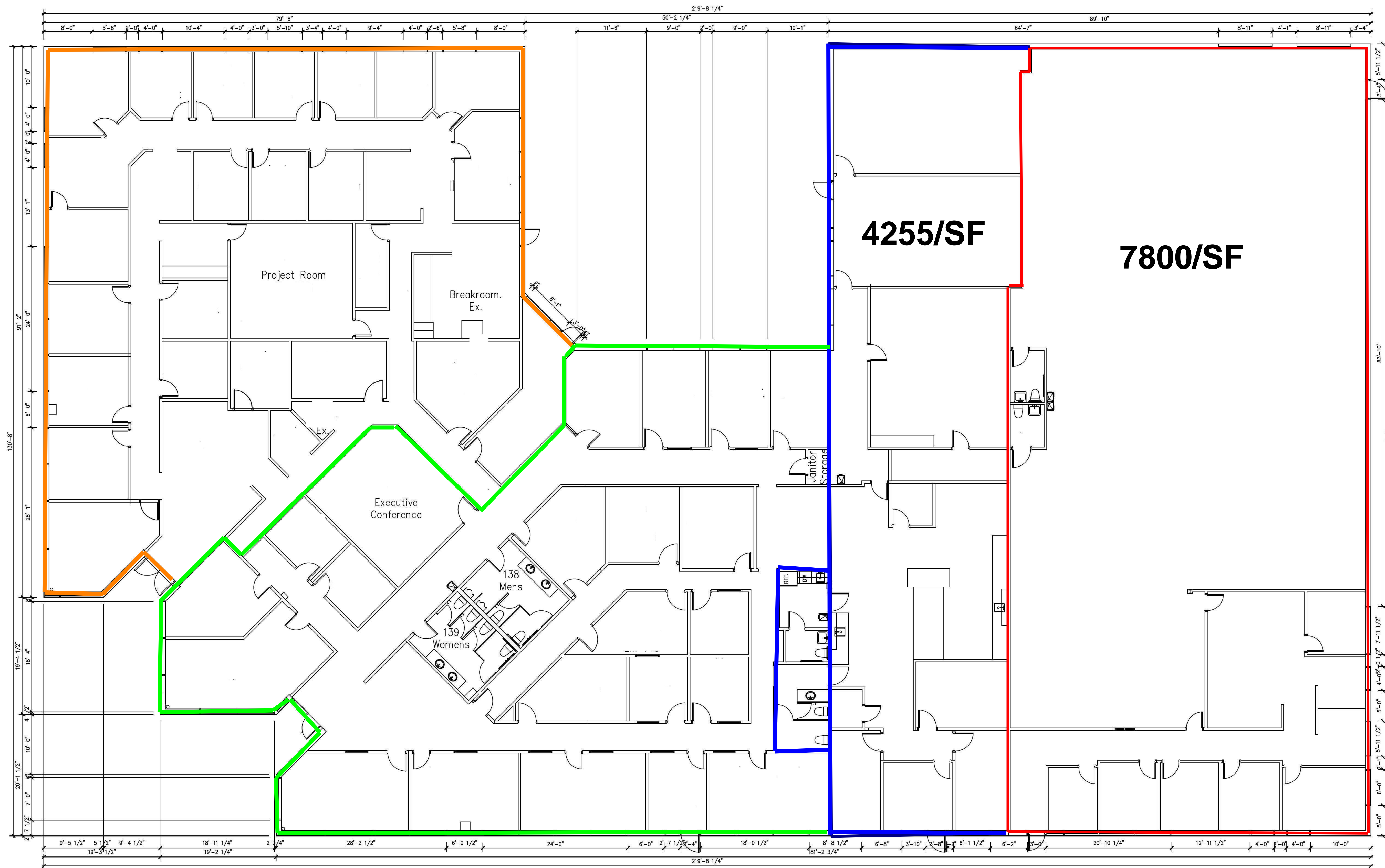


3735 Beam Rd. Charlotte NC 28217

- Sales Price \$1,895,000 (\$71.50 Per SF)
- Lease Price \$12 per Sq. Ft. Net of Elec. & Jan. for Office
- \$7 per Sq. Ft. NNN for Warehouse
- Total Building Square Footage = 26,500
- Flex/Warehouse Square Footage = 7,800
- Multiple office space options for lease (please see floor plan)
- Located just minutes from the CLT Airport
- Beautifully up-fitted with marble style flooring, carpet and paint finishes
- Surface lot parking
- Single Story Office Building

Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

Randall Bozard - randall@charlotteofficespace.com – Office Properties 704-335-5626



FLOOR PLAN
 SCALE 1/8" = 1'-0"