



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Office Condos for Sale



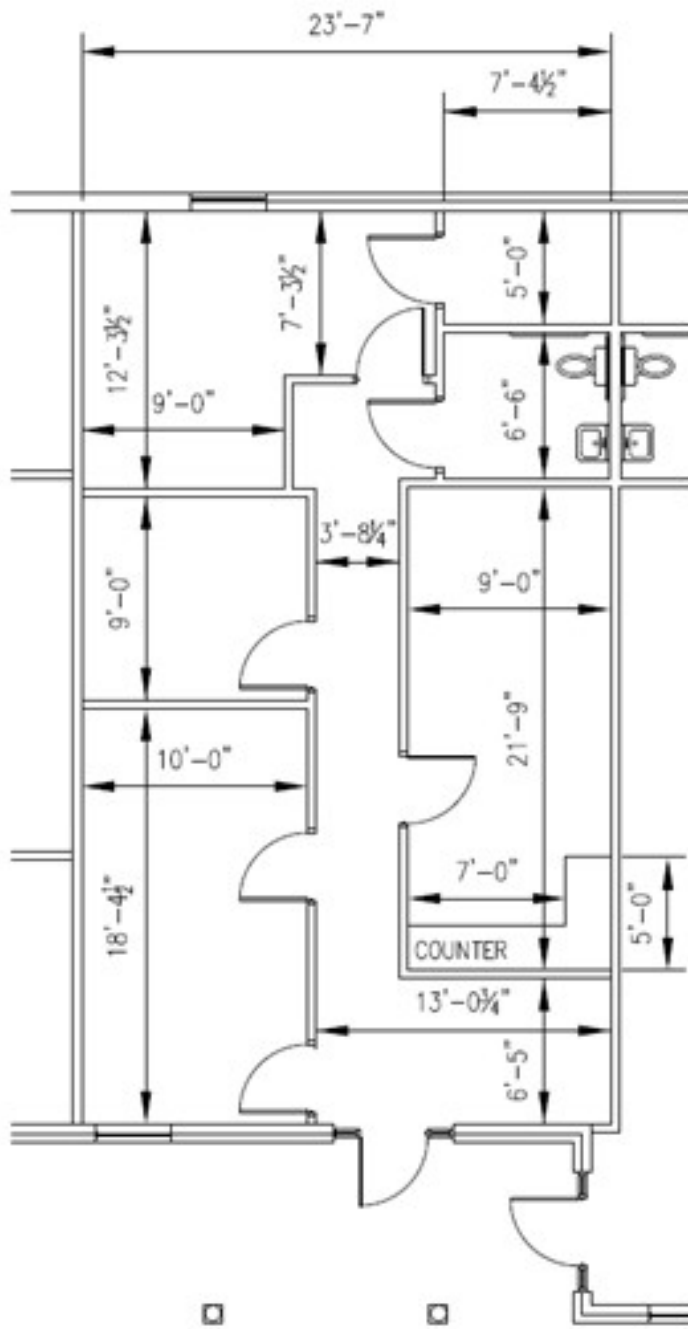
10021 Park Cedar Drive

- Two office condo units for sale individually or together near park road and Highway 51.
- \$345 per sq. ft.
- Condo dues \$2.65 per sq. ft. per year. Owner says no pending assessments and good reserves by condo association.
- 10021-300: 1,008 sf. **UNDER CONTRACT** for owner/occupant. Property taxes \$2,014.25
- 10021-400: 1,616 sf. **AVAILABLE** Leased at \$42,824 per year until July 31, 2027 then tenant has an option to renew for 3 more years with 4% increases for each year. Property taxes \$2,759.39.
- See next pages for pictures, and layouts, and location.

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.

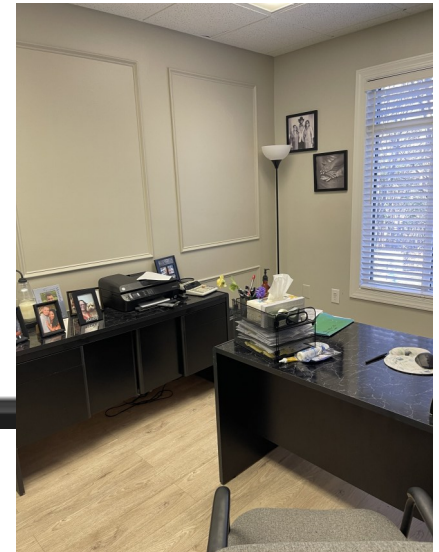
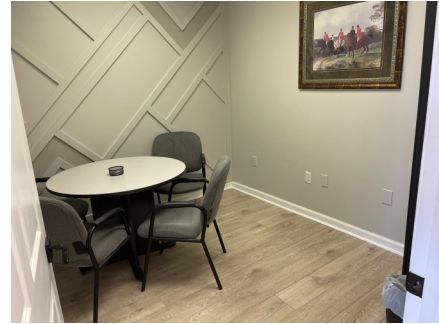
Jackson Stipp 704-907-5074 jackson@charlotteofficespace.com
John Stipp 704-540-1260 john@charlotteofficespace.com

10021-300

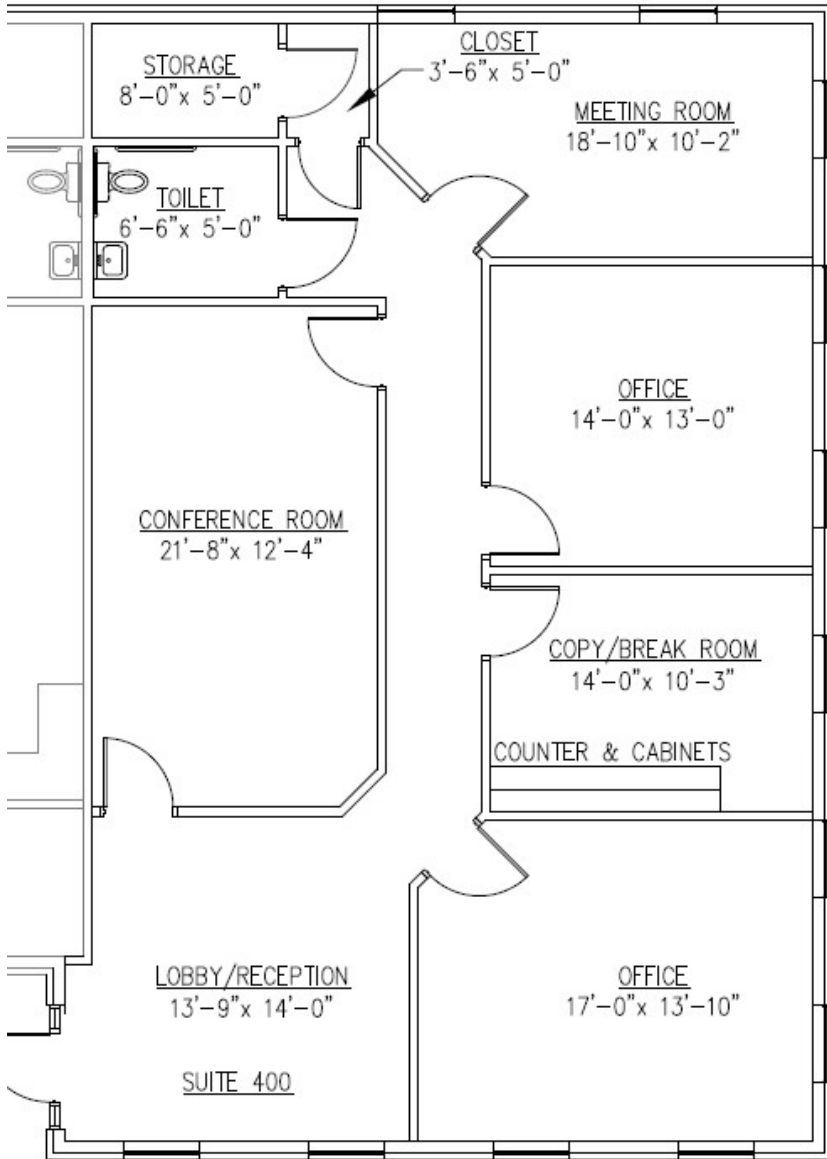


SUITE 300 FLOOR PLAN

SCALE: 1/4"=1'-0"



10021-400



SUITE 400 FLOOR PLAN

SCALE: $\frac{1}{8}" = 1'-0"$





Park Road>>

Highway 51

