



OFFICE PROPERTIES



[www.CharlotteOfficeSpace.com](http://www.CharlotteOfficeSpace.com)

## Office Condos for Sale



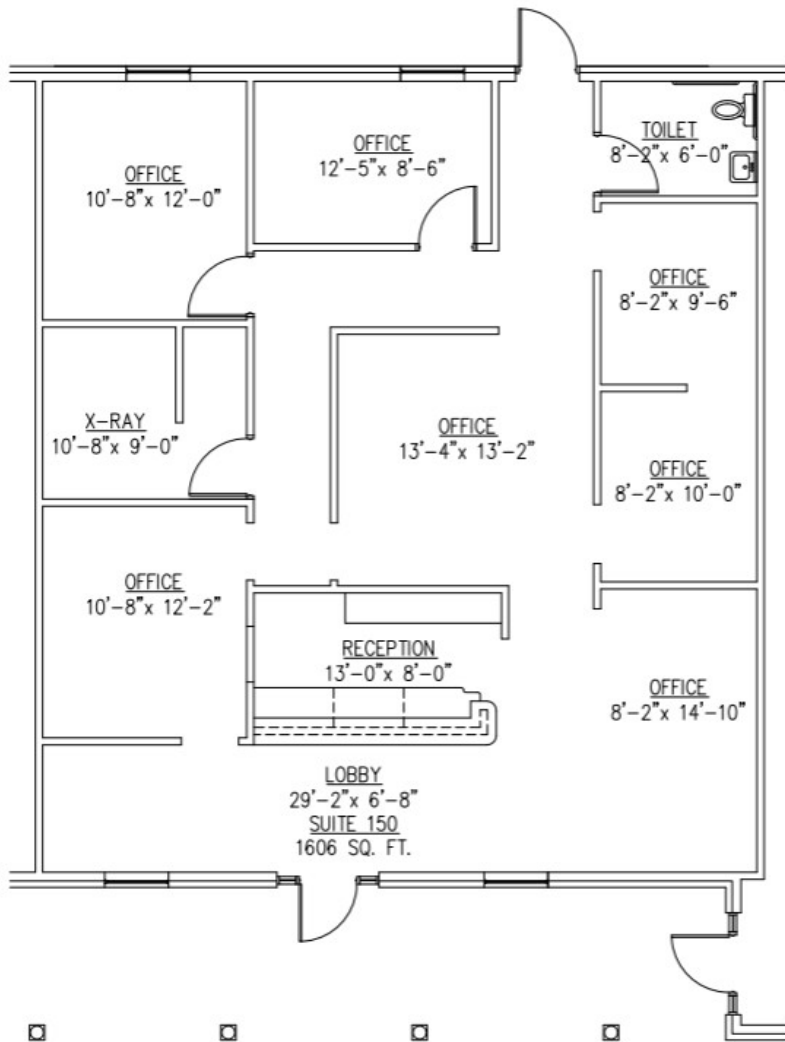
### 10027 Park Cedar Drive—Unit 150 and Unit 200

- Two office condos for sale together or separate.
- \$345 per sq. ft.
- Condo dues \$2.65 per sq. ft. per year. Owner says no pending assessments and good reserves by condo association.
- 10027-150: 1,606 sf. Leased at \$31,708.38 per year until August 31, 2027. Property taxes: see below \*
- 10027-200: 1,394 sf for owner/occupant. Property taxes: see below\*
- \*Units 150 and 200 were deeded together on one deed and the property taxes are \$4,809.31 for both units. Owner has legally separated the deeds on the unit. So taxes will be prorated.
- See layouts next pages

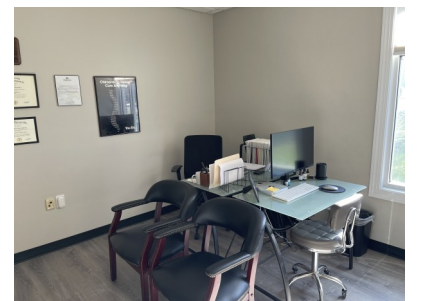
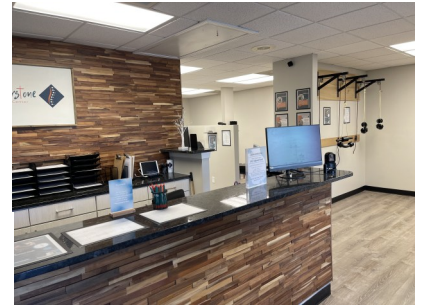
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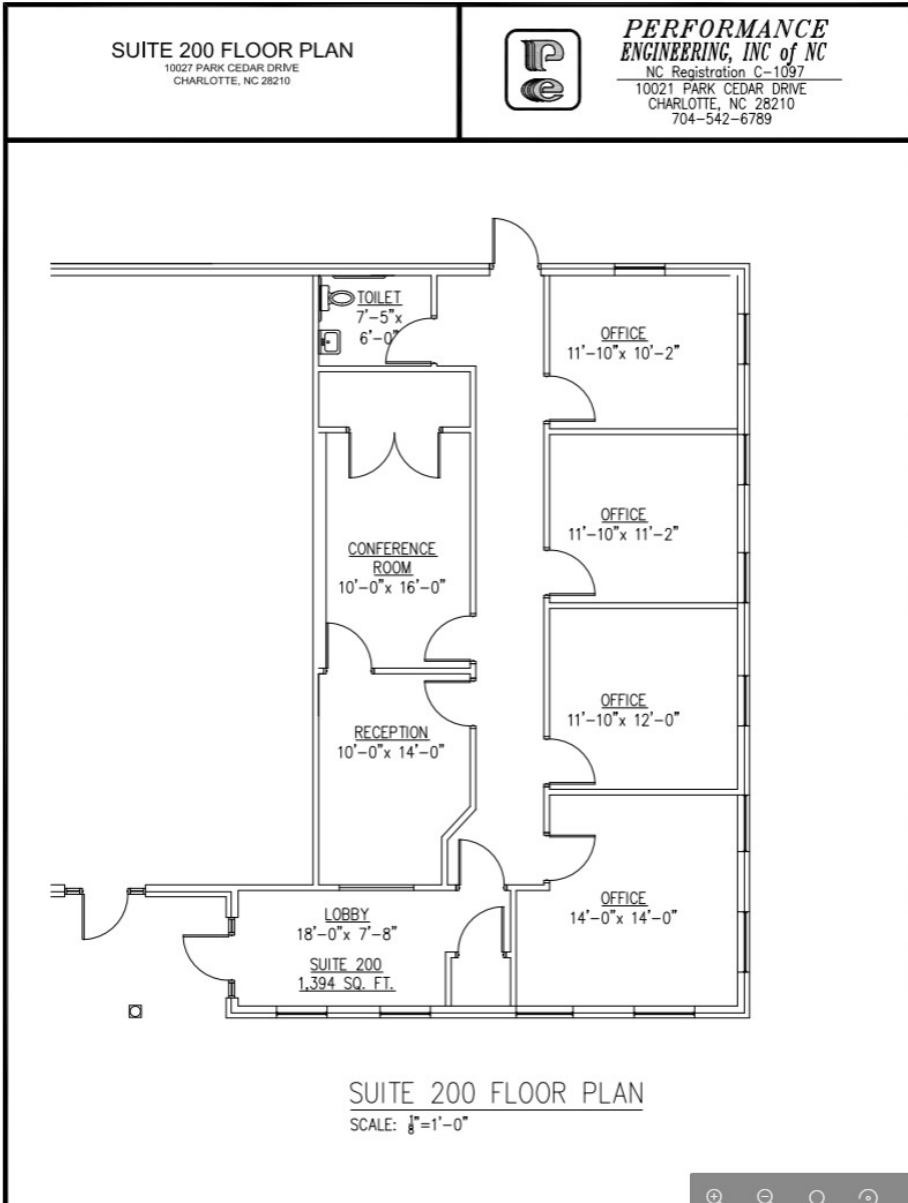
10027-150



SUITE 150 FLOOR PLAN  
SCALE:  $\frac{1}{8}" = 1'-0"$



10027-200





Park Road>>

Highway 51