

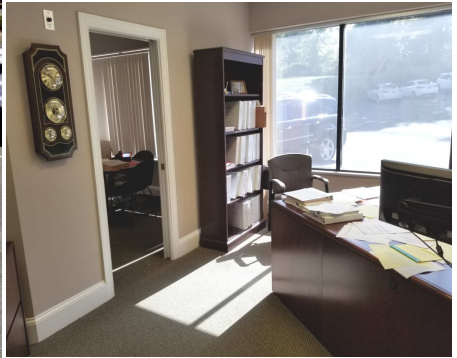


OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Investment Office Building for Sale



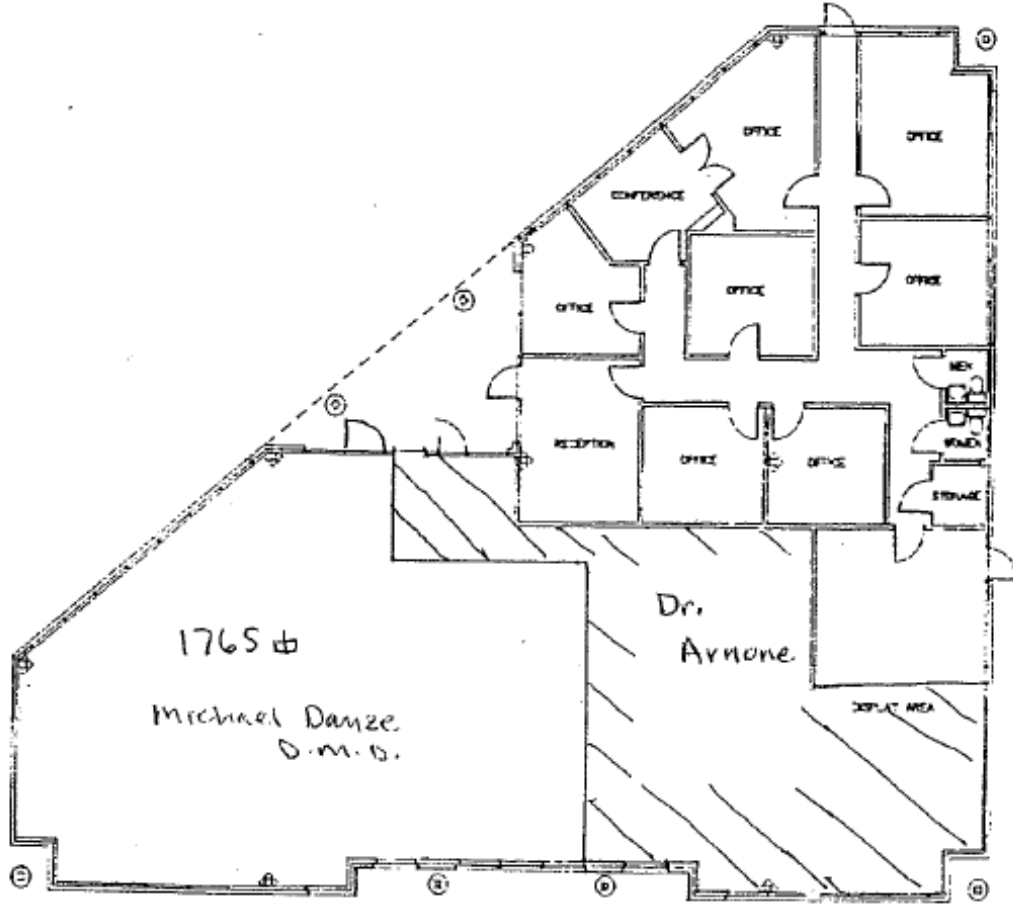
10610 Independence Pointe Parkway

- Fully leased 5,345 sq. ft. building.
- Tenants pay their own utilities and janitorial:

Unit	sq. ft.	Monthly	Yearly	Lease expires	Increases	Taxes	Insurance	Maintenance	Condo Dues	NOI
a	1765	\$ 4,333.76	\$ 52,005.12	Oct 31. 2026	3%	\$ (2,905.89)				
b	1976	\$ 3,150.87	\$ 37,810.44	June 30. 2027	3%	\$ (1,973.99)				
c	1604	\$ 2,873.83	\$ 34,485.96	April 30. 2027	3%	\$ (2,402.94)	\$ (3,493.50)	5%	\$ (1,329.37)	
		\$10,358.46	\$ 124,301.52			\$ (7,282.82)	\$ (3,493.50)	\$ (6,215.08)	\$ (1,329.37)	\$ 105,980.75

- \$1,800,000.
- This is an office condo building with three units, but the demarcations have been changed over the years and the current units do not correspond to the original office condos. Treat it as one building with three units.
- See aerial next page.

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.



FLOOR PLAN

