

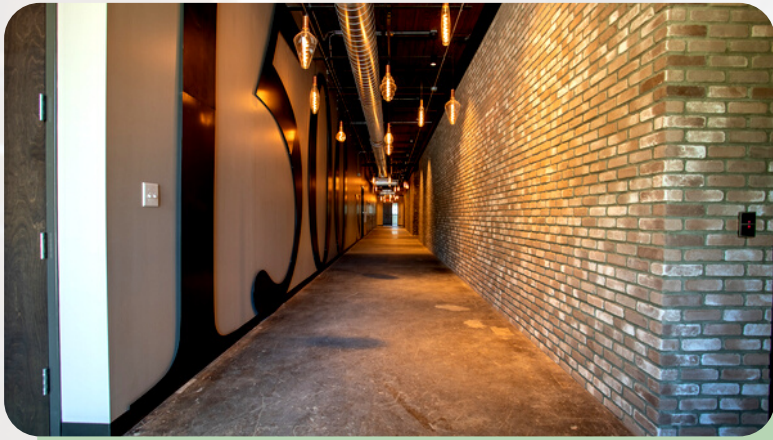
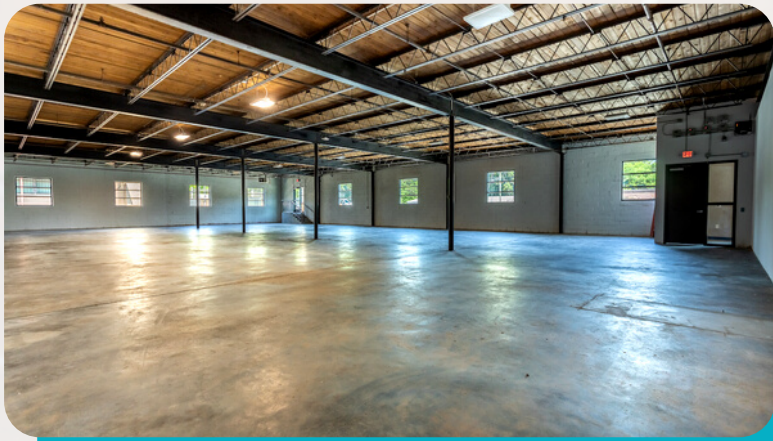
1500 N. Graham Street

Charlotte, NC 28206



LEASE • OFFICE • SPACE • FOR • SALE • OR • LEASE





Office space for sale or lease

PROPERTY SUMMARY ∨

ADDRESS 1500 N. GRAHAM STREET CHARLOTTE, NC 28206

COUNTY MECKLENBURG

APN 07901605

SQUARE FOOTAGE 24,611 SF

CROSS STREET ARMOUR DRIVE

ACREAGE 1.14

TRAFFIC COUNT 18,182 VPD

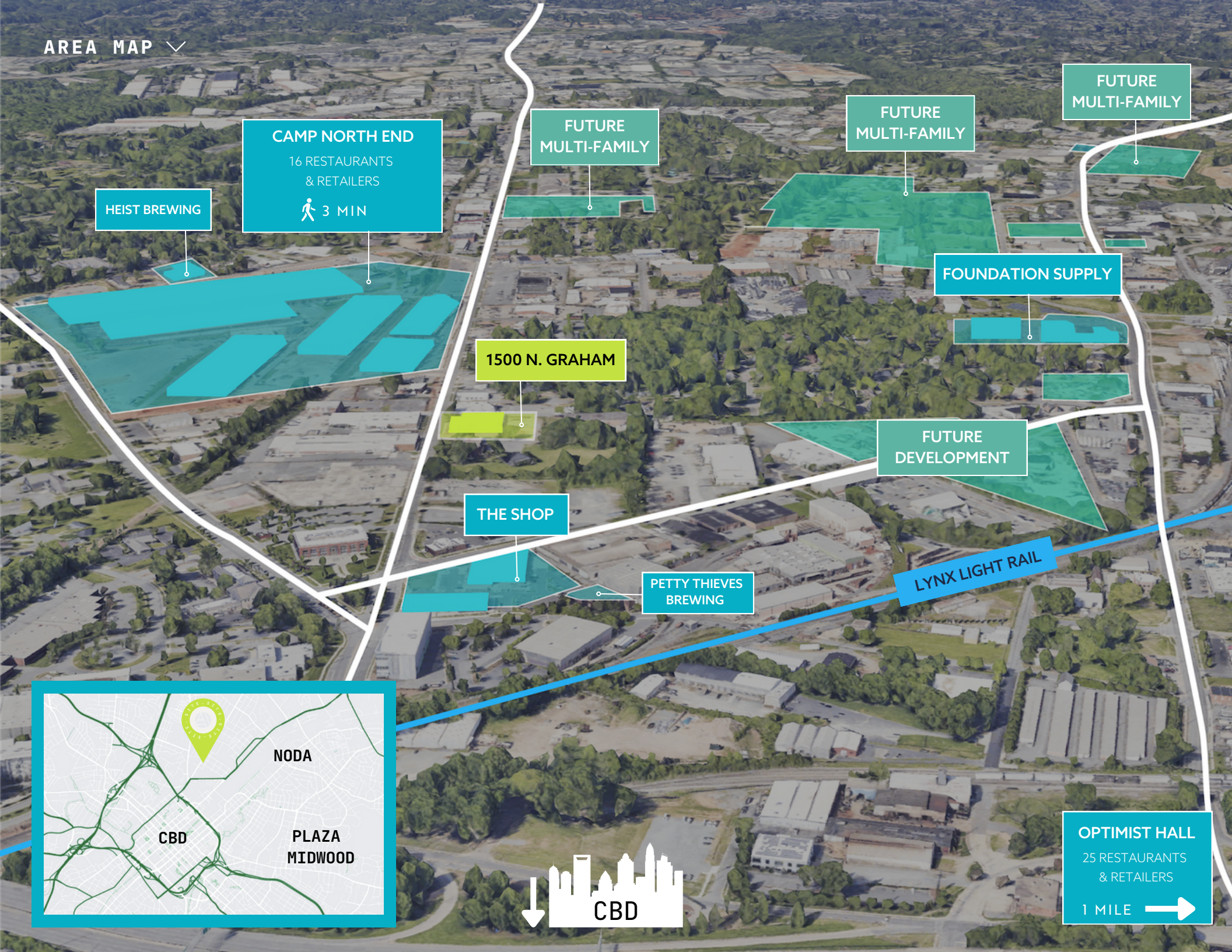
YEAR BUILT/RENOVATED 1985/2021

PARKING SPACES 62

FLOORS 1

ZONING 1-2

OPPORTUNITY ZONE YES



CAMP NORTH END
16 RESTAURANTS
& RETAILERS
3 MIN

HEIST BREWING

FUTURE MULTI-FAMILY

FUTURE MULTI-FAMILY

FUTURE MULTI-FAMILY

1500 N. GRAHAM

FOUNDATION SUPPLY

FUTURE DEVELOPMENT

THE SHOP

PETTY THIEVES BREWING

LYNX LIGHT RAIL



OPTIMIST HALL
25 RESTAURANTS
& RETAILERS
1 MILE →

PROPERTY HIGHLIGHTS ▾



24,611 SF
TOTAL OFFICE
SPACE



SKYLINE
VIEWS



FRESH
EXTERIOR
PAINT & TRIM



NEW WINDOWS &
WINDOW SILLS



WALKABLE
AMENITIES



8 NEW
INDIVIDUAL COMMON
RESTROOMS



NEW ROOF INSTALLED IN
2021 WITH R-20 INSULATION
AND A 45 MIL TPO MEMBRANE



12' CEILING
HEIGHT



NORTH END
CHARLOTTE, NC



NEW UNITS TO CONDITION
THE CORRIDORS AND
RESTROOMS



ALL NEW LANDSCAPING
WITH SOD INSTALLED

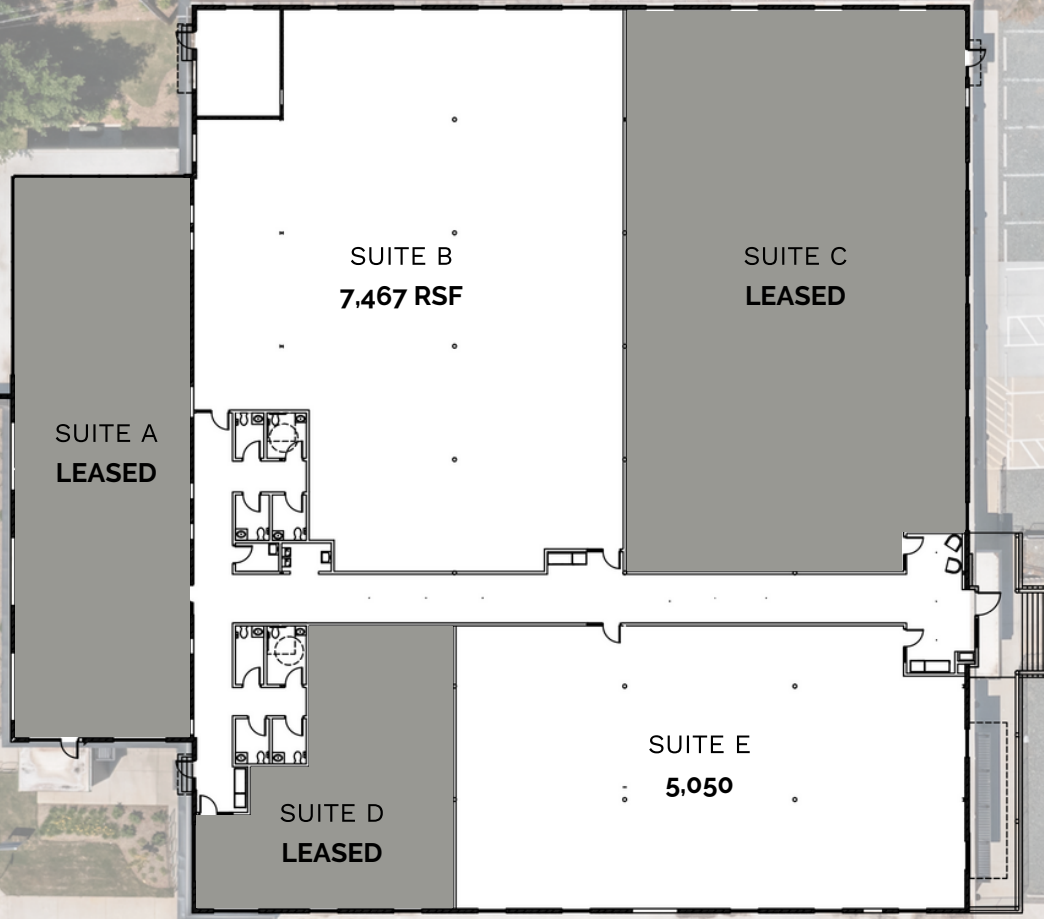


BRAND NEW 21KW SOLAR
PHOTOVOLTAIC SYSTEM
THAT CAN BE MONITORED
REMOTELY

SITE PLAN

N. GRAHAM STREET

ARMOUR DRIVE



62
SPACES

...24,611 SF standalone building completely updated in 2021

AMENITIES ▾

Walking distance to some of Charlotte's most vibrant and buzz worthy bars and restaurants...



PETTY THIEVES



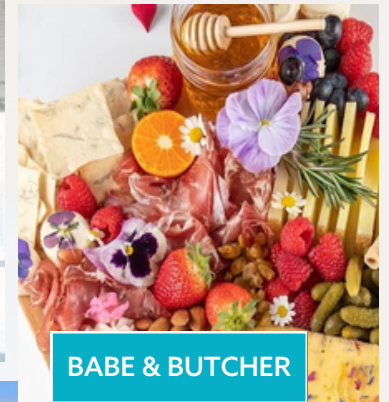
LEAH & LOUISE



LA CASETA



HEX COFFEE



BABE & BUTCHER



NODA COMPANY CANTEEN



NORTH END FARMERS MARKET



HEIST BREWING

GET IN TOUCH 



ALEX MANN
(703) 623-7002
Alex@thriftcres.com

STEPHEN WOODARD
(704) 905-4309
Stephen@thriftcres.com

