Office Space for Lease

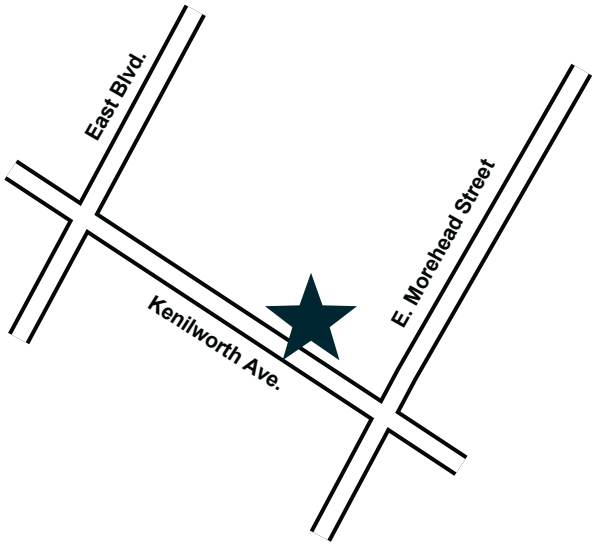
1100 Kenilworth Avenue • Charlotte, NC

FOR LEASE



+/-1,490 RSF | 7 Private Offices and Lobby/Waiting Area

Suite 220 | Small traditional office in the heart of Dilworth with tons of area amentities!



Clay Durkin
704-858-4508
cd@claydurkin.com

DURKIN COMMERCIAL

FEATURES

- Excellent office leasing opportunity in Dilworth/Midtown in Charlotte, NC. The building boasts excellent visibility along Kenilworth Ave. right across the street from Atrium Health's Main Campus. The building is walkable to numerous restaurants, bars, grocery and other amenities in both Dilworth and Midtown.
- +/- 1,490 RSF Office Suite for Lease (Suite 220).
- 15,019 SF Building, 62 Parking Spaces (4.13/1000).
- Zoning: O-2, Built in 1987 + Renovated in 2008.
- 2 Stories with 2 sets of internal stairs and an elevator.
- Conveniently located between East Bv.+ E. Morehead St. with popular restaurants, breweries, and retail within walking distance. Adjacent to 277, Uptown + 15 minutes to the airport.
- Prominent signage available on a very visible Boulevard. Kenilworth Ave (24k VPD / E. Morehead St (25k VPD).

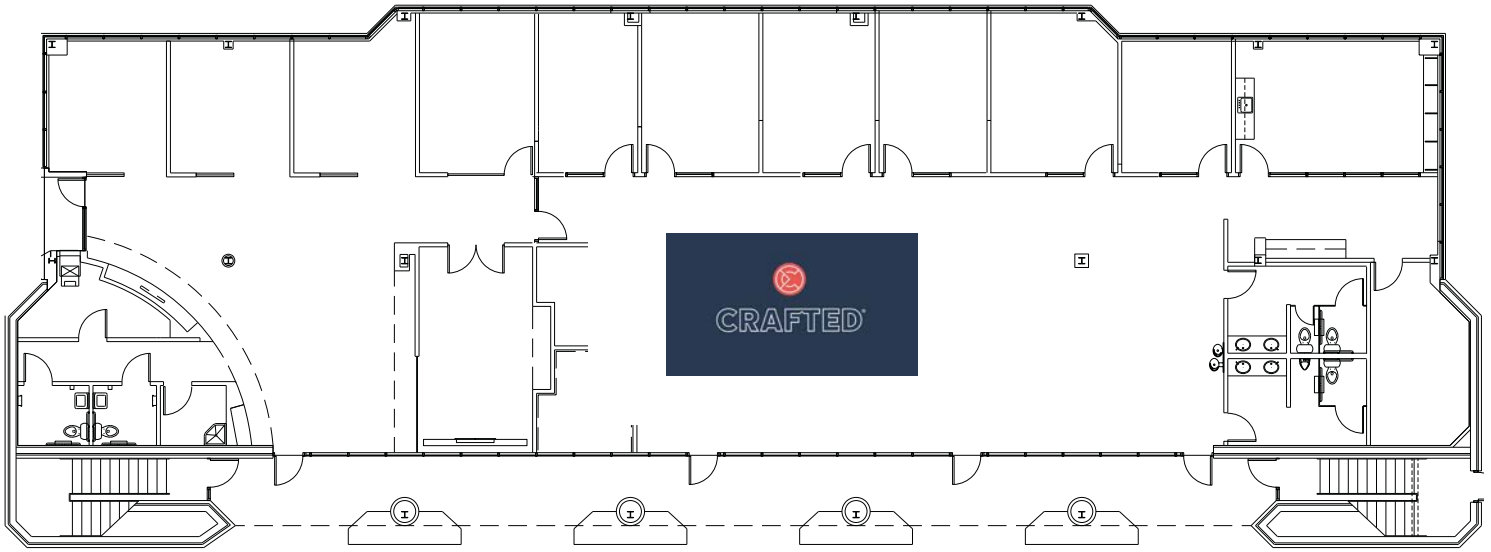
Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

Office Space for Lease

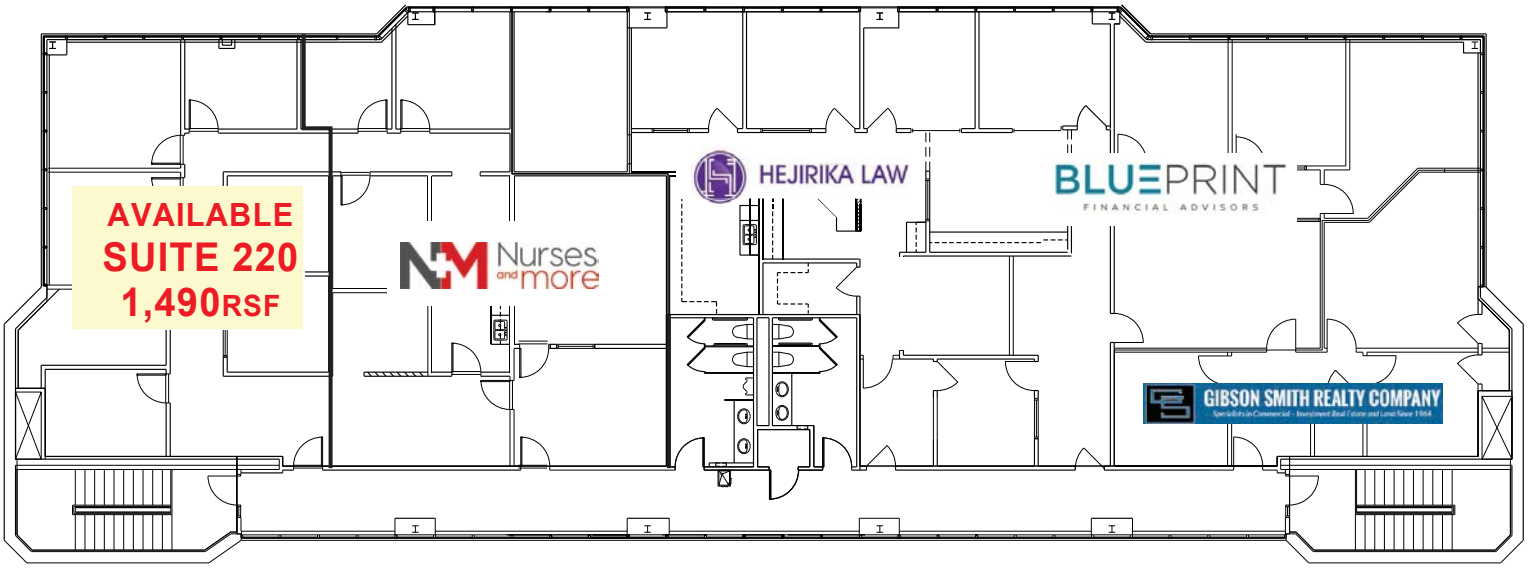
1100 Kenilworth Avenue • Charlotte, NC

FOR LEASE

FLOOR ONE



FLOOR TWO

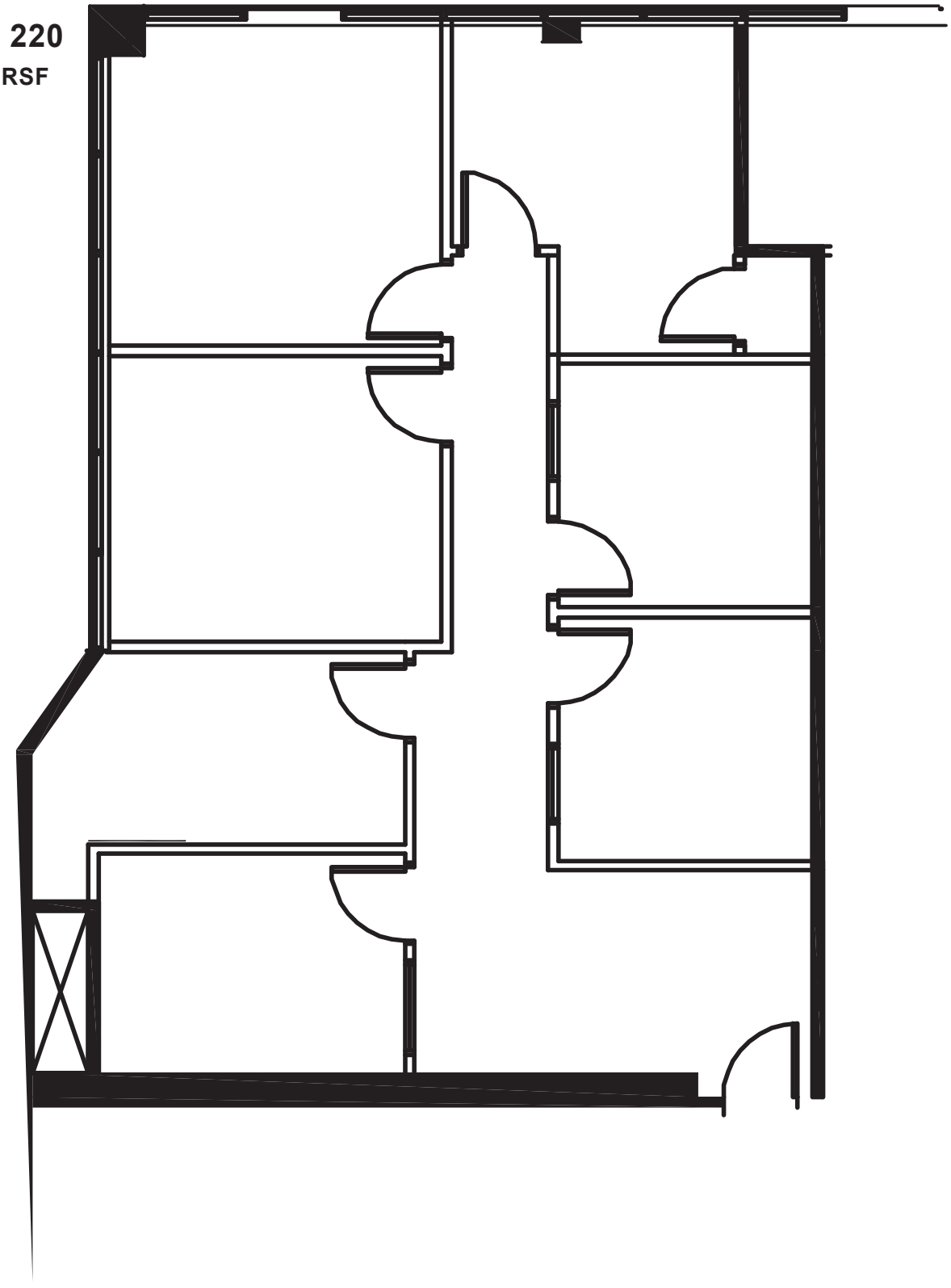


Office Space for Lease

1100 Kenilworth Avenue • Charlotte, NC

FOR LEASE

SUITE 220
1,490RSF



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FOR LEASE



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FOR LEASE



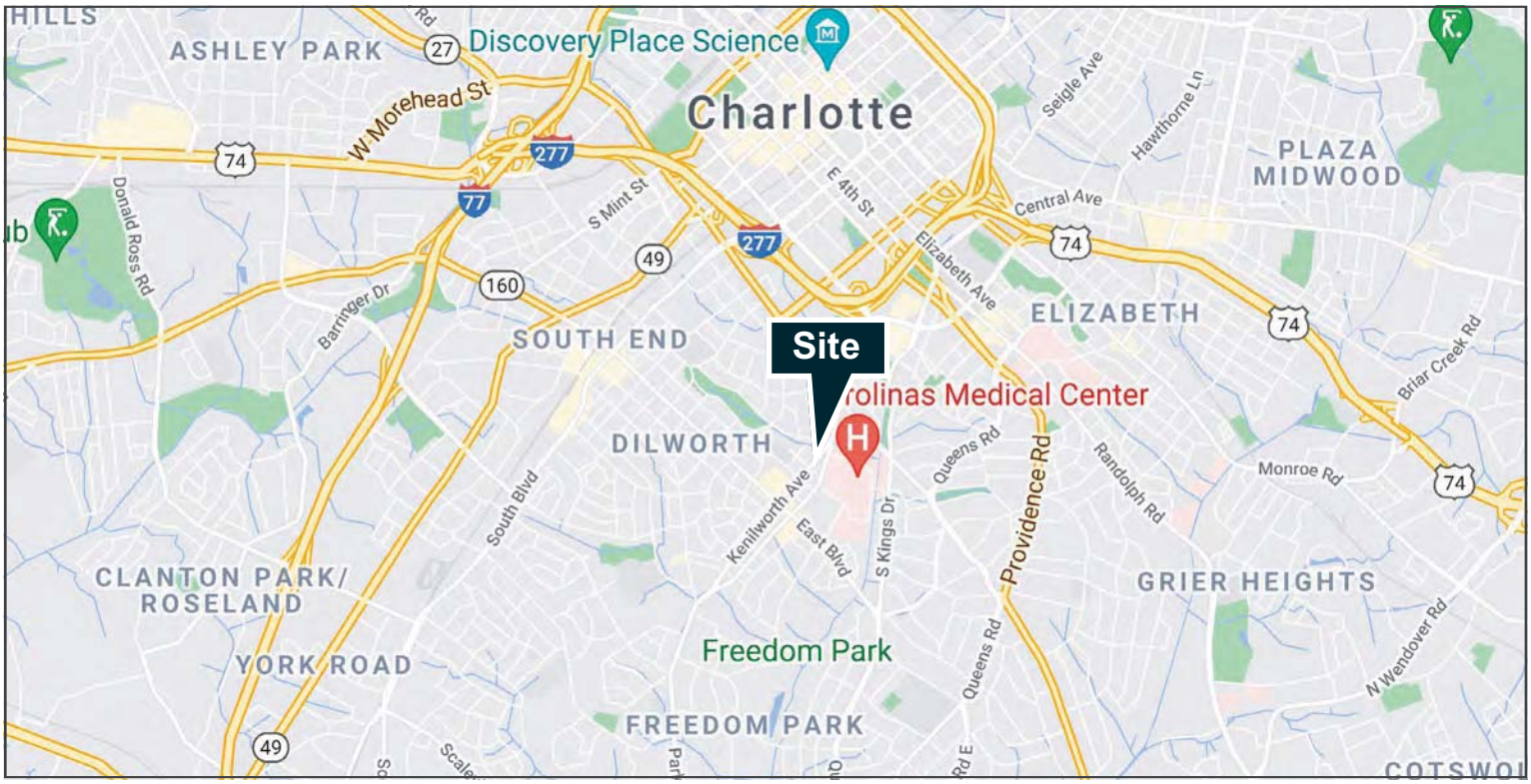


DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2020 Population	19,292	130,354	276,758
2025 Population	21,821	143,303	301,572
Pop. Growth 2020-2025	13.11%	9.93%	8.97%
2020 Total Households	11,376	60,317	119,225
2025 Total Households	12,938	66,549	130,127
HH Growth 2020-2025	13.73%	10.33%	9.14%
Average HH Income	$122,556	$104,549	$90,451

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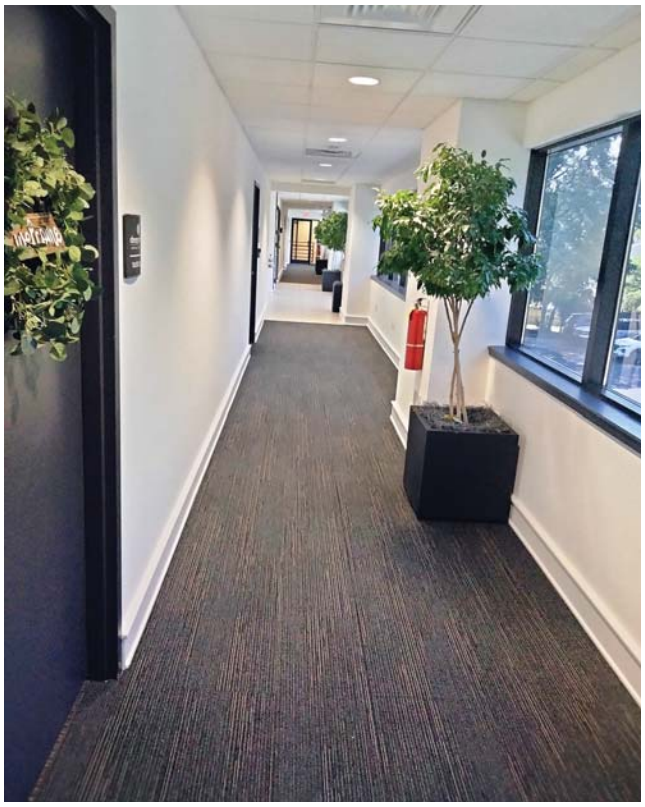


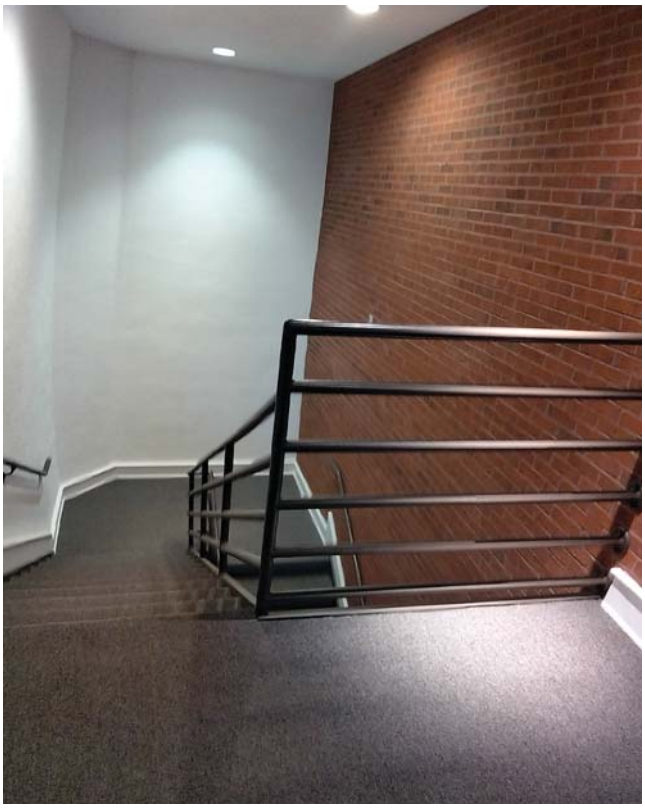
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