

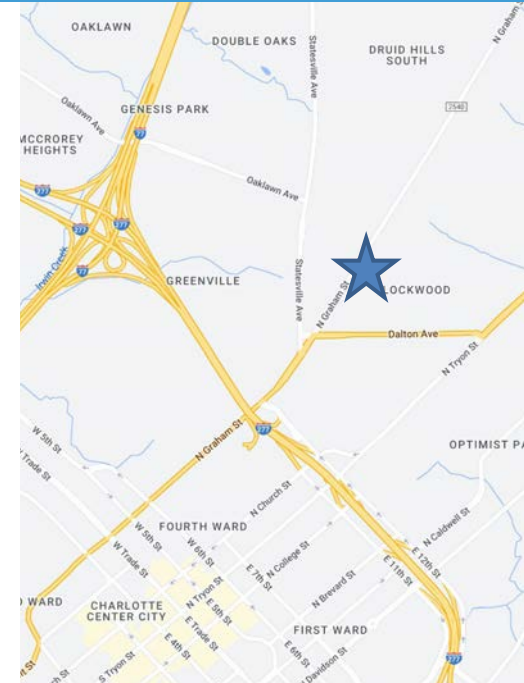
1514 N. GRAHAM STREET

CHARLOTTE, NC 28206

OFFICE SPACE
FOR LEASE

NS New South
Properties

± 13,000 SF OFFICE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- Located in the Plaza Midwood/Noda submarket, the 1514 N. Graham building is ideally situated across from Camp North End, close to Optimist Park and the Music Factory.
- Ideal space for traditional office, back-office, call center, non-profit, showroom or co-working.
- Within minutes to 3 major highways (I-277, I-77, I-85)
- Landlord has flexibility for square footage and layout.
- Walkable amenities include Leah & Louise, NoDa Company Canteen, Popbar, Plant Joy, Hex Coffee and more!

PROPERTY HIGHLIGHTS

- \$18.00 PSF Full Service
- Parking ratio of 5/1000 is higher than most in submarket

DEMOGRAPHICS (2024)

POPULATION

1 Mile: 16,596
3 Miles: 119,382
5 Miles: 285,685



AVG. HH INCOME

1 Mile: \$115,451
3 Miles: \$130,732
5 Miles: \$125,654



DAYTIME EMPLOYEES

1 Mile: 12,846
3 Miles: 140,774
5 Miles: 245,556

BROKER CONTACT

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AERIAL

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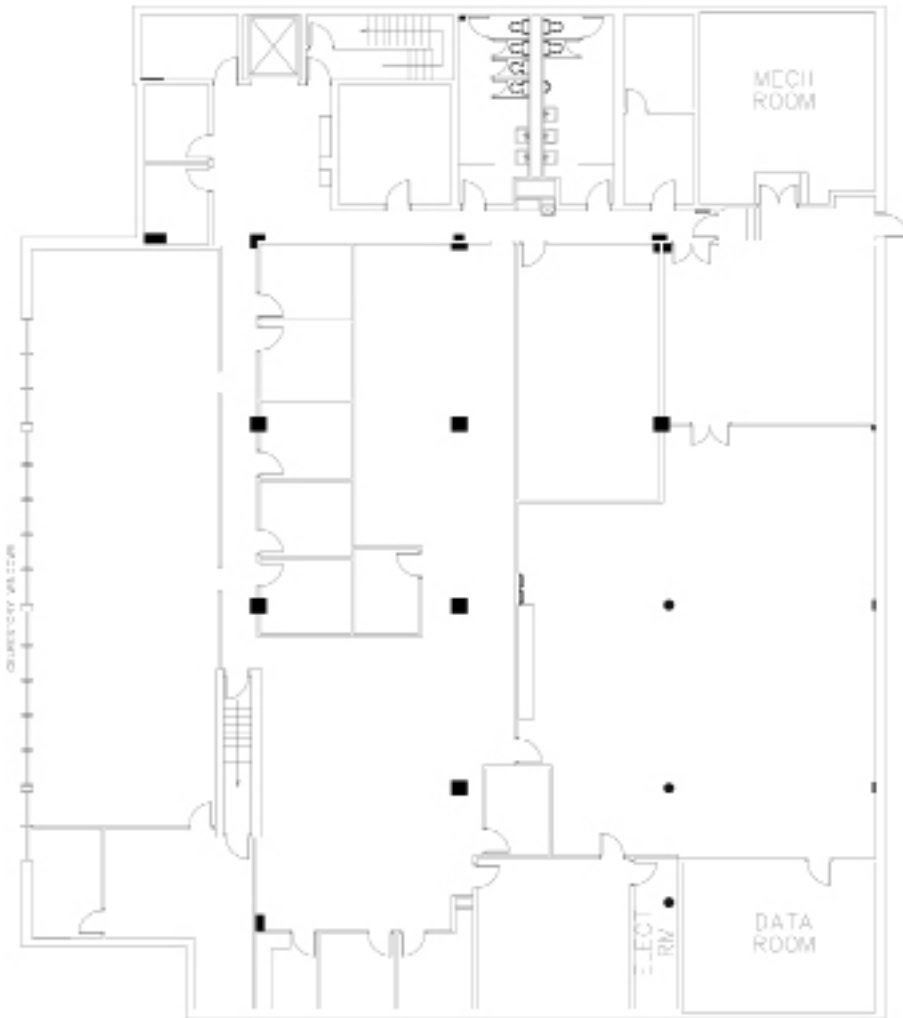
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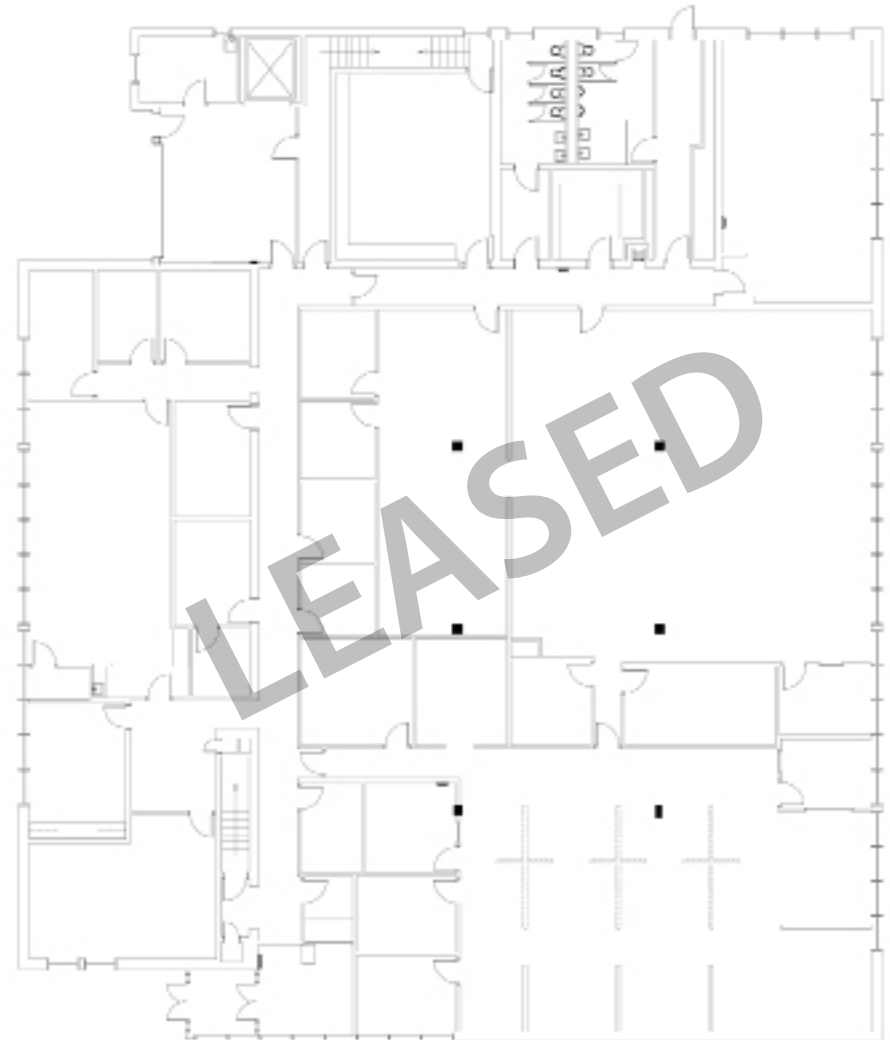
FLOOR PLAN

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Lower Level



Main Level

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SUBMARKET

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Convenient to:



0.7 miles



2.5 miles



3 miles

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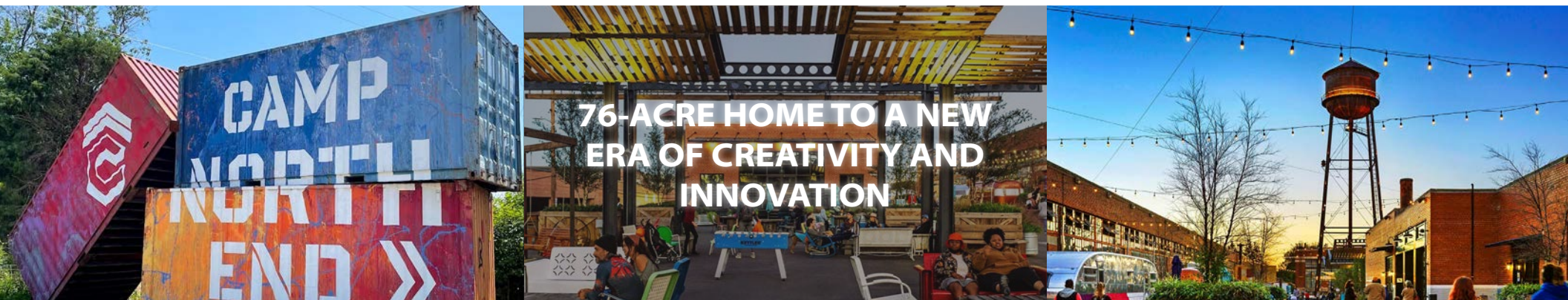
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