

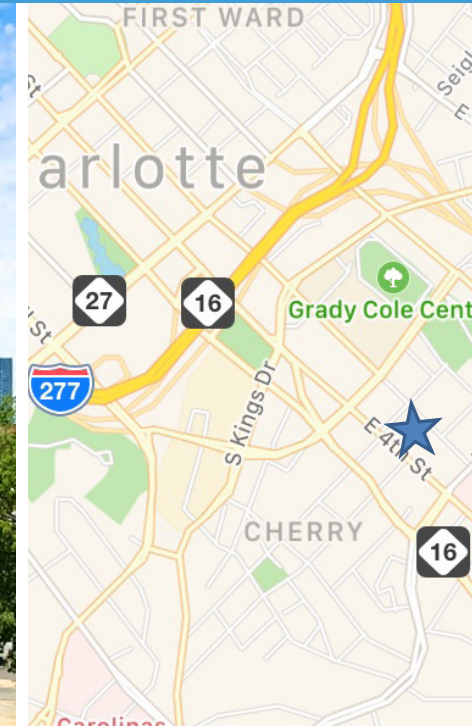
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 210, CHARLOTTE, NC 28204

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

RARE MIDTOWN OFFICE SPACE WITH WALKABLE AMENITIES



PROPERTY HIGHLIGHTS

- ± 2,170 SF office space available
- 4 offices (2 with Uptown views), 1 conference room, bullpen, break area, and production area
- Access to shared outdoor patio with Uptown views
- Abundant parking and natural light
- Located along the Gold Line in Midtown's pedestrian friendly Elizabeth Avenue corridor
- Convenient to Uptown, Plaza Midwood, and I-277
- **\$35.00/SF full service**
- Surrounding restaurants & retailers include Big Ben Pub, Tequila 1900 Mexican Grill, Rock N Roll Sushi, Viva Chicken, ISI Elite Training, The People's Market, The Custom Shop, The Visulite, Elizabeth Creamery and The Spoke Easy

DEMOGRAPHICS (2024)



POPULATION

1 Mile: 15,934
3 Miles: 141,236
5 Miles: 297,238



AVG. HH INCOME

1 Mile: \$146,567
3 Miles: \$164,661
5 Miles: \$141,137



DAYTIME EMPLOYEES

1 Mile: 29,532
3 Miles: 123,179
5 Miles: 224,772

BROKER CONTACT

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EXISTING
FLOOR PLAN

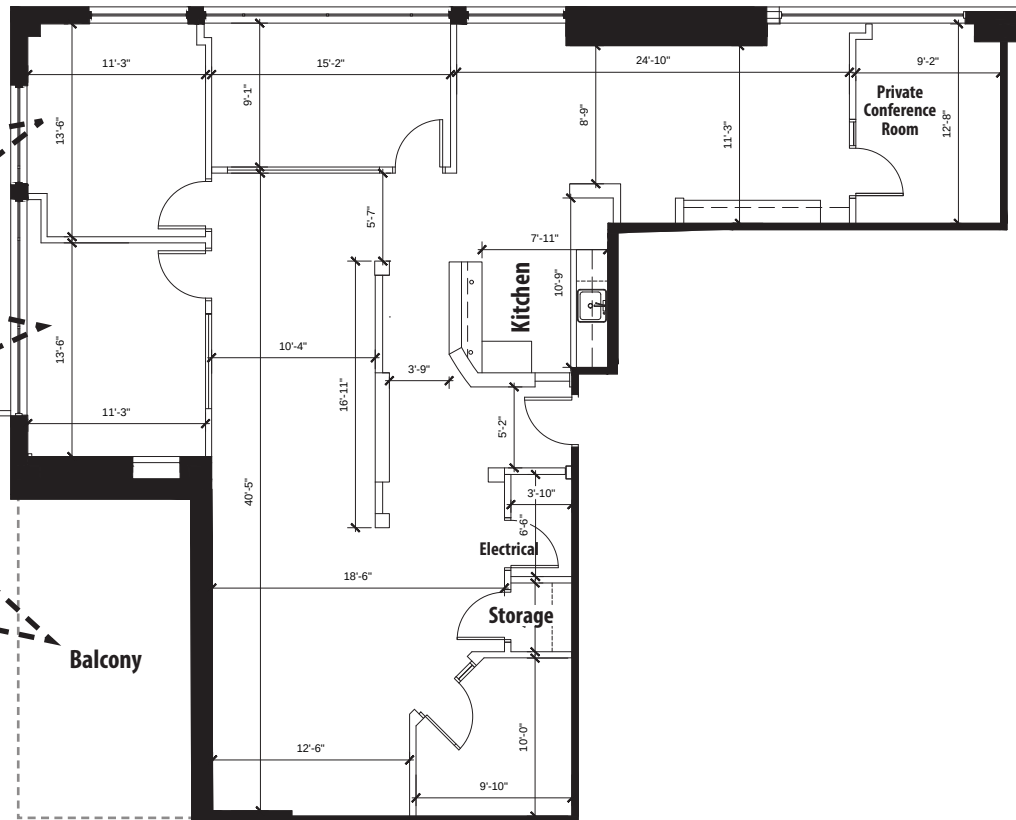
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± 2,170 SF SECOND GENERATION OFFICE SPACE

SUITE 210
2,170 SF

UPTOWN

**OFFICE & BALCONY
VIEWS!**



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ELIZABETH AVENUE

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AERIAL

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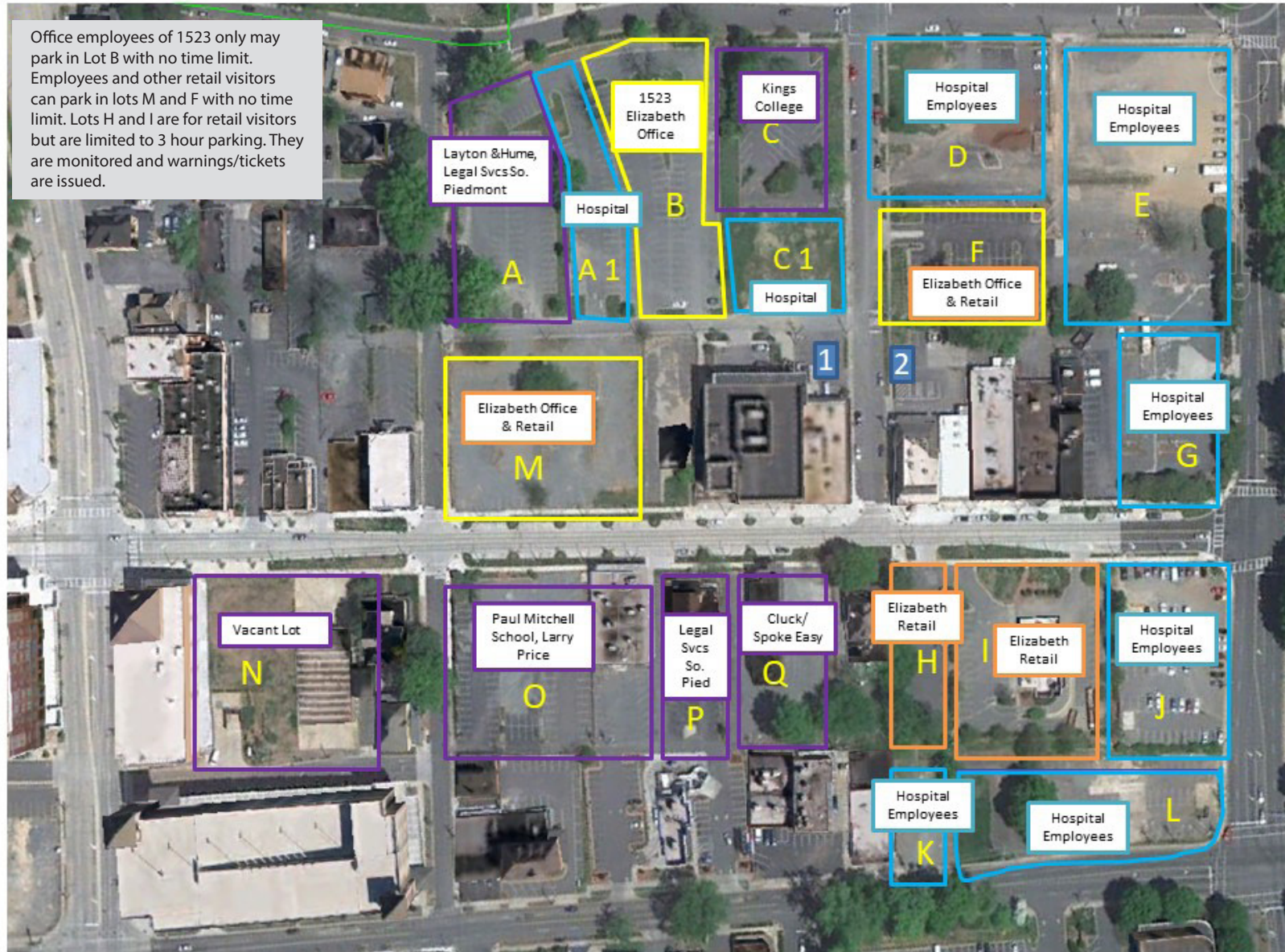
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Office employees of 1523 only may park in Lot B with no time limit. Employees and other retail visitors can park in lots M and F with no time limit. Lots H and I are for retail visitors but are limited to 3 hour parking. They are monitored and warnings/tickets are issued.



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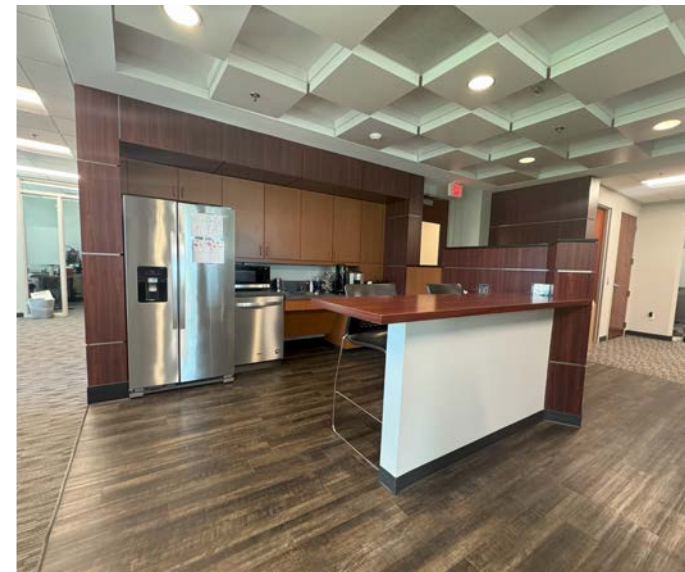
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PHOTOS

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