

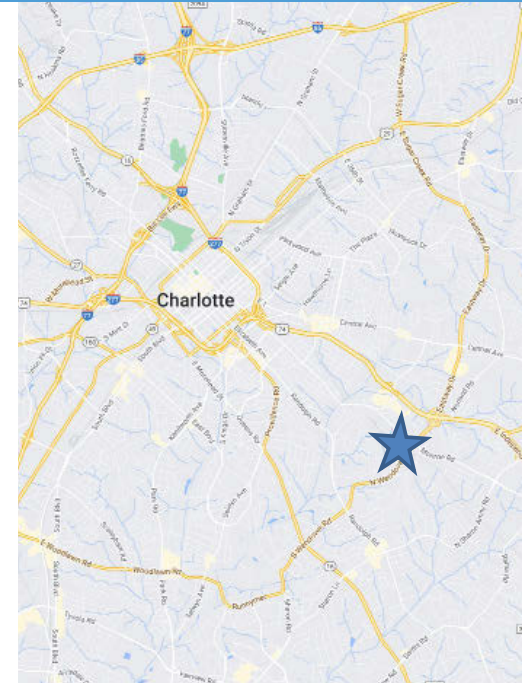
3909 MIRIAM DRIVE

CHARLOTTE, NC 28205

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

+/- 4,919 SF BUILDING AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

- Conveniently located in East Charlotte off of Monroe Road in one of Charlotte's fastest growing corridors
- Free standing, brick single story office/flex building
- Property is on .283 acres and zoned I-1
- Office area includes 3 offices, open space, conference room, kitchen

- 2,500 square feet of warehouse with 10' tall ceilings and drive-in door
- Close proximity to Independence Boulevard and Uptown Charlotte
- **Asking \$14.00 per SF NNN**



Taxes: \$3,336.97 per year

BROKER CONTACT

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"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

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AERIAL

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INTERIOR

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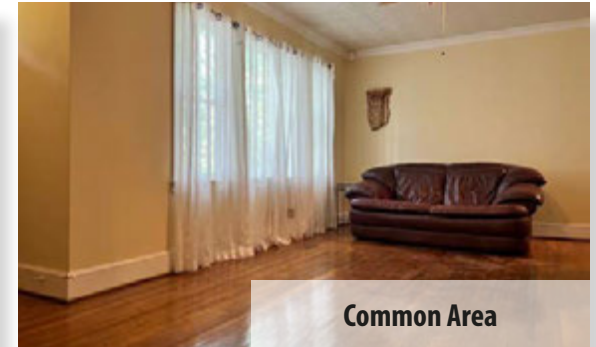
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Main Entrance



Office Space



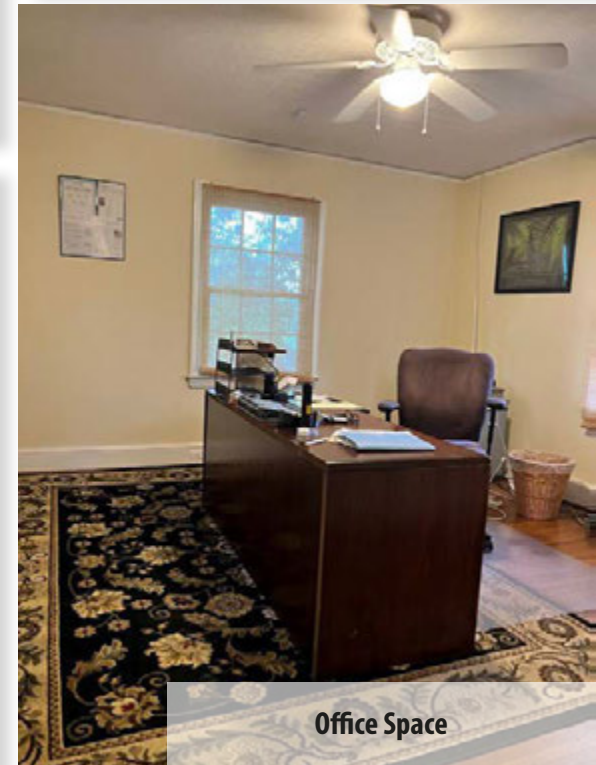
Common Area



Office Space



Common Area



Office Space

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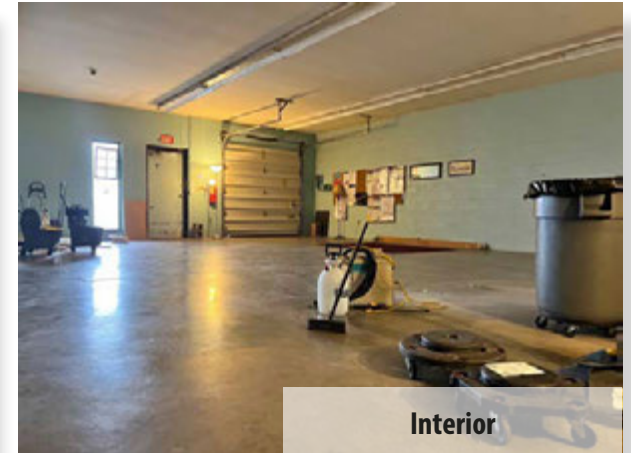
WAREHOUSE

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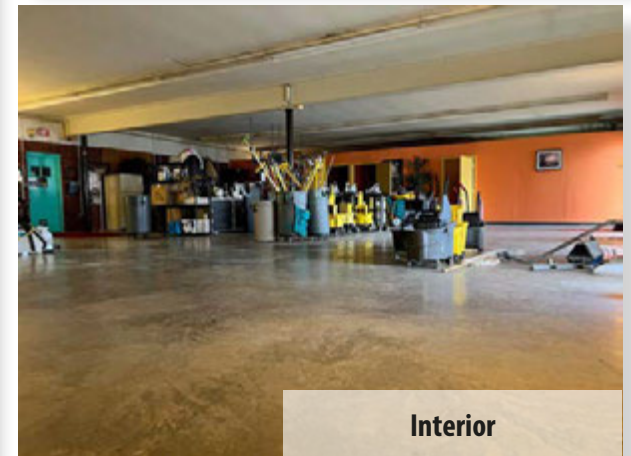
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Main Entrance



Interior



Interior

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