

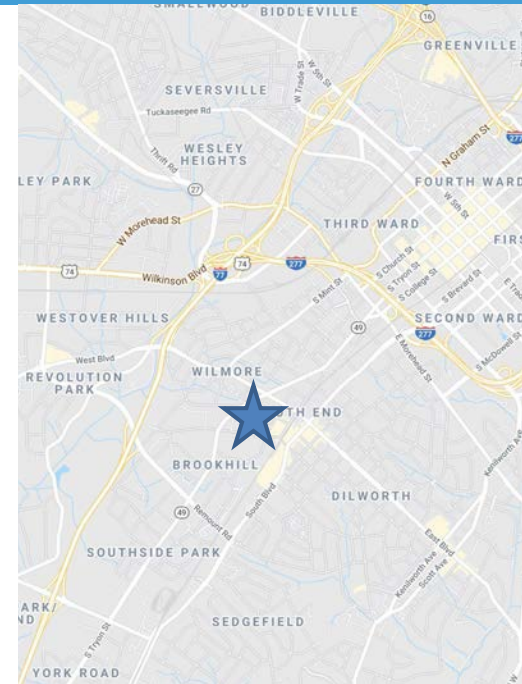
CAMDEN SQUARE VILLAGE WEST

1950 ABBOTT STREET, SUITE 605, CHARLOTTE, NC

FOR SALE
OR LEASE

NS New South
Properties

± 1,800 SF OFFICE SPACE AVAILABLE | SUITE 605



PROPERTY HIGHLIGHTS

- Loft-style office condo located in the heart of South End
- Renovated in 2024 with 3 offices, conference room, bullpen and break area
- Abundant natural light with glass along three sides of unit
- On-street parking in addition to parking lot
- Walkable amenities include light rail, Salted Melon, Superica, Leroy Fox, Common Market, Puttery, Barcelona Wine Bar, Trolley Barn and Blaze Pizza.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,546	126,495	258,174
Avg. HH Income	\$152,521	\$154,568	\$145,593
Daytime Pop.	22,906	151,925	295,282



SALES PRICE: \$1,200,000



**LEASE RATE: \$33/SF MODIFIED GROSS
(NET UTILITIES & JANITORIAL)**

BROKER CONTACT

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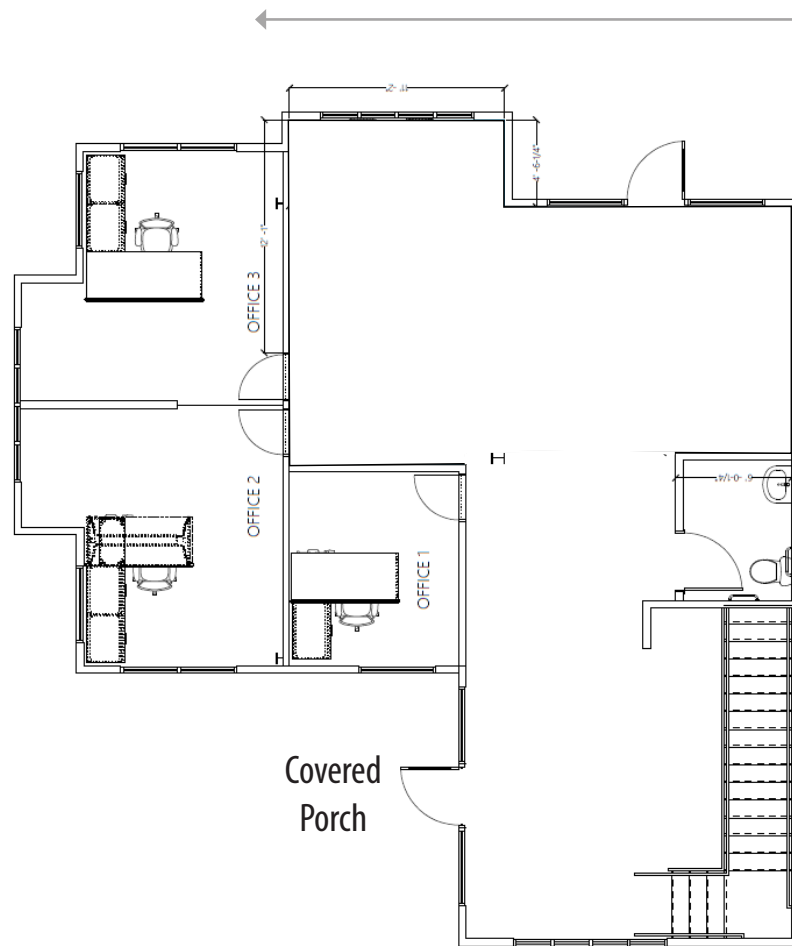
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FLOOR PLAN

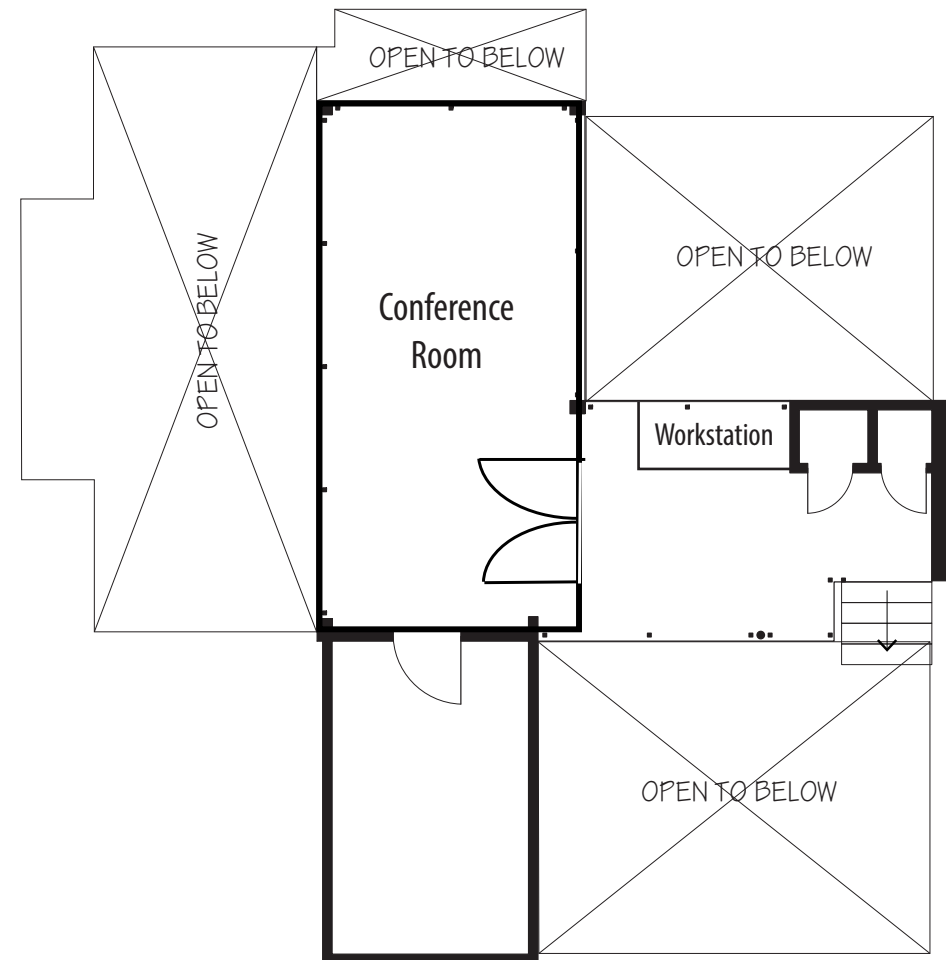
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FIRST FLOOR

Abbott Street



SECOND FLOOR

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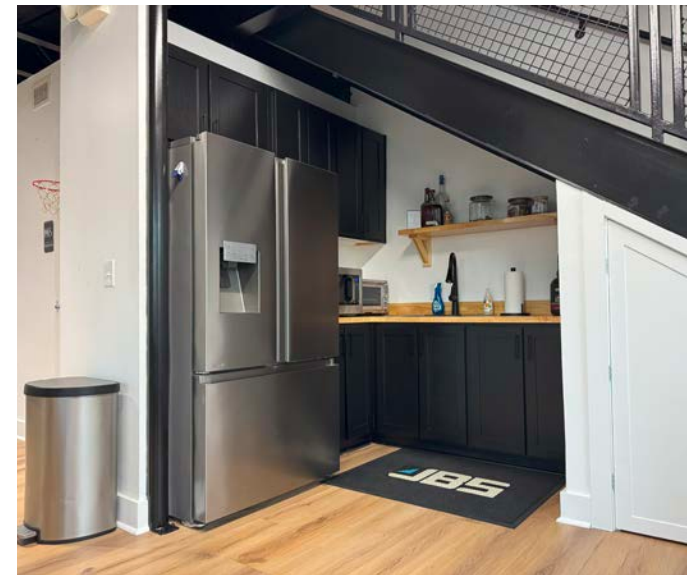
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FIRST FLOOR
PHOTOS

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