

## Office Space For Sale or Lease



# ► 5525 Albemarle Road

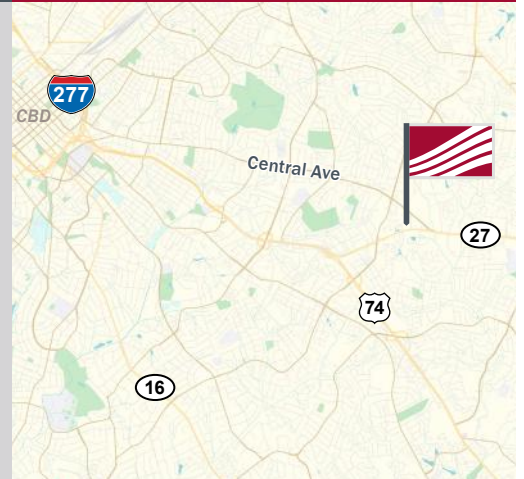
5525 Albemarle Rd, Charlotte, NC 28212



### Office Space Available

- Available ±30,000 RSF
- Space can be subdivided from ±5,000 - ±30,000 SF
- Brand new, totally renovated lobbies and bathrooms
- Brand new HVAC rooftop units with bipolar ionization filters
- Generous Tenant Improvement Allowance available
- Located less than 10 minutes from downtown Charlotte CBD and in close proximity to Crosland SE and a new development project on the former Eastland Mall property
- Multiple points of egress/ingress
- Connected building on property owned and occupied by Charlotte Center for Legal Advocacy
- 168 parking spaces -4/1,000 RSF
- Highly efficient space with 6% core factor
- Abundant glass and window line providing plenty of natural light into the space
- Numerous restaurants, banks and retail within close proximity

### For Sale or Lease



### ► Contact

**Rebecca Herron**  
704.367.5017  
rherron@mpvre.com

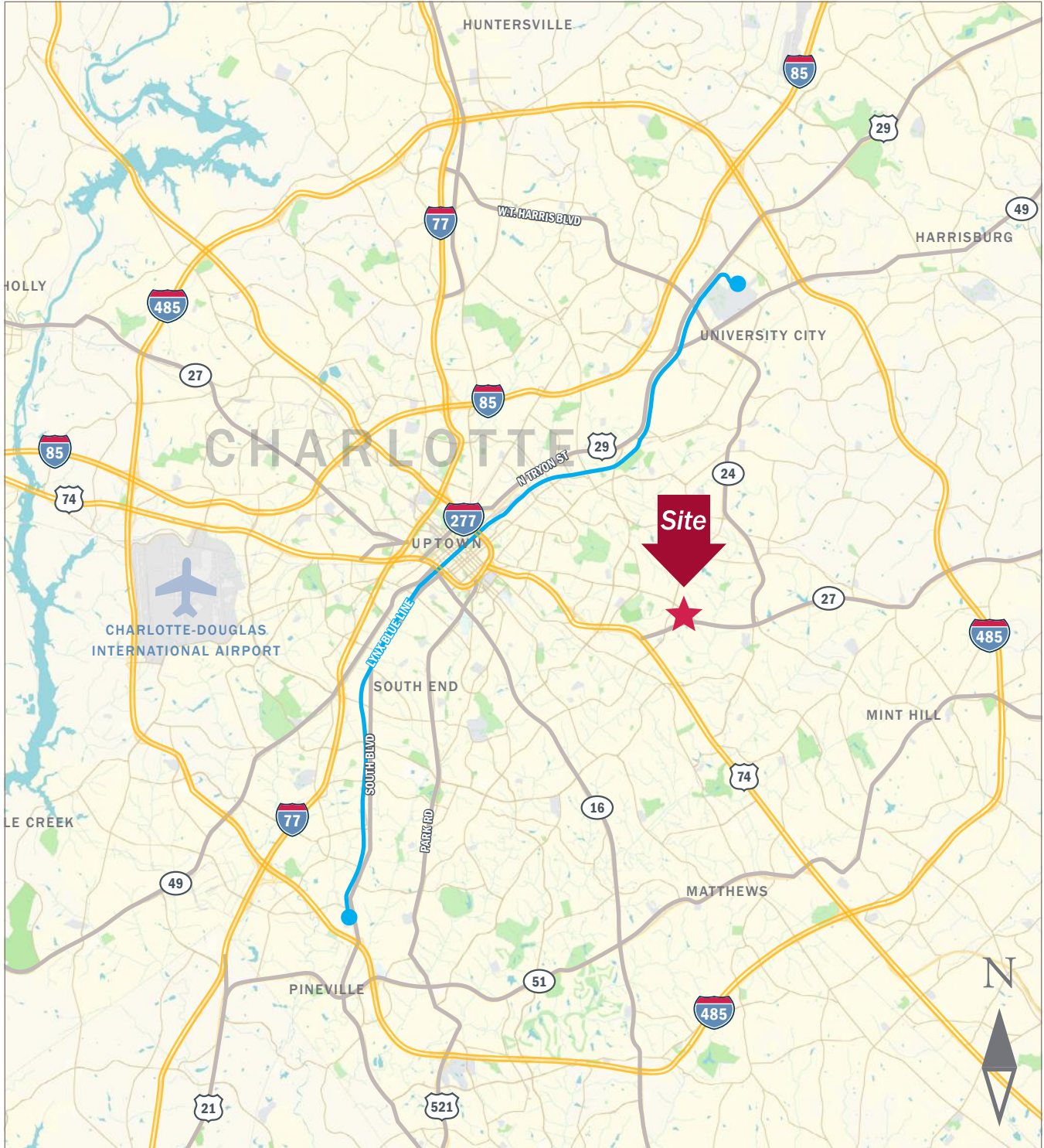
**Bailey Patrick**  
704.248.2102  
bpatrick@mpvre.com

### Pricing

Call for Pricing

# ► Location Map

**5525 Albemarle Road**  
5525 Albemarle Rd, Charlotte, NC 28212



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# ► Proximity Aerial

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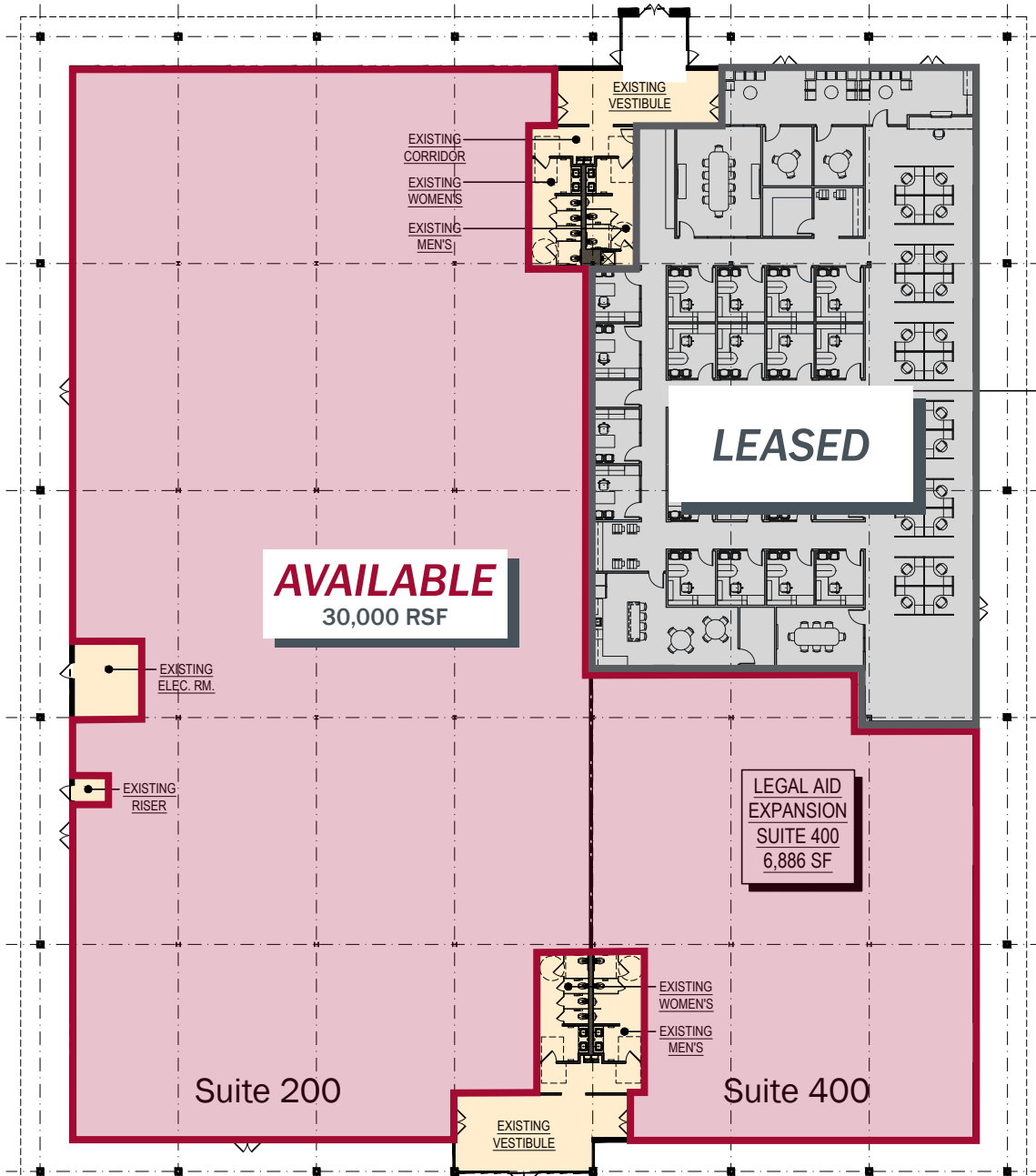


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# ► Floor Plan

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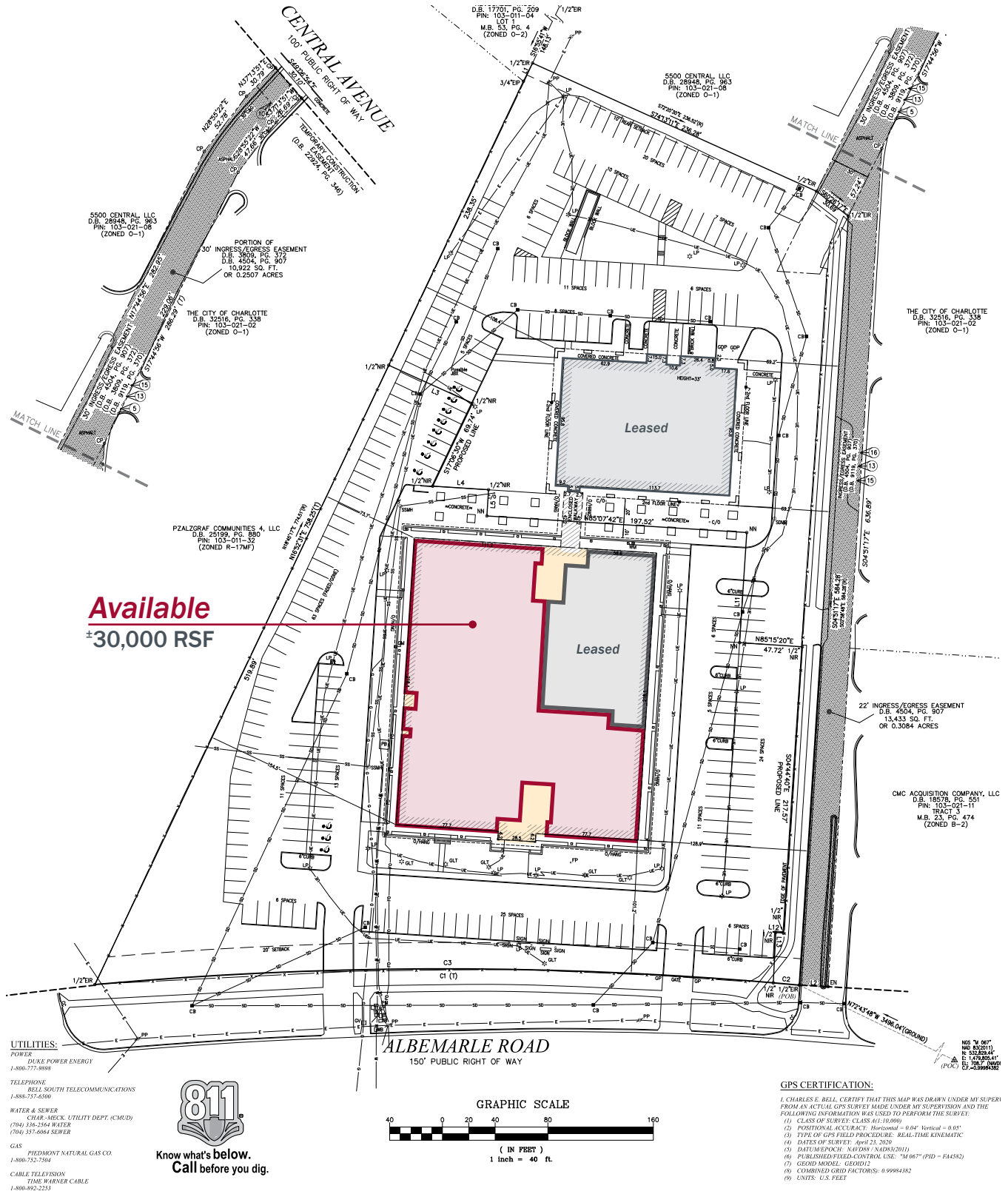
HVAC will be a split-system designed and installed after tenant's floorplan is finalized



Common Area

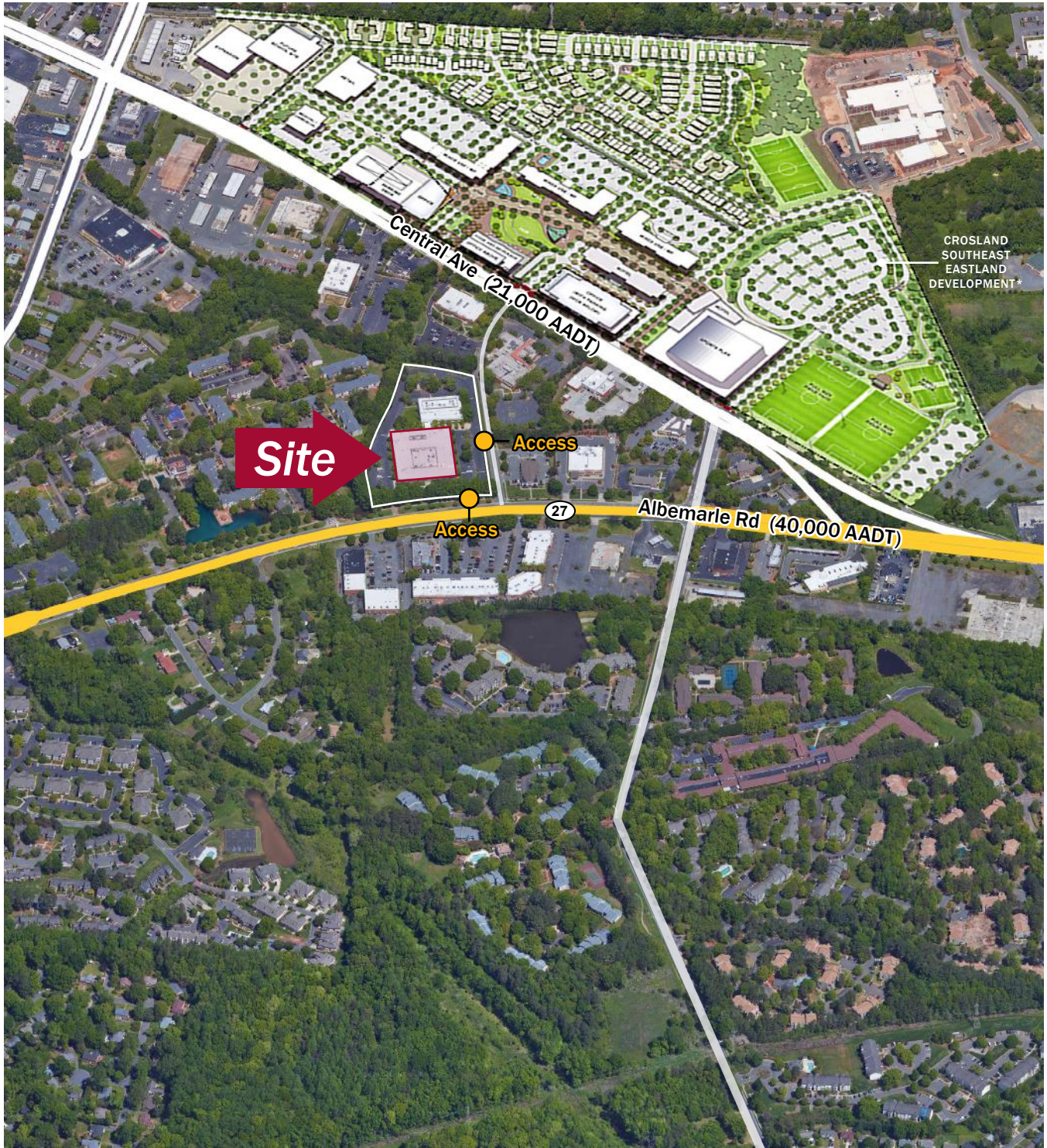
# Property Survey

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# ► Site Aerial

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# ▶ Property Photos

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