

Office Space For Lease



► 5525 Albemarle Road

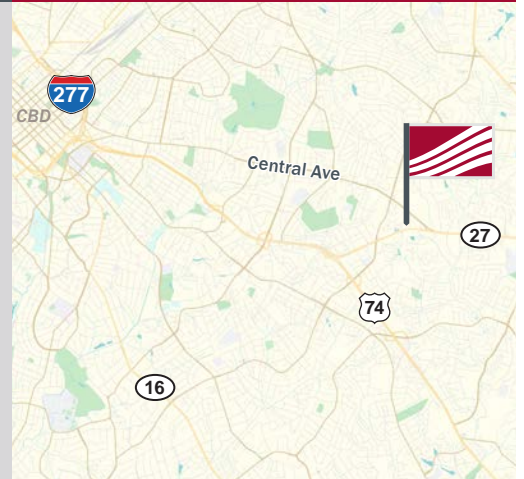
5525 Albemarle Rd, Charlotte, NC 28212



Office Space Available

- Available – Suite 200: ±23,215 RSF
- Space can be subdivided from ±7,500 - 23,215 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 Tepper Sports & Entertainment’s 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 Lease



► Contact

Robby Kirby
704.248.2105
rkirby@mpvre.com

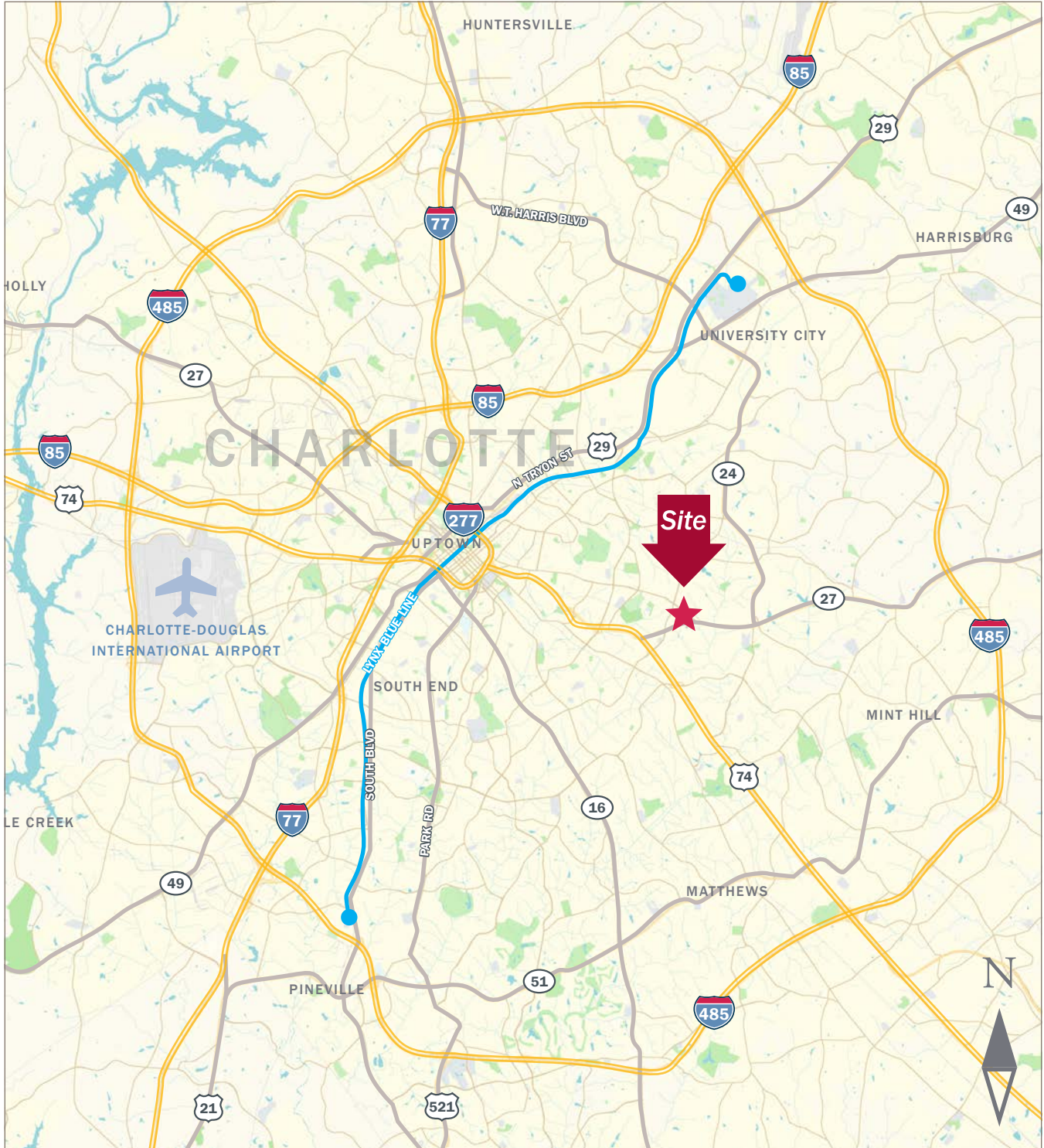
Rebecca Herron
704.367.5017
rherron@mpvre.com

Pricing

\$21.75/SF NNN

► Location Map

5525 Albemarle Road
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► Proximity Aerial

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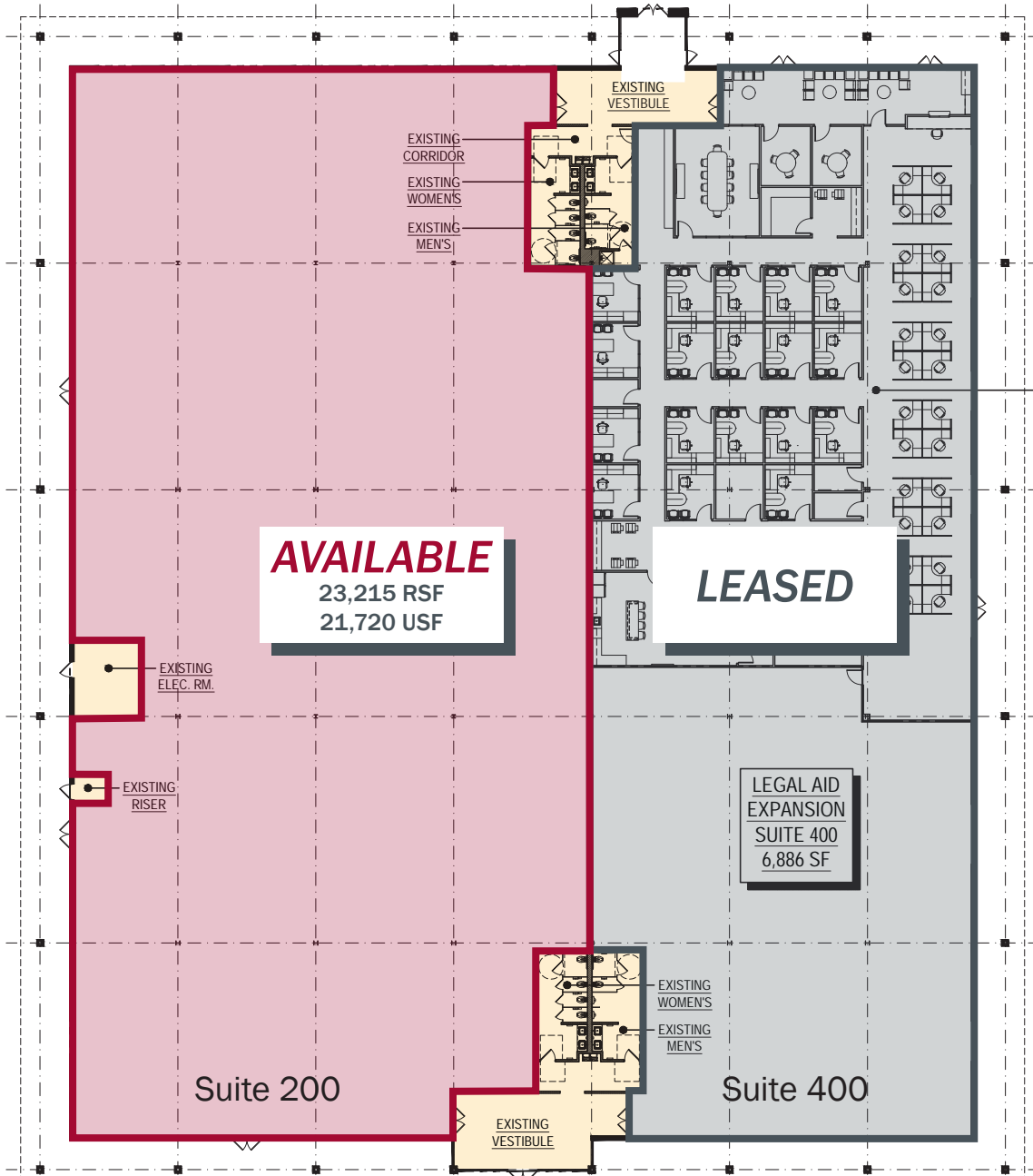


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► Floor Plan

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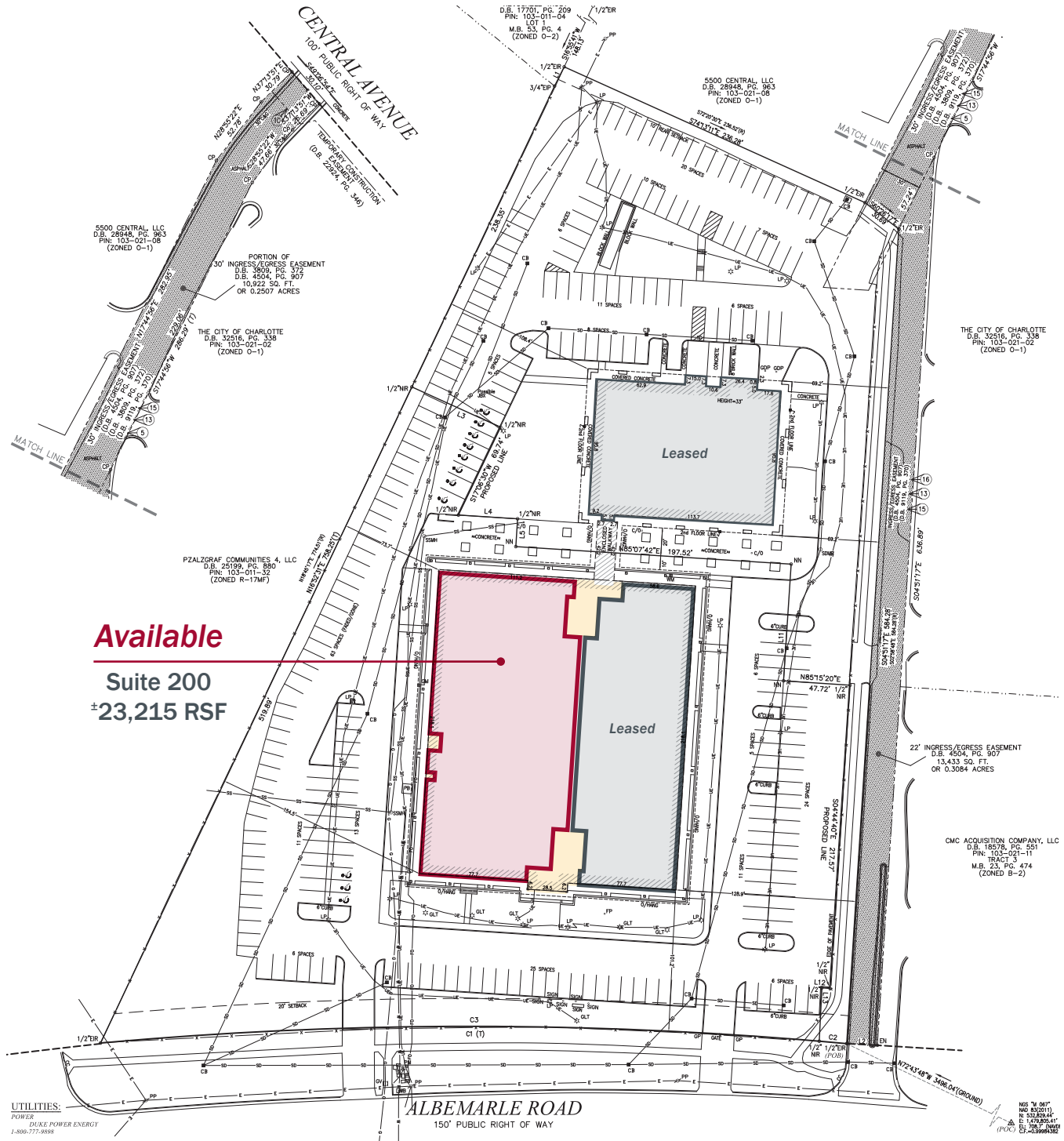
HVAC will be a split-system designed and installed after tenant's floorplan is finalized



Common Area

Property Survey

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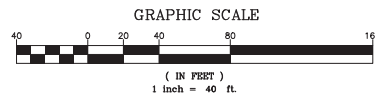
Available

Suite 200
±23,215 RSF

- UTILITIES:**
- POWER: DUKE POWER ENERGY 1-800-777-9898
 - TELEPHONE: BELL SOUTH TELECOMMUNICATIONS 1-888-537-6599
 - WATER & SEWER: CHAR-MECK UTILITY DEPT. (CMUD) (704) 336-2364 WATER (704) 337-6064 SEWER
 - GAS: PIEDMONT NATURAL GAS CO. 1-800-732-7304
 - CABLE TELEVISION: TIME WARNER CABLE 1-800-492-2253



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Call before you dig.



GPS CERTIFICATION:

- I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: CLASS (A1-10000)
 - (2) POSITIONAL ACCURACY: Horizontal = 0.04' Vertical = 0.05'
 - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
 - (4) DATE(S) OF SURVEY: April 23, 2020
 - (5) DATUM/EPOCH: NAD83 / NAD83(2011)
 - (6) PUBLISHED FIELD CONTROL USE: "NA 067" (PID = FA4582)
 - (7) GEOD MODEL: GEOD12
 - (8) COMBINED GRID FACTORS: 0.99994382
 - (9) UNITS: U.S. FEET

► Site Aerial

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▶ Property Photos

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2400 South Boulevard, Suite 300 Charlotte, NC 28203 mpvre.com