

Cambridge Beltway Flex Space

2102 CAMBRIDGE BELTWAY DR, SUITE D-1, CHARLOTTE, NC



Flex

FOR

| Lease

SIZE

| ±3,046 SF

PRICE

| \$14.50/SF NNN



Overview

Available 8/1/2026

Excellent space plan with three private offices, conference and break room

Approx. 1,600 SF storage/warehouse area

1 dock-high door

100% HVAC

Abundant amenities with neighboring Ayrnsley Town Center

Outstanding access to I-485 (Exit 1)

2 miles to I-77, 9 miles to I-85, and less than 15 minutes to Uptown

Flex Space Available For Lease August 1st 2026



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Cambridge Beltway Flex Space

2102 CAMBRIDGE BELTWAY DR, SUITE D-1, CHARLOTTE, NC

Property Overview

Demographics

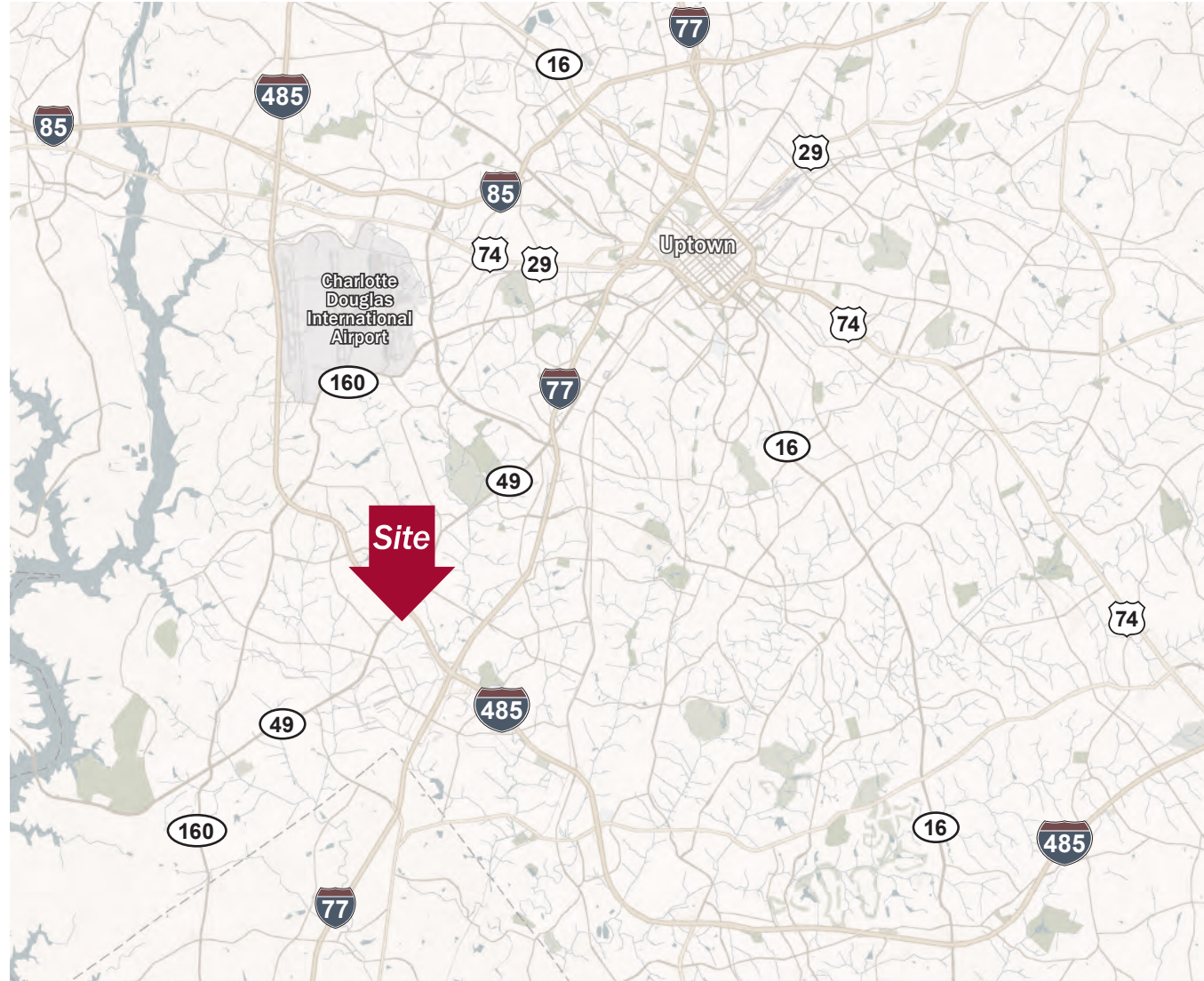
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	8,107	55,249	162,769
Growth Rate	2.28%	1.95%	2.33%
Avg. HH Income	\$91,292	\$99,819	\$116,667

Traffic Count

Source: NCDOT

	AADT
S. Tryon Street	46,527 (2025)
Cambridge Beltway Drive	2,400 (2025)



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

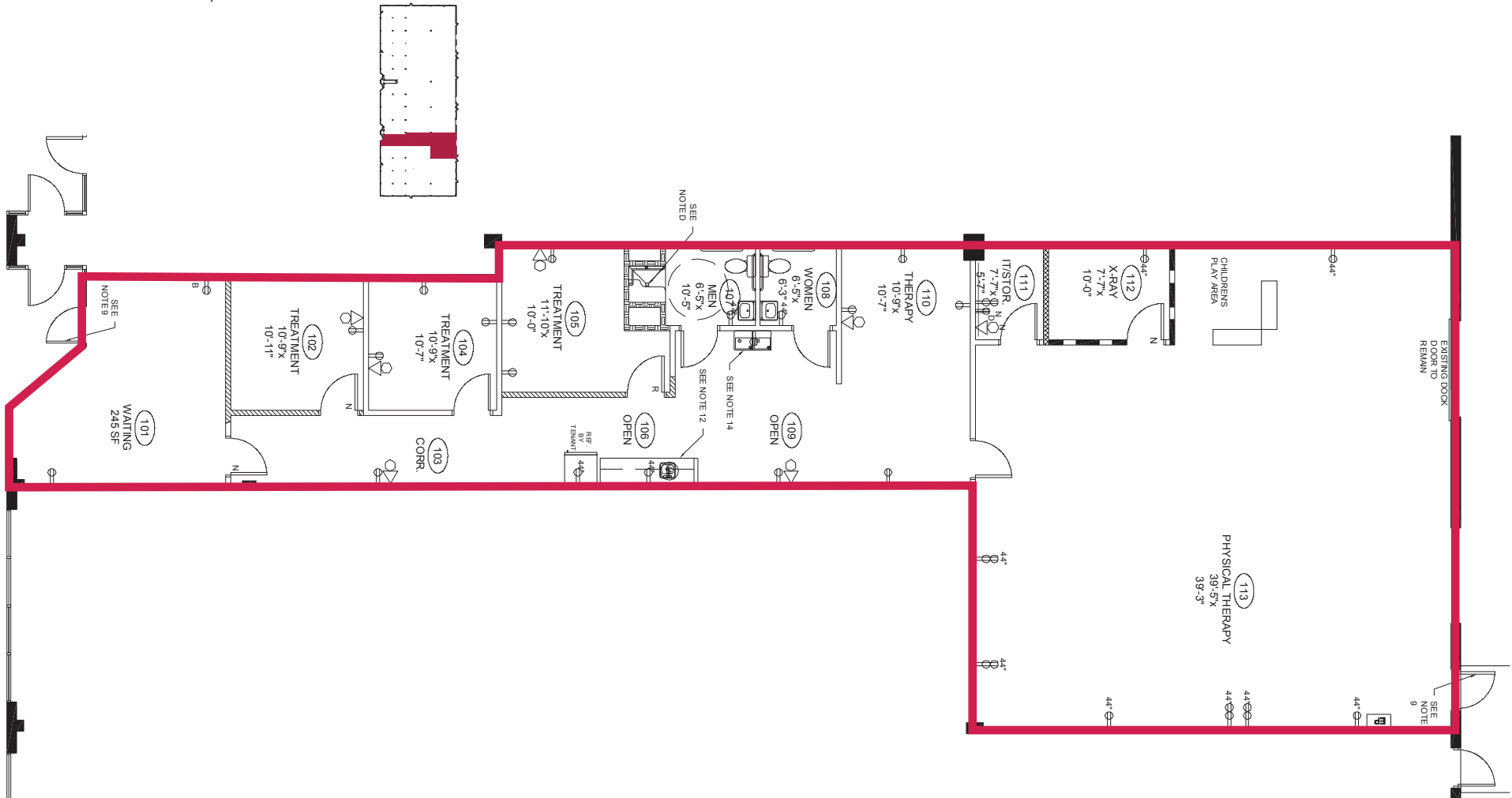
Cambridge Beltway Flex Space

2102 CAMBRIDGE BELTWAY DR, SUITE D-1, CHARLOTTE, NC

Floor Plan

Suite D-1 : ±3,046 SF

Key Plan



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Cambridge Beltway Flex Space

2102 CAMBRIDGE BELTWAY DR, SUITE D-1, CHARLOTTE, NC

Market Aerial



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

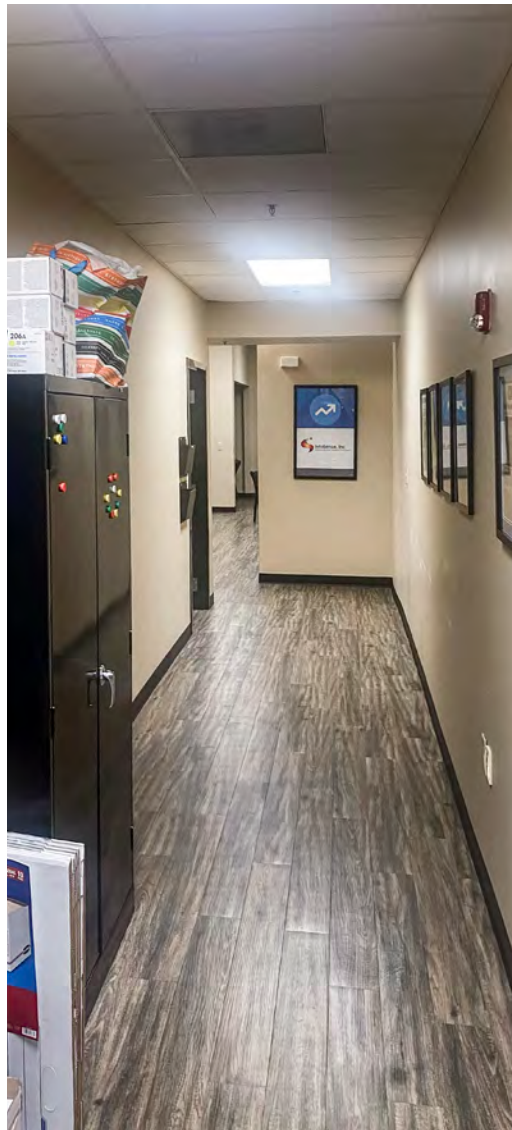
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

Cambridge Beltway Flex Space

2102 CAMBRIDGE BELTWAY DR, SUITE D-1, CHARLOTTE, NC

Property Photos



Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Billy Thomas
Director of Industrial
(704) 248 2104
bthomas@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com