

FreeMoreWest Office



2459 WILKINSON BOULEVARD, SUITE 210, CHARLOTTE, NC 28208

Office

FOR

Lease or Sale

SIZE

±3,080 – 7,845 RSF

PRICE

\$33.00/RSF NNN



Overview

Office for lease or sale located in the Dyestuff building in the vibrant submarket of FreeMoreWest

Owner is downsizing and is willing to lease a portion of the space or vacate entirely

Adaptive reuse space with exposed ceiling and hardwood floors

Space is in excellent condition

In-suite restroom as well as common restrooms

Owner is General Contractor who can easily subdivide the space

1 mile to CBD and 3 miles to CLT airport

Abundant parking and easy access onto Wilkinson Boulevard

Office Condo at Dyestuff Building/FreeMoreWest For Lease or Sale



Robby Kirby
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Property Overview

Demographics

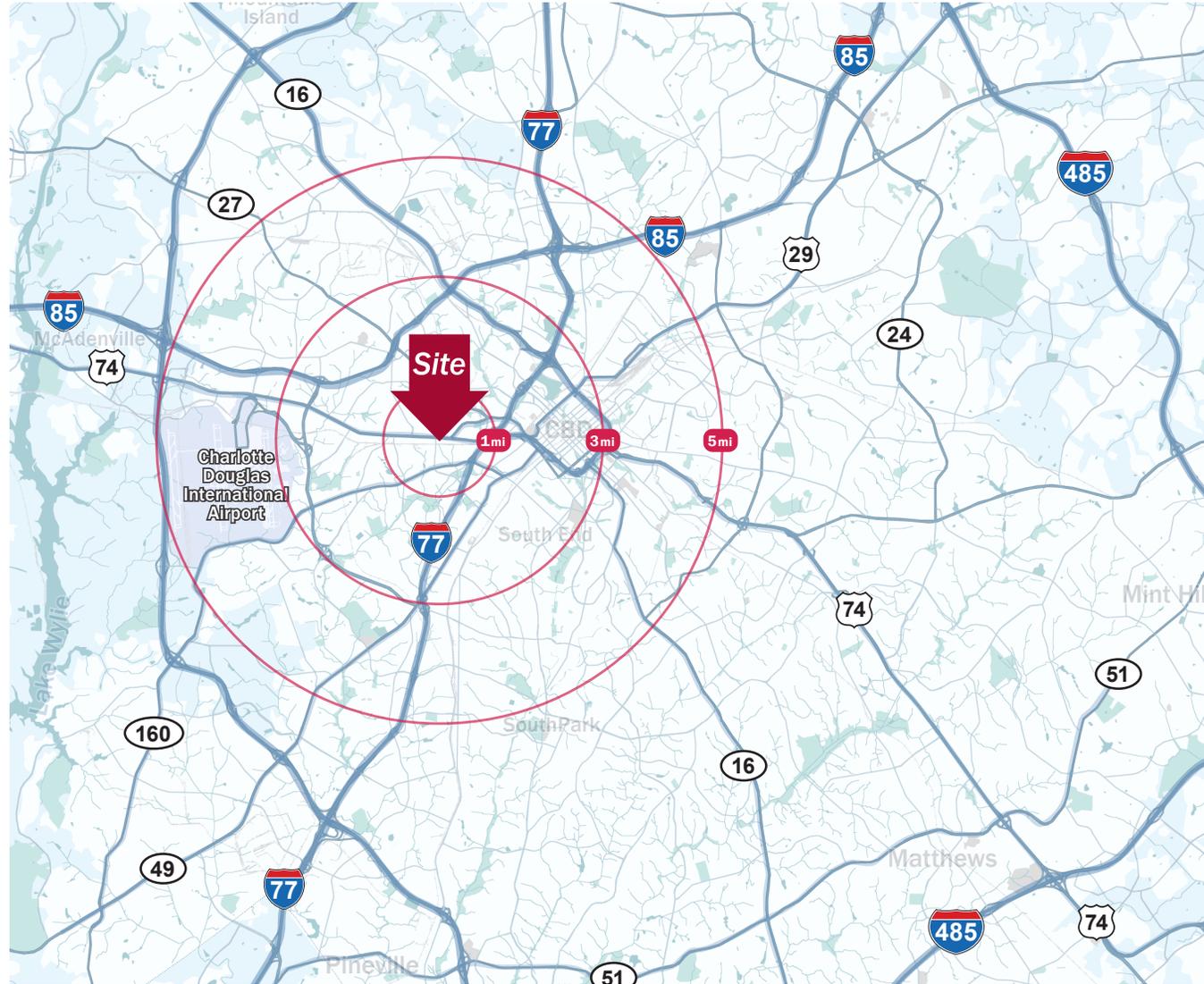
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	9,261	106,615	225,354
Growth Rate	5.32%	2.38%	2.22%
Avg. HH Income	\$100,814	\$125,935	\$133,771

Traffic Count

Source: NCDOT

	AADT
Wilkinson Blvd	40,000
Remount Rd	15,500



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Site Plan: Option A

Available
4,765 RSF

Available
3,080 RSF



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Site Plan: Option B

Available
3,413 RSF

Available
4,432 RSF



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Site Aerial



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Market Aerial



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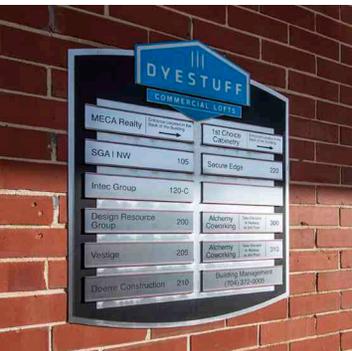
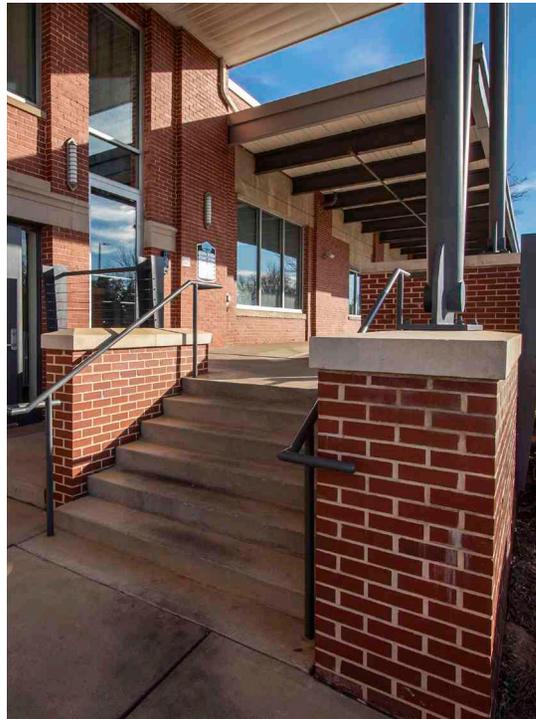
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Exterior Property Photos



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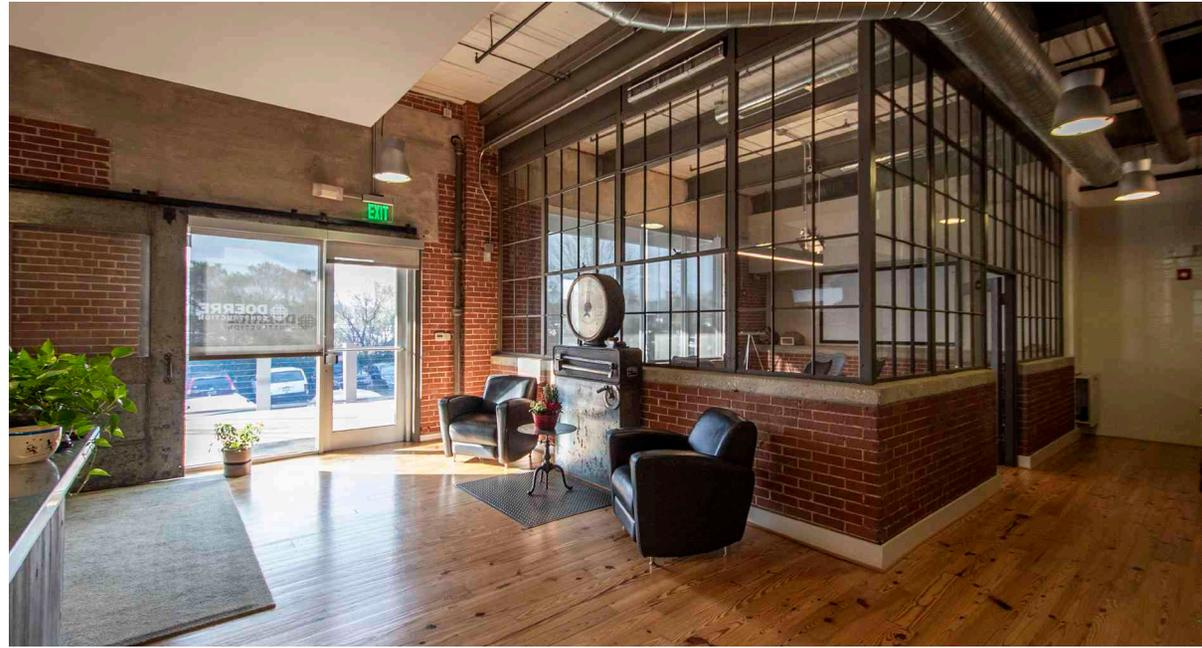
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Interior Property Photos



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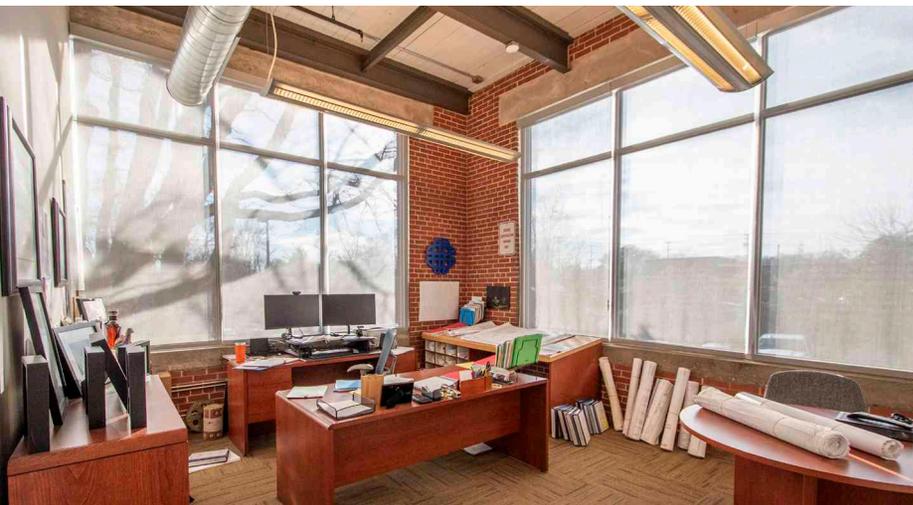
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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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