

# 8819 University East Drive

SUITE 200, CHARLOTTE, NC 28213



Office

FOR

Lease

SIZE

±925 RSF

PRICE

Call for Pricing



## Overview

Located in University East Professional Center which is comprised of five two story office buildings

Executive office condo in an upscale brick office located just off East WT Harris in the University Area

2nd floor office condo

Reception area, 3 Offices, & storage room

Plenty of surface parking

Lease rate includes water & sewer, landscaping and bathrooms

Ideal for professional owner/occupants: CPA, attorney, financial services, insurance, etc

## ±925 RSF Office Suite For Lease



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Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Property Overview

### Demographics

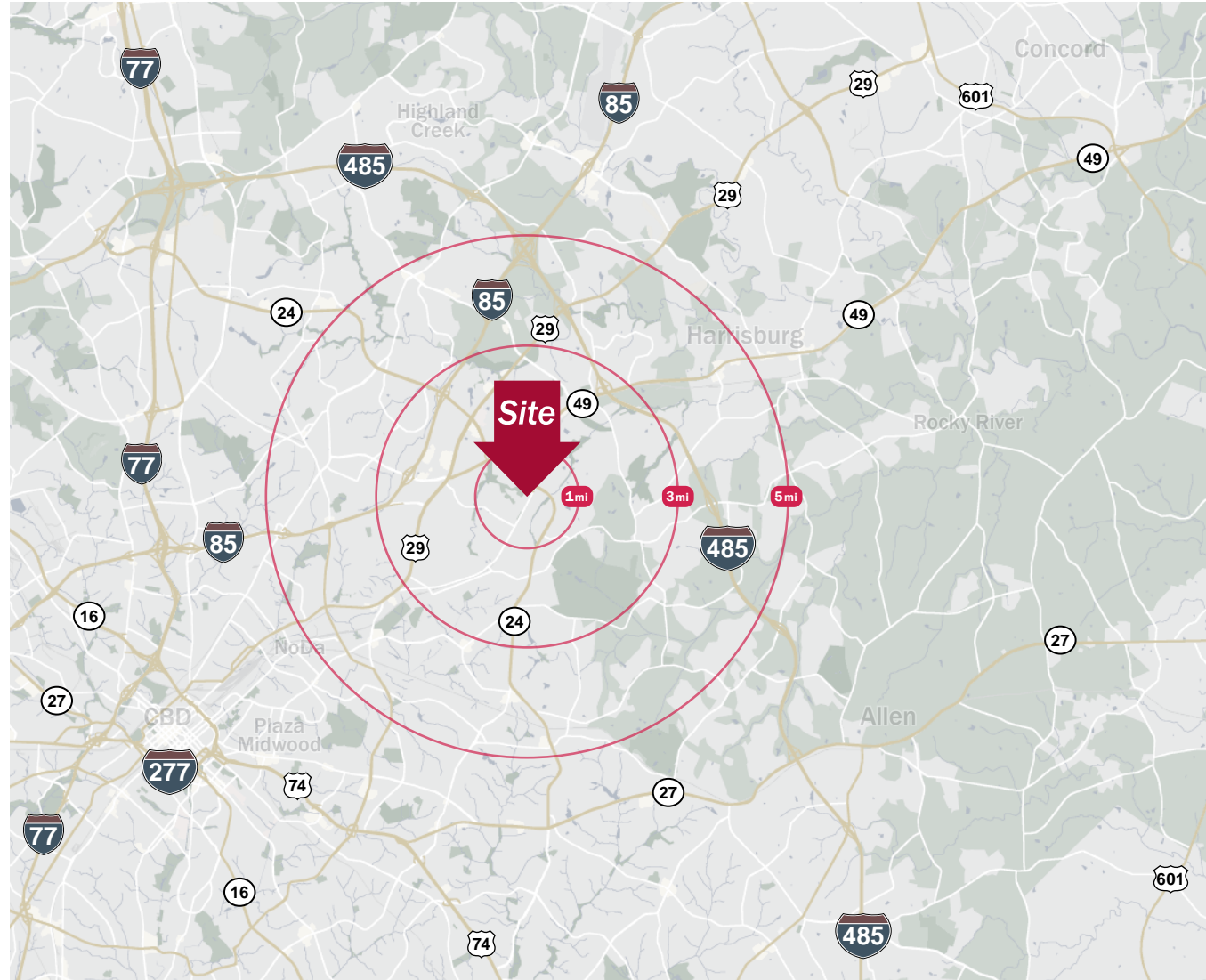
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	10,547	89,116	220,456
Growth Rate	0.50%	2.27%	2.06%
Avg. HH Income	\$93,957	\$87,053	\$95,657

### Traffic Count

Source: NCDOT

	AADT
Hwy 24	41,000 (2023)
Old Concord Rd	21,500 (2023)



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## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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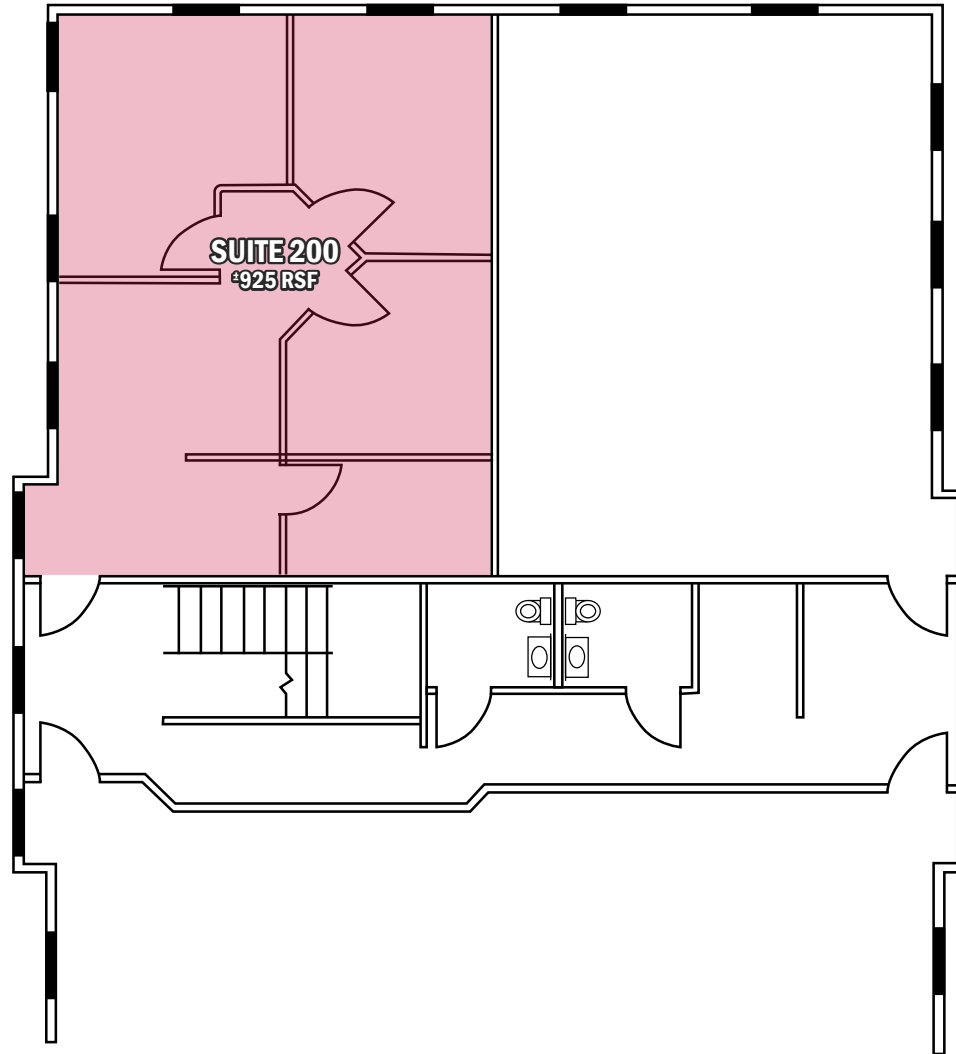
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## Floor Plan



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Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

contact

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