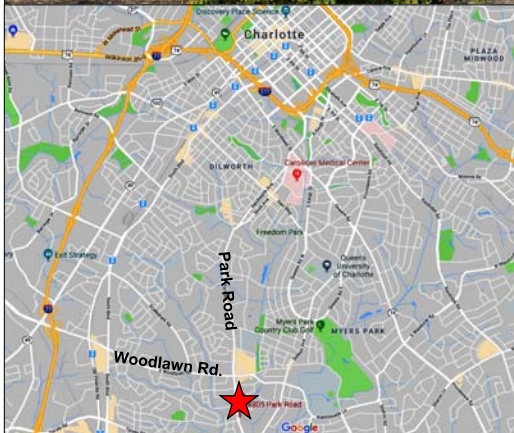
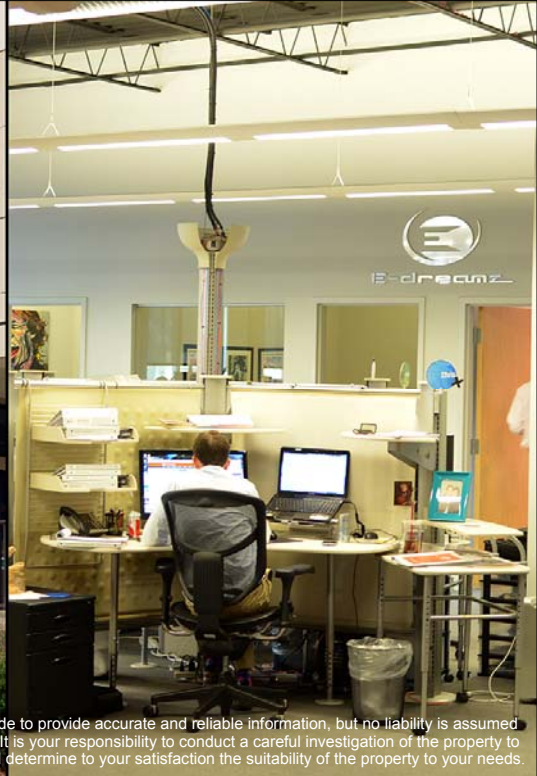


4805 Park Road, #210/220

4,195rsf: Two Contiguous Office Condos for SALE
Unique Purchase Opportunity in the Park Road Shopping Center Area!



Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

-Unique Office Condo Purchase Opportunity in the Exciting and Dynamic Park Road Shopping Center Area just 10-15 minutes from Upton Charlotte... Very Convenient to South-End, Dilworth, Southpark and Myers Park. Tons of area amenities including restaurants, bars + many different forms of retail. Montford Drive in fact is just a 5-minute walk and Park Rd. Shopping Center is a 3 to 5 minute drive.

-Excellent Signage Exposure on the Exterior of the Building on a Well-Traveled Corridor. Plenty of onsite Free Parking. Zoning is 'NS'.

-Build-Out works as either General Office or Creative Office Space.... High Ceilings to the deck and exposed hard ducts. Layout is a combination of Open Areas and Private Offices. The total available space is 4,195rsf but either condo can easily be separated and leased out if needed. Suite 210 is 1,513rsf & Suite 220 is 2,682rsf. Beautiful Onsite furniture can remain and be sold at a great value.

Clay Durkin, Broker

704-373-2114

cdurkin@providencecommercial.com

Chris Wannamaker, Broker

704-373-1181

cwannamaker@providencecommercial.com



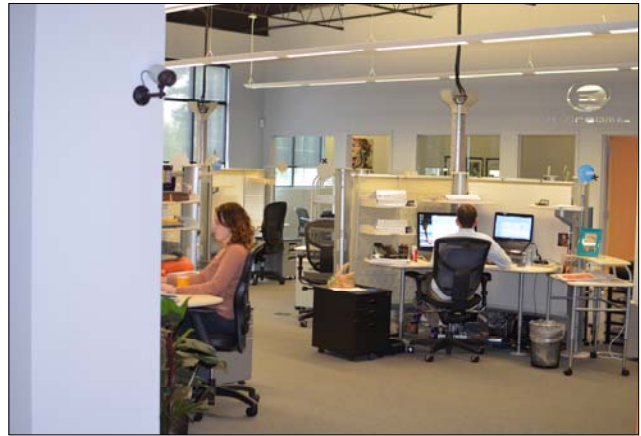
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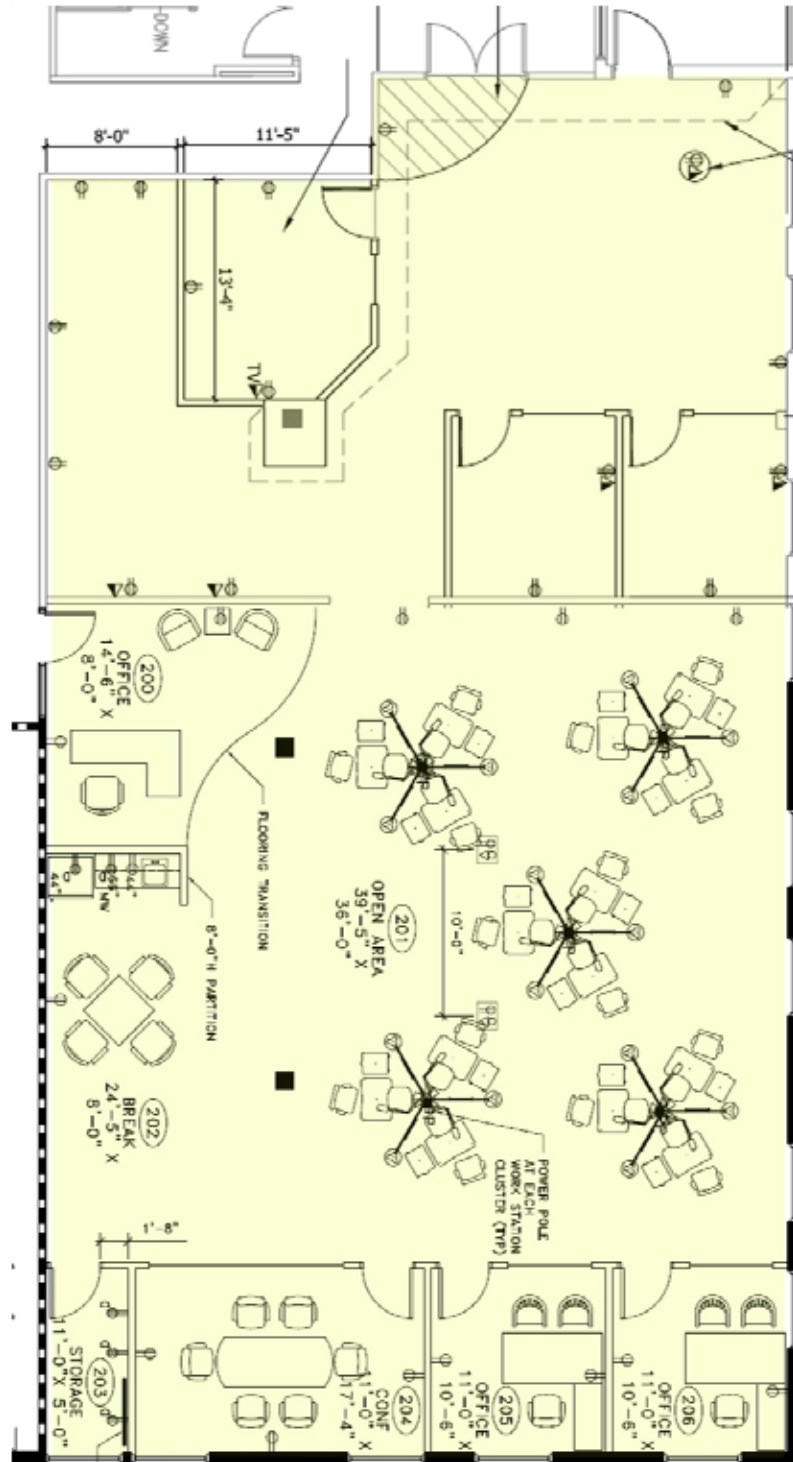


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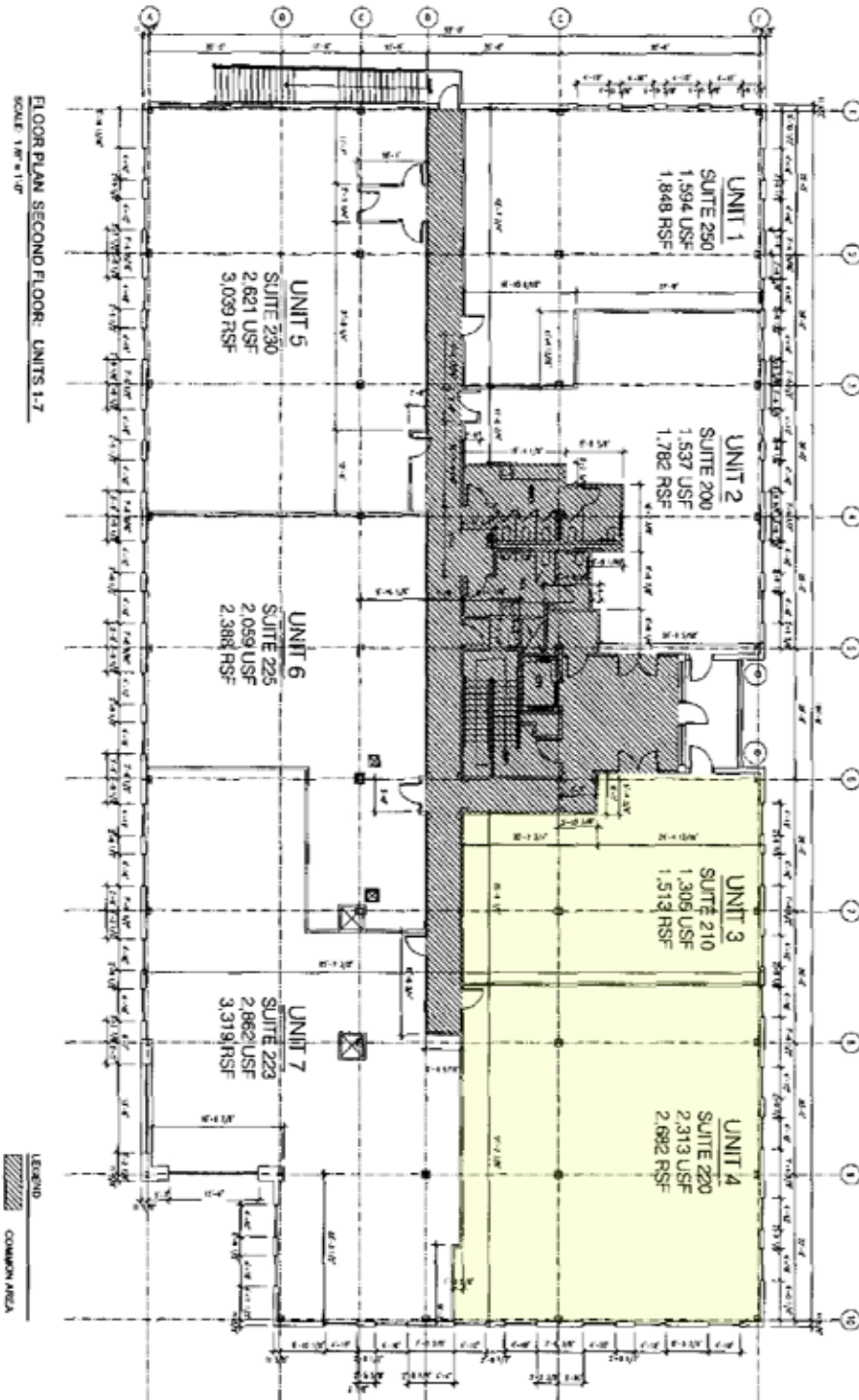


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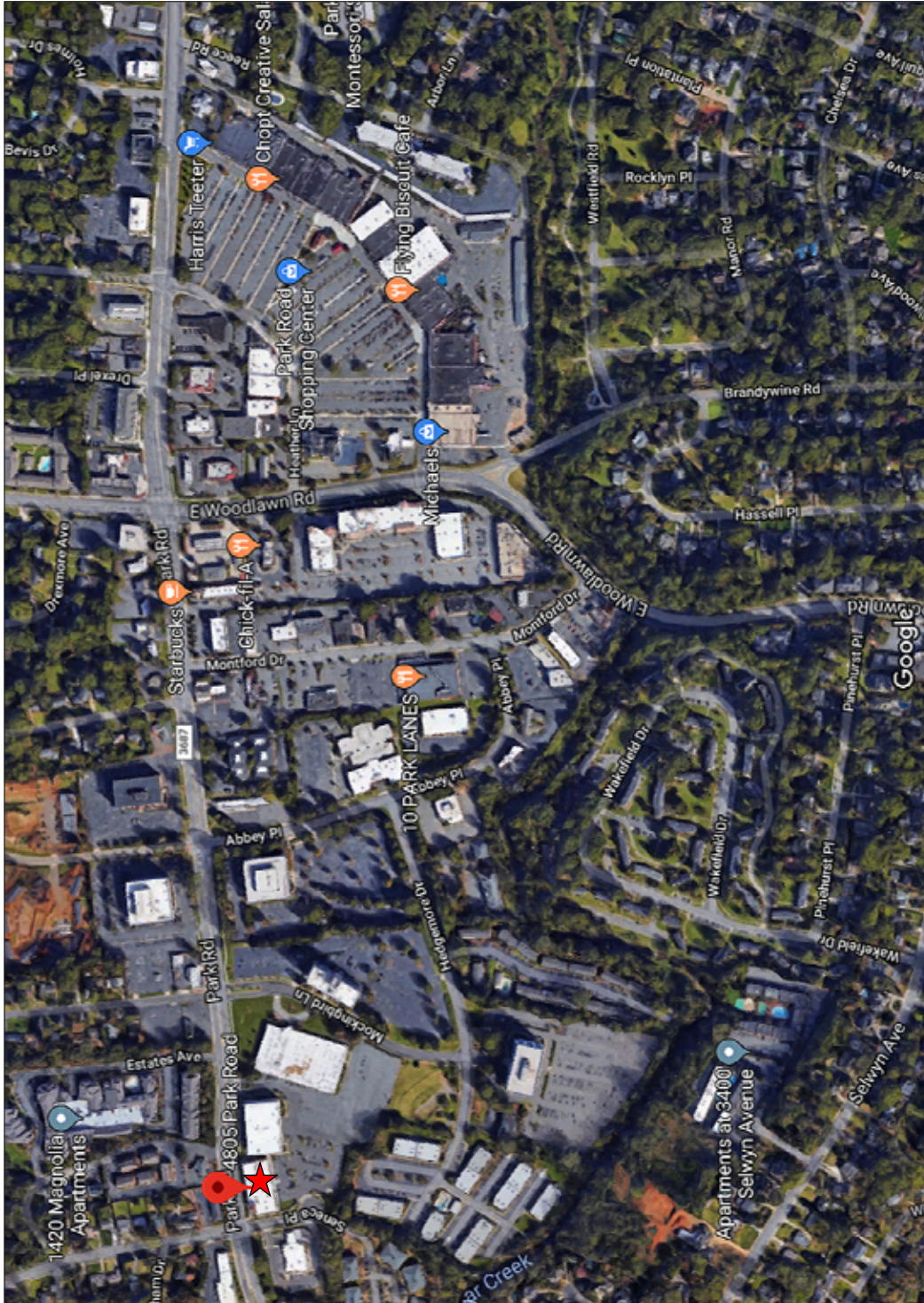


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