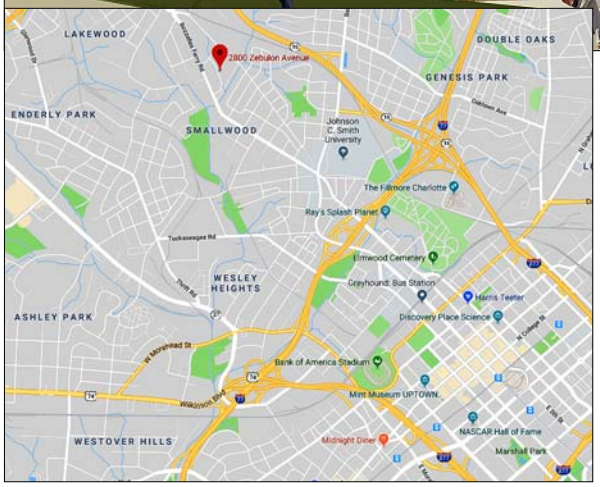
2800 Zebulon Avenue

8,010sf: Office for LEASE in Historic West End Charlotte

Lease a Full Floor in a Newly Constructed Building with a Dynamic Feel!



Clay Durkin, Broker
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Providence Commercial
REAL ESTATE ADVISORS

-17,920sf Future Building in Historic WestEnd (www.westendclt.com) being delivered February/March 2019. Building site is directly next to the Mecklenburg Bar Association building just off Rozzelles Ferry Road only 5 minutes from Uptown. Property borders Green Space with 2 ponds. 85 parking spaces. Zoned I-2.

-8,010sf full-floor leasing opportunity (plus another ~1000sf of 'Mezzanine Space' can be discussed). Very competitive Full service Rate. Elevator on site. Dedicated Bathrooms provided to the tenant. Future 1st Floor Coffee/Juice Bar onsite.

-The 1st floor user will be 'WestEnd Crossfit' so the owners would prefer to keep a common theme and thus have a tenant in the Health-Related Field (Physical Therapists, Physicians, Dentists, etc.).

-The district lies just 1 mile west of the heart of Uptown + encompasses parts of the Biddleville, Seversville, Smallwood and Wesley Heights neighborhoods. It is one of Charlotte's oldest communities with Johnson C. Smith University as the primary anchor. There are also plans for a Gold Line streetcar!

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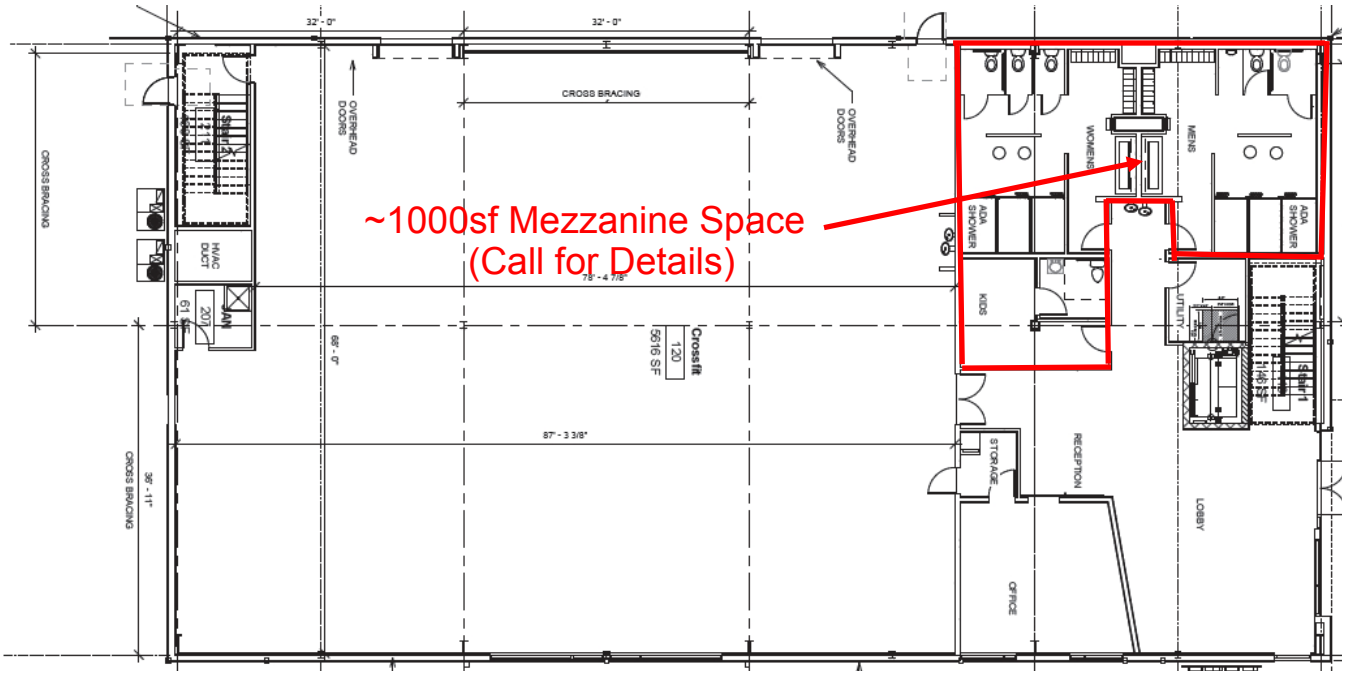

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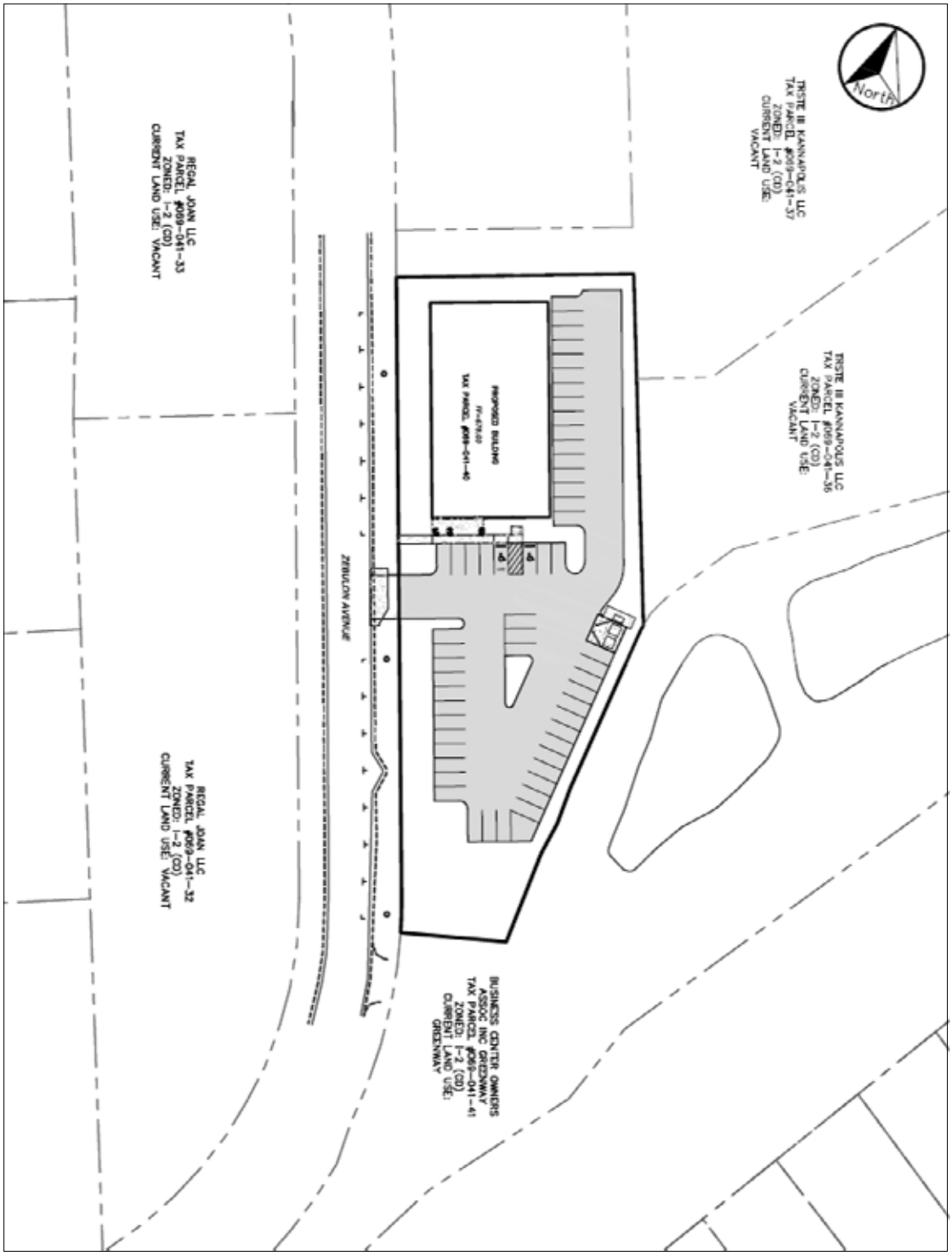

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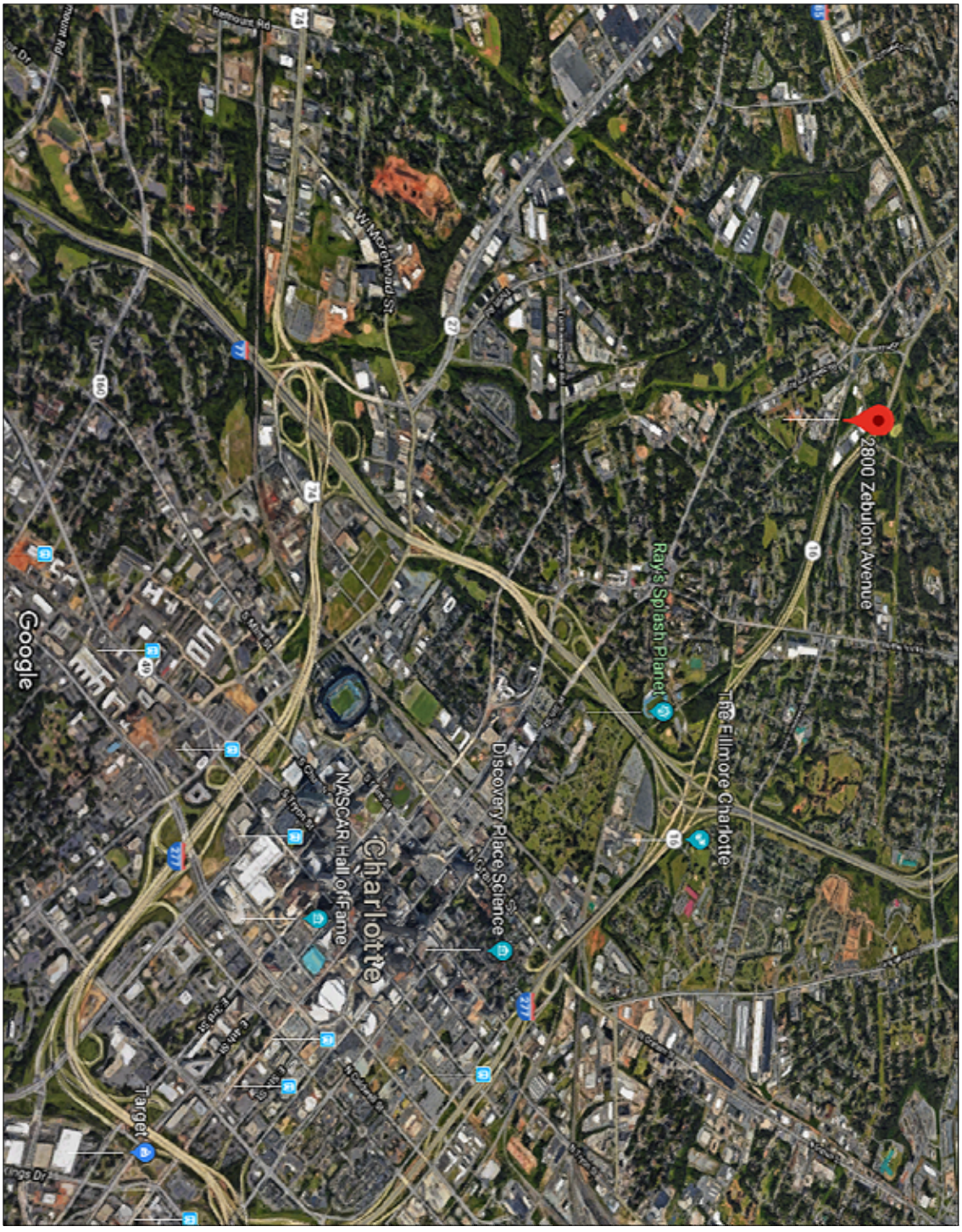

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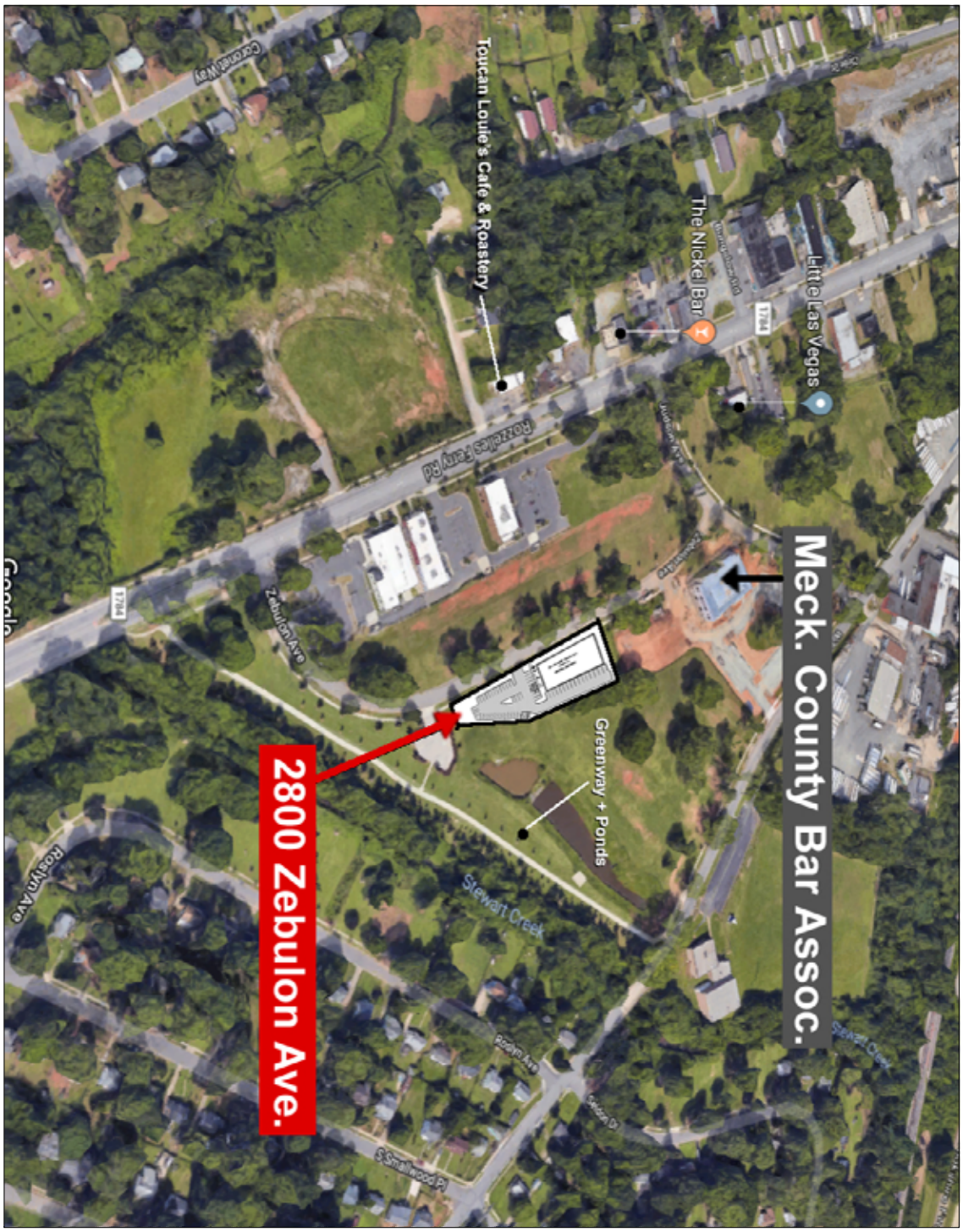

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