



**616 Colonnade Drive
Charlotte, NC 28205**

For Sale

Space Profile

Premises	1st Floor
RSF	12,300 SF; can be subdivided into two 6,000 RSF spaces
List Price	\$1,750,000 or \$144.00 per RSF
Rental Rate	Current tenant paying \$20.98/NNN 3% increase in March 2019
Availability	Tenant vacating; existing lease runs through 2/28/20
Submarket	East Charlotte
Built	1986; completely renovated with new bathrooms in 2015
Parking	4.40/1,000, 54 parking spaces Building or parking can be expanded

Features

- Building situated on 2.5 acres
- Great location off Monroe Road in Elizabeth neighborhood
- Owner-occupant or multi-tenant use

For More Information

Cresa
2115 Rexford Road
Suite 215
Charlotte, NC 28211
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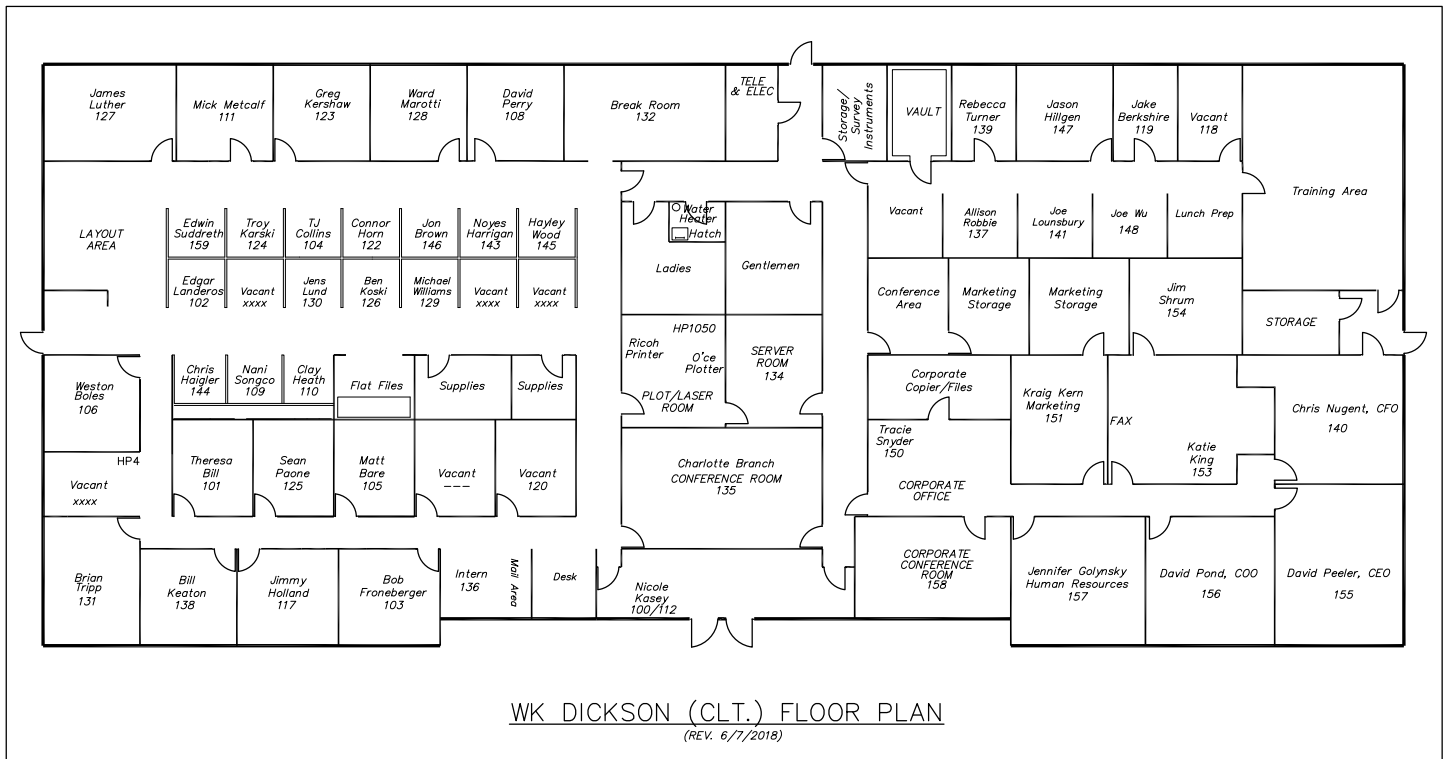
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