



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Office Condo Building for Sale or Ground Floor 2000 sq. ft. for Lease



124 N. McDowell Street

- 4140 sq. ft. for sale includes both floors.
- or 2000 rentable sq. ft. ground floor for lease. (Common conference room shared with upstairs).
- Parking on site.
- Close proximity to court house and downtown office towers and post office.
- \$925,000 sales price for entire condo building.
- \$3,500 per month lease rate for the ground floor plus utilities and janitorial.
- Condo dues if purchased are \$794.77 per month (included in lease rate if ground floor is leased).
- See layout of each floor on the next page.

Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

John Stipp – Office Properties

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EXHIBIT A-2

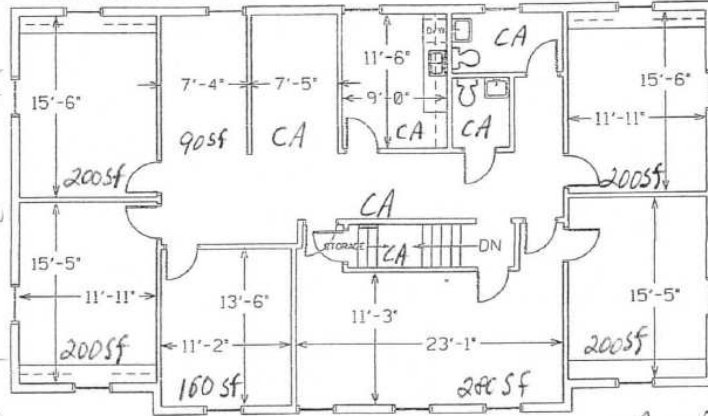
CONCEPTUAL FLOOR PLAN - NOT ACCURATE

2nd Floor

Occupied Area
1330[±] Sq. ft

Common Area
740[±] Sq. ft

Common Area
Hallway, Stairs,
Copier Room, Kitchen,
Bath Rooms



SECOND FLOOR
2,070 SF

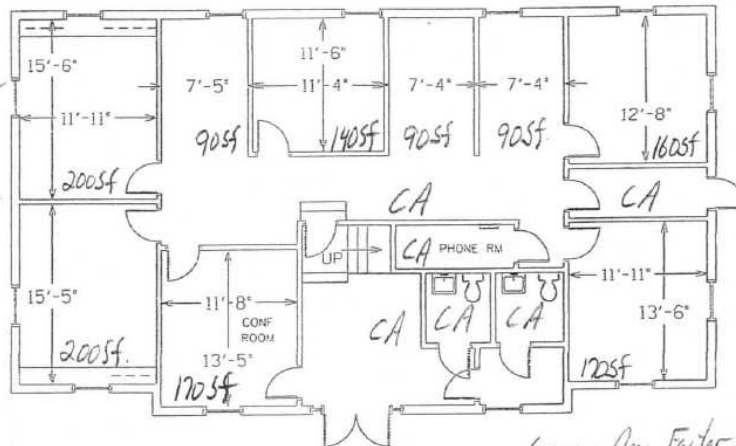
Common Area Factor .5564
(Common Area ÷ Occupied Area)

1st Floor

Occupied Area
1310[±] Sq. ft

Common Area
760 SF

Common Area
Hallway, Stairs,
oyer, phone Room,
Bath Rooms



124 N MCDOWELL COURT
2,070 TOTAL SF
USING EXTERIOR WALL

Common Area Factor .5802