



## OFFICE PROPERTIES



[www.CharlotteOfficeSpace.com](http://www.CharlotteOfficeSpace.com)

# Office Space for Lease



## 3309 Washburn Avenue

- Entire lower level of building with its own entrance. Great budget space in easy access area convenient to Downtown, Independence Boulevard, Monroe Road, Eastover, Randolph Roads
- Parking on site side and rear—and adjacent lot
- 5,125 rentable square feet
- \$5,872 per month including utilities but not janitorial
- Furniture included
- See layout 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.

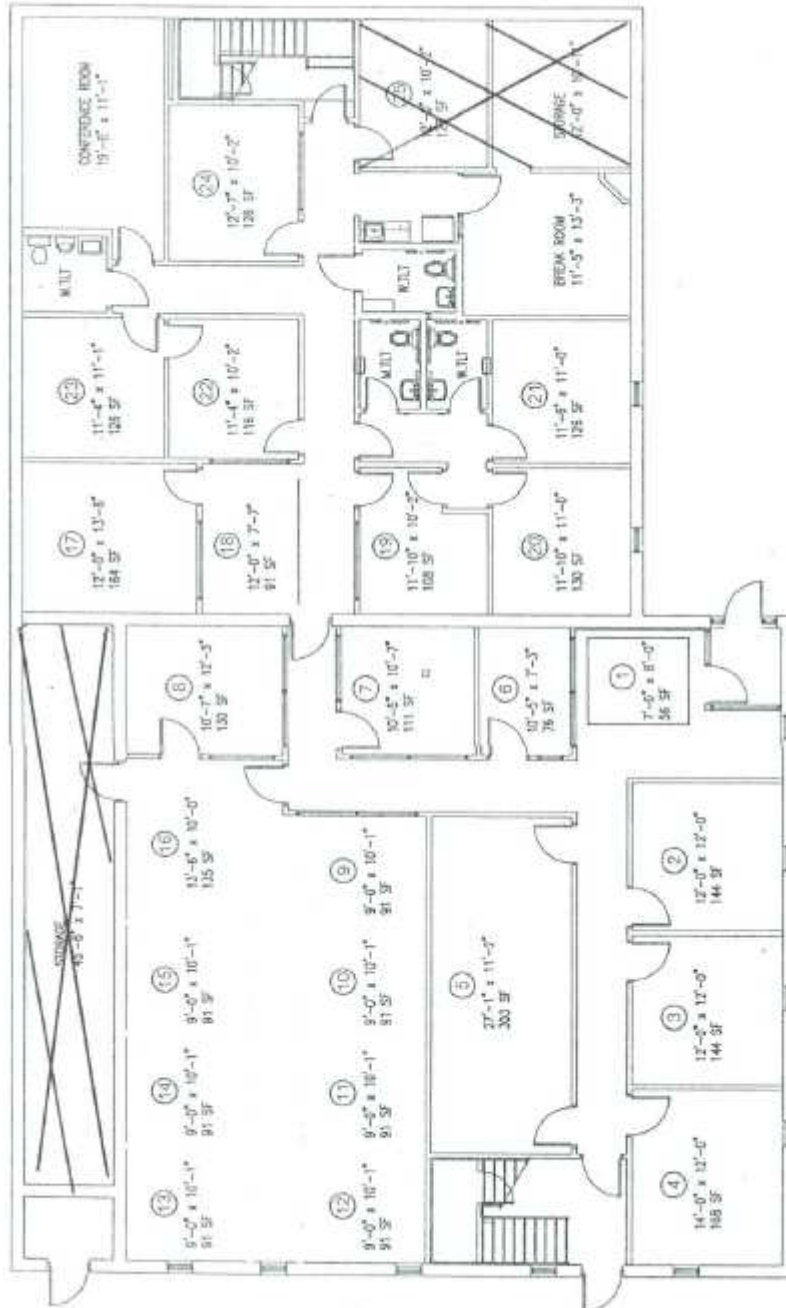
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Front of Building



**FIRST FLOOR PLAN**  
5,767 SF TOTAL GROSS AREA OUTSIDE OF EXTERIOR WALLS  
SCALE: 1/32" = 1'-0"

Rear of Building