



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Office Building for Sublease

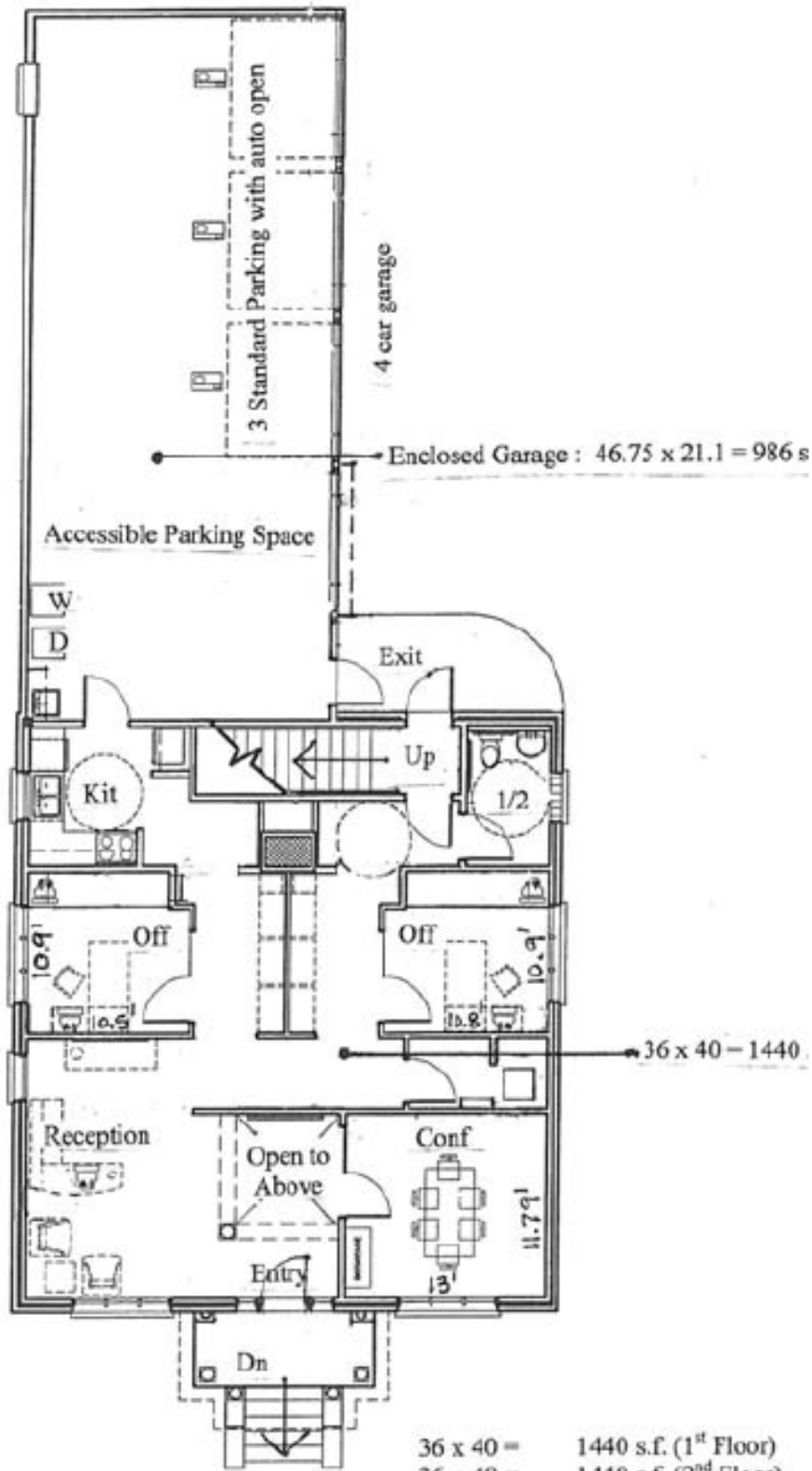


714 Royal Court

- Beautiful high end showplace!
- Sublease through Sept 30, 2020 (Landlord however, has the right to terminate the lease with 12 months prior notice).
- 3,652 sq. ft. plus large 4 car garage/storage.
- Reception, Conference, multiple kitchens, multiple private offices, open area.
- Zoned MUDD (allows office and other specified uses - current permitted use is office).
- \$15 per sq. ft. NNN.
- Garage/storage has large roll up door.
- In excellent condition.
- SEE NEXT PAGES FOR FLOOR LAYOUTS

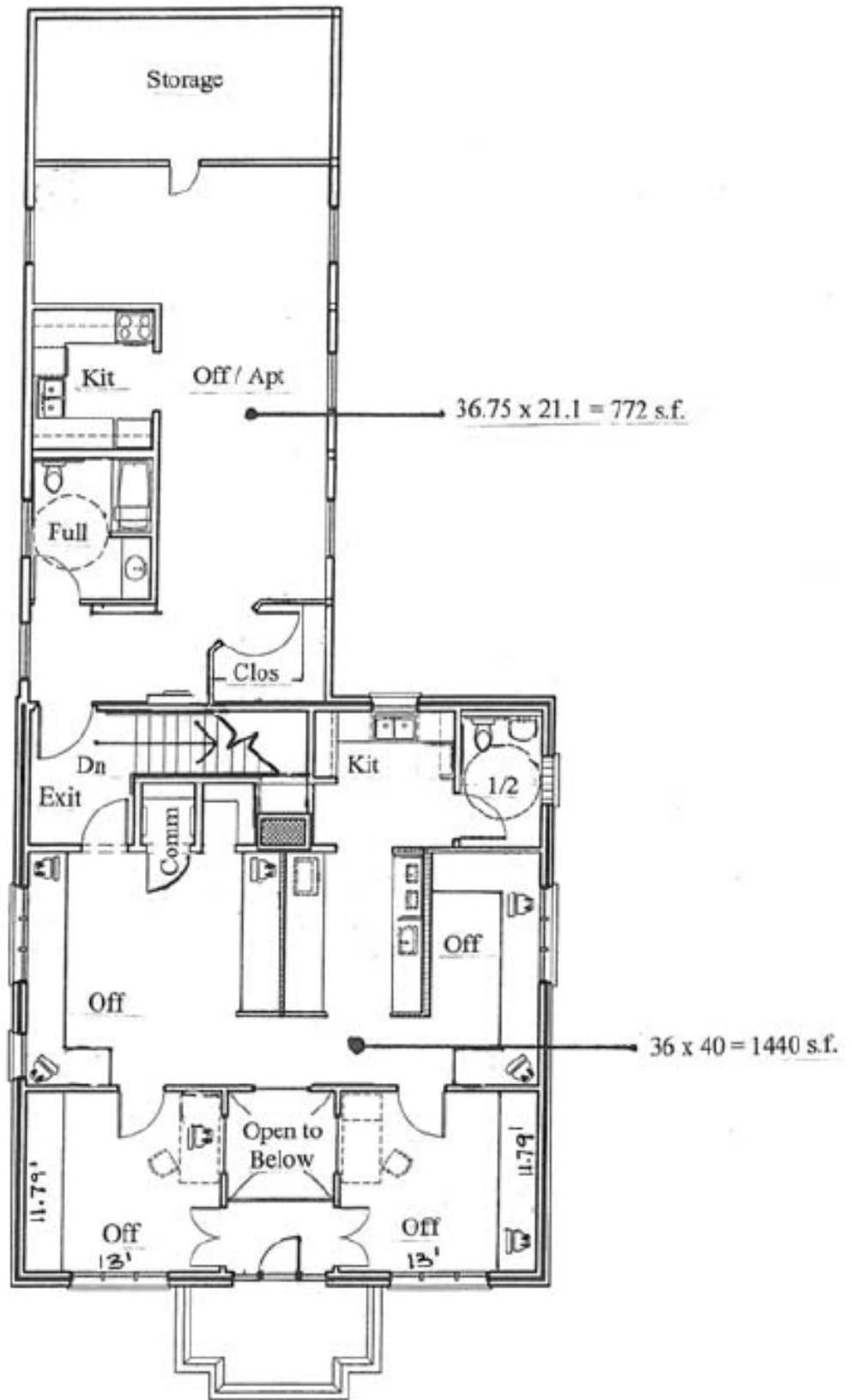


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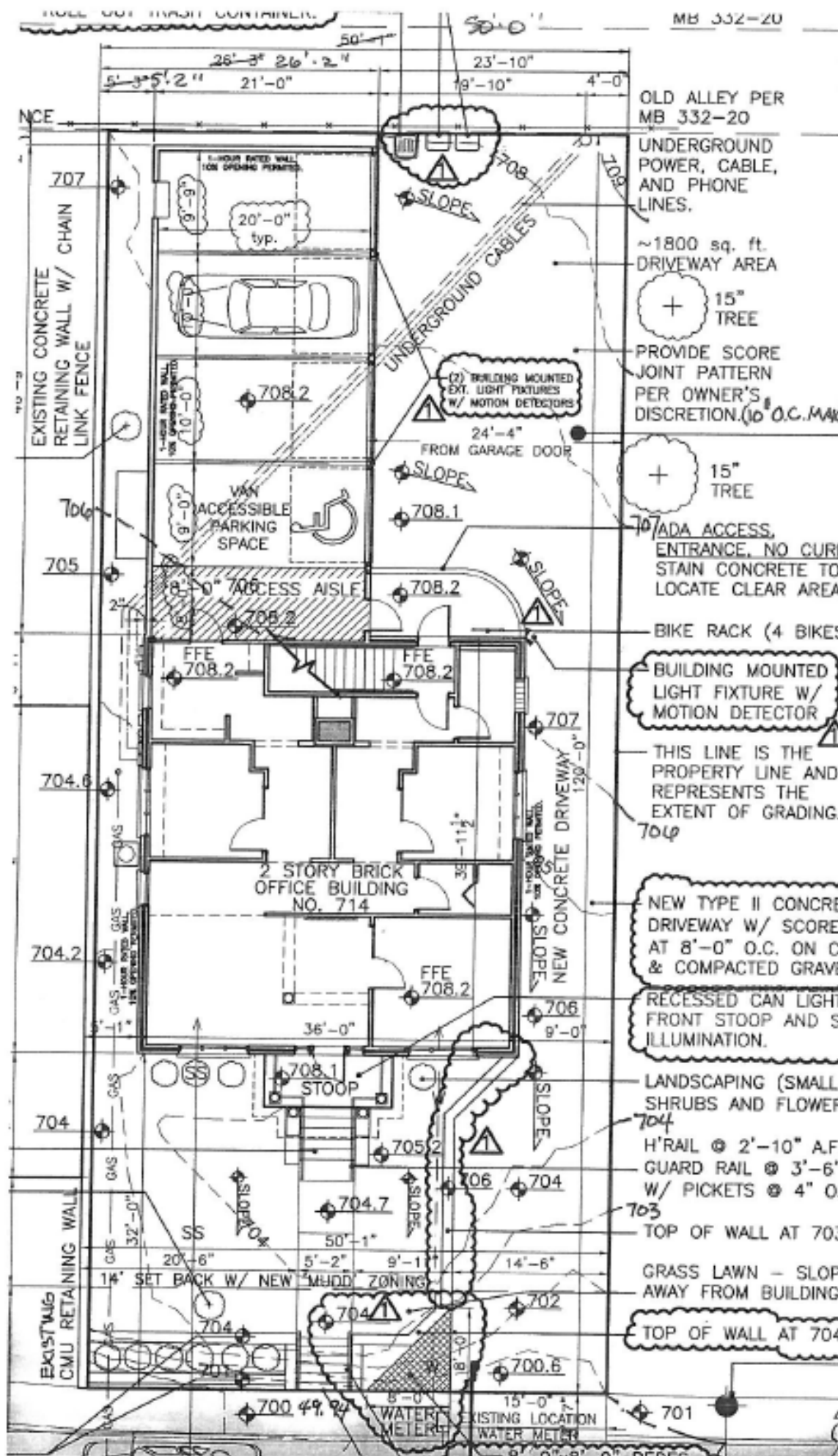


① FIRST FLOOR PLAN

$36 \times 40 = 1440$ s.f. (1st Floor)
 $36 \times 40 = 1440$ s.f. (2nd Floor)
 $36.75 \times 21.1 = 772$ s.f. (2nd Floor Ar)
 Total s. f. 3652 square feet



② SECOND FLOOR PLAN



MB 332-20

OLD ALLEY PER MB 332-20

UNDERGROUND POWER, CABLE, AND PHONE LINES.

~1800 sq. ft. DRIVEWAY AREA

15" TREE

PROVIDE SCORE JOINT PATTERN PER OWNER'S DISCRETION. (10' O.C. MAX.)

15" TREE

ADA ACCESS, ENTRANCE, NO CURB, STAIN CONCRETE TO LOCATE CLEAR AREA.

BIKE RACK (4 BIKES)

BUILDING MOUNTED LIGHT FIXTURE W/ MOTION DETECTOR

THIS LINE IS THE PROPERTY LINE AND REPRESENTS THE EXTENT OF GRADING.

NEW TYPE II CONCRETE DRIVEWAY W/ SCORE JOINT AT 8'-0" O.C. ON CRUSH & COMPACTED GRAVEL.

RECESSED CAN LIGHTS FOR FRONT STOOP AND SIDEWALK ILLUMINATION.

LANDSCAPING (SMALL SHRUBS AND FLOWERS)

H'RAIL @ 2'-10" A.F.F. AN GUARD RAIL @ 3'-6" A.F.F. W/ PICKETS @ 4" O.C.

TOP OF WALL AT 703'

GRASS LAWN - SLOPED AWAY FROM BUILDING.

TOP OF WALL AT 704'

EXISTING LOCATION WATER METER

LEC
PO
CAI
PH
RI
AL
THE
LIM
DE
125
T.B
HYL
70.