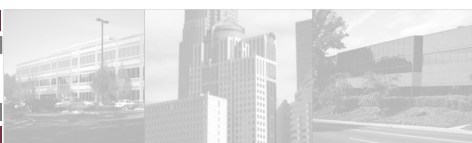




## OFFICE PROPERTIES



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

# Investment Office Building for Sale



## 10610 Independence Pointe Parkway

- Fully leased 5,512 sq. ft. building.
- Tenants pay their own utilities and janitorial:
- \$1,350,000.
- Parking lot recently upgraded with new asphalt, and Unit A completely remodeled by dental group. Street work to be done by NCDOT. Owner states roof has 5 years left and will provide a credit for new roof

Unit	sq. ft.	Monthly	Yearly	Lease expires	Renewals	Increase	Taxes	Insurance	Maintenance	Condo Dues**	NOI
a	1765	\$ 4,735.57	\$ 55,171.58	Oct 31, 2026	Till Oct 31, 2031	3%					
b	1976	\$ 3,342.75	\$ 38,944.68	June 30, 2027	Till June 30, 2037	3%					
c	1604	\$ 2,960.04	\$ 35,520.48	April 30, 2027	Till April 30, 2028	3%	\$(7,381.31)	\$(4,066.50)	5%	\$ (15,952.44)	
		\$ 11,038.36	\$ 129,636.74				\$(7,381.31)	\$(4,066.50)	\$ (6,481.84)	\$ (15,952.44)	\$ 95,754.65
* maintenance includes All Temp filter service of \$1,280.56 other repairs											
** condo dues include landscaping, water, liability insurance parking lot, parking lot reserve, and management fee											

- This is an office condo building with three units, but the demarcations have been changed over the years and the current units do not correspond to the original office condos. Treat it as one building with three units.
- See layout and aerial next pages.

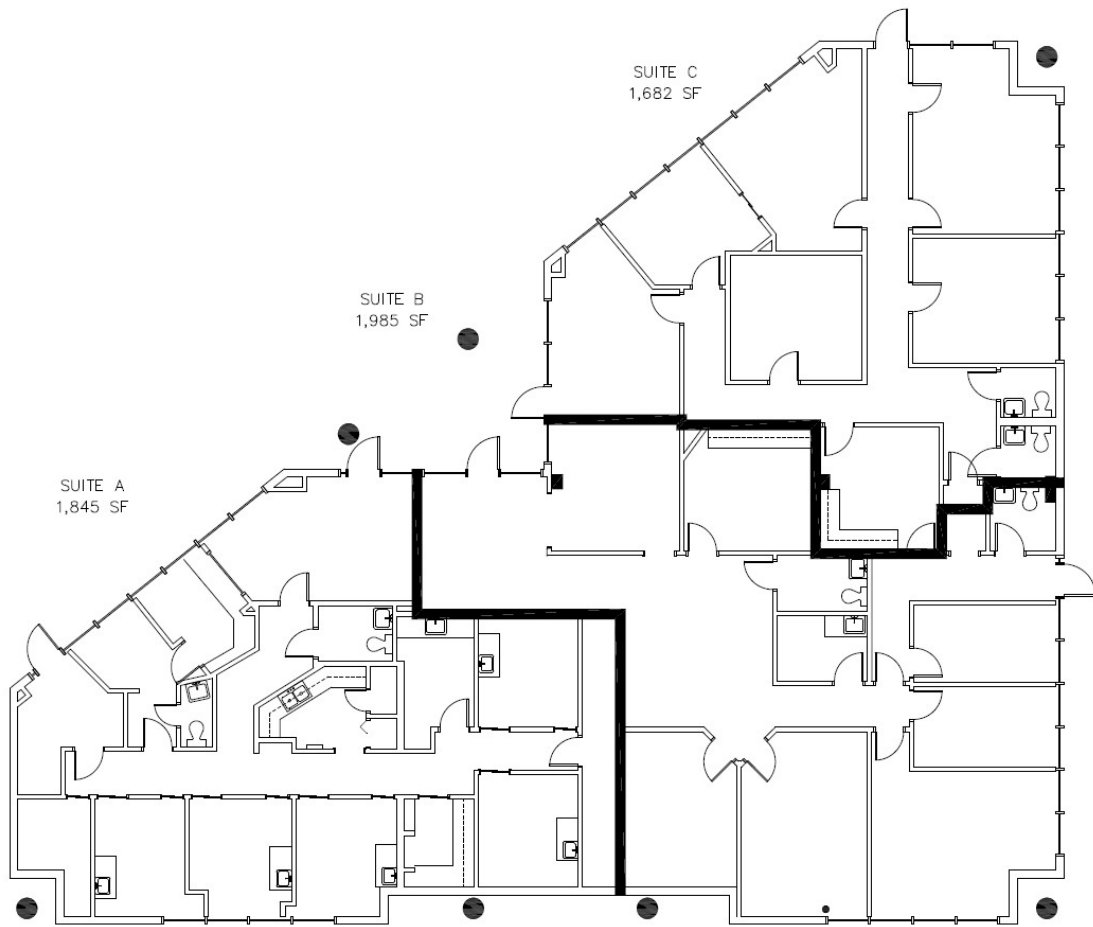
Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

John Stipp – Office Properties

9508 Penshurst Trace, Charlotte, NC 28210

(704) 540-1260

[john@charlotteofficespace.com](mailto:john@charlotteofficespace.com)



10610 INDEPENDENCE POINTE PKWY  
5,512 TOTAL SF

