

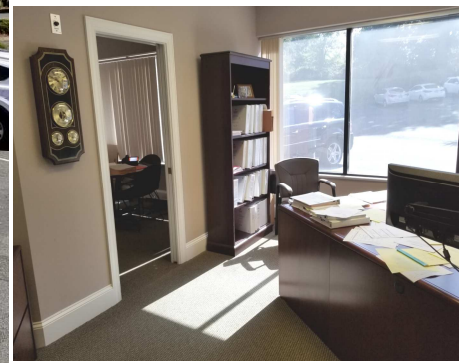


## OFFICE PROPERTIES



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

# Investment Office Building for Sale



## 10610 Independence Pointe Parkway

- Fully leased 5,345 sq. ft. building.
- Tenants pay their own utilities and janitorial:

Unit	sq. ft.	Monthly	Yearly	Lease expires	Increases	Taxes	Insurance	Maintenance*	Condo Dues**	NOI
a	1765	\$ 4,333.76	\$ 52,005.12	Oct 31. 2026	3%	\$ (2,905.89)				
b	1976	\$ 3,150.87	\$ 37,810.44	June 30. 2027	3%	\$ (1,973.99)				
c	1604	\$ 2,873.83	\$ 34,485.96	April 30. 2027	3%	\$ (2,402.96)	\$ (3,493.50)	5%	\$ (15,952.44)	
		\$10,358.46	\$ 124,301.52			\$ (7,282.84)	\$ (3,493.50)	\$ (6,215.08)	\$ (15,952.44)	\$ 91,357.66
* 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										

- \$1,800,000.
- 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 aerial next page.

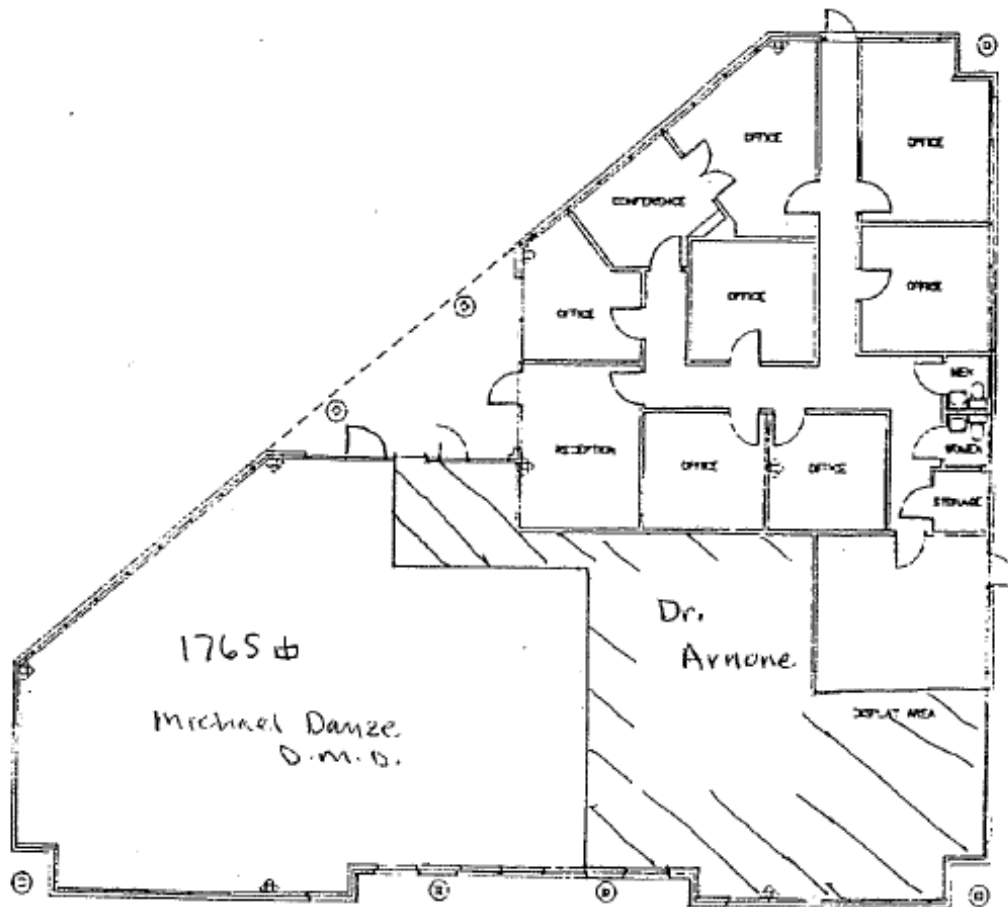
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FLOOR PLAN  
1-10-88

