



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Investment Office Building for Sale



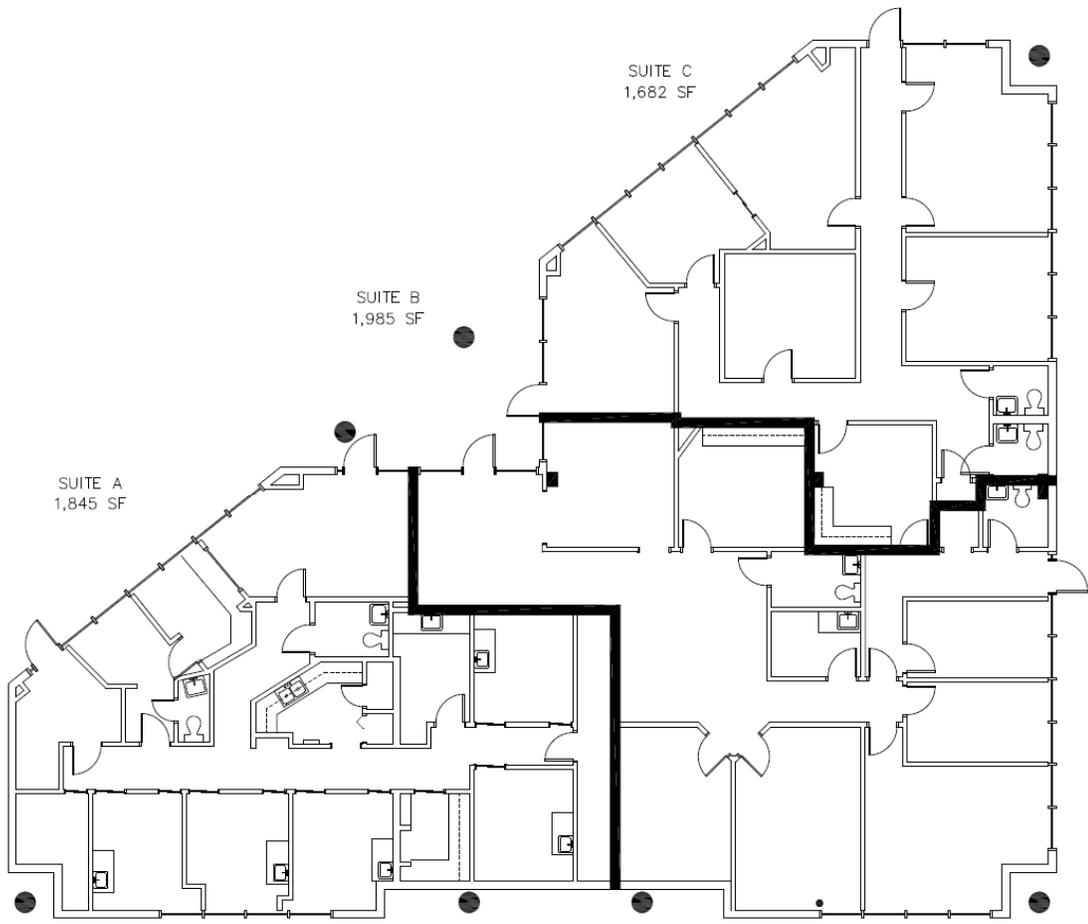
10610 Independence Pointe Parkway

- Fully leased 5,512 sq. ft. building.
- Tenants pay their own utilities and janitorial:
- \$1,600,000.

Unit	sq. ft.	Monthly	Yearly	Lease expires	Increases	Taxes	Insurance	Maintenance*	Condo Dues**	NOI
a	1765	\$ 4,597.64	\$ 55,171.58	Oct 31. 2026	3%					
b	1976	\$ 3,245.39	\$ 38,944.68	June 30. 2027	3%					
c	1604	\$ 2,873.83	\$ 34,485.96	April 30. 2027	3%	\$ (7,381.31)	\$ (4,066.50)	5%	\$ (15,952.44)	
		\$10,716.86	\$ 128,602.22			\$ (7,381.31)	\$ (4,066.50)	\$ (6,430.11)	\$ (15,952.44)	\$ 94,771.86
* 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										

- New roof included, parking lot recently upgraded, Unit A completely remodeled, several new HVAC units.
- 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.



SUITE A
1,845 SF

SUITE B
1,985 SF

SUITE C
1,682 SF

10610 INDEPENDENCE POINTE PKWY
5,512 TOTAL SF

