

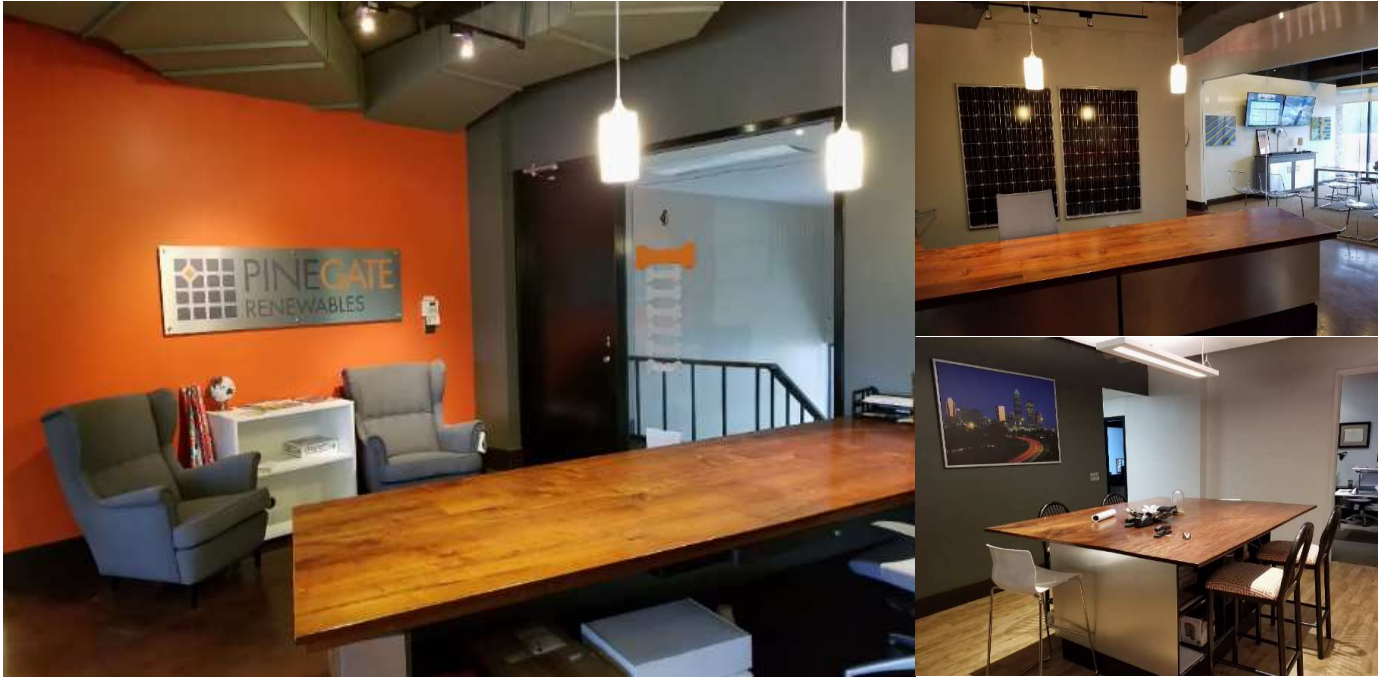


## OFFICE PROPERTIES



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

# Beautiful Loft-Style Office Space for Sublease



## 1111 Hawthorne Lane

- 4,600 sq. ft. top floor - or entire 9,200 sq. ft. building.
- Located close and convenient to the Novant (former Presbyterian) Downtown hospital and very convenient to Uptown. Located beside the newly developed Hawthorne Mill residences.
- Upstairs level is very attractive open ceiling creative loft-style space and can be leased by itself. It has a reception, large glass conference room, 9 private offices, a bullpen area, a collaborative work area, and a kitchenette break area.
- Downstairs level has huge reception, two classrooms, two restrooms, shower, break area, and separate 1,200 sq. ft. suite with reception and 2-3 offices
- Parking on site in front!
- Sublease one or both floors until February 28, 2023
- Zoned MUDD CD
- \$12.75 per sq. ft. Plus \$.42 per sq. ft. Property Operating Expenses, plus utilities and janitorial.
- See next page for location map



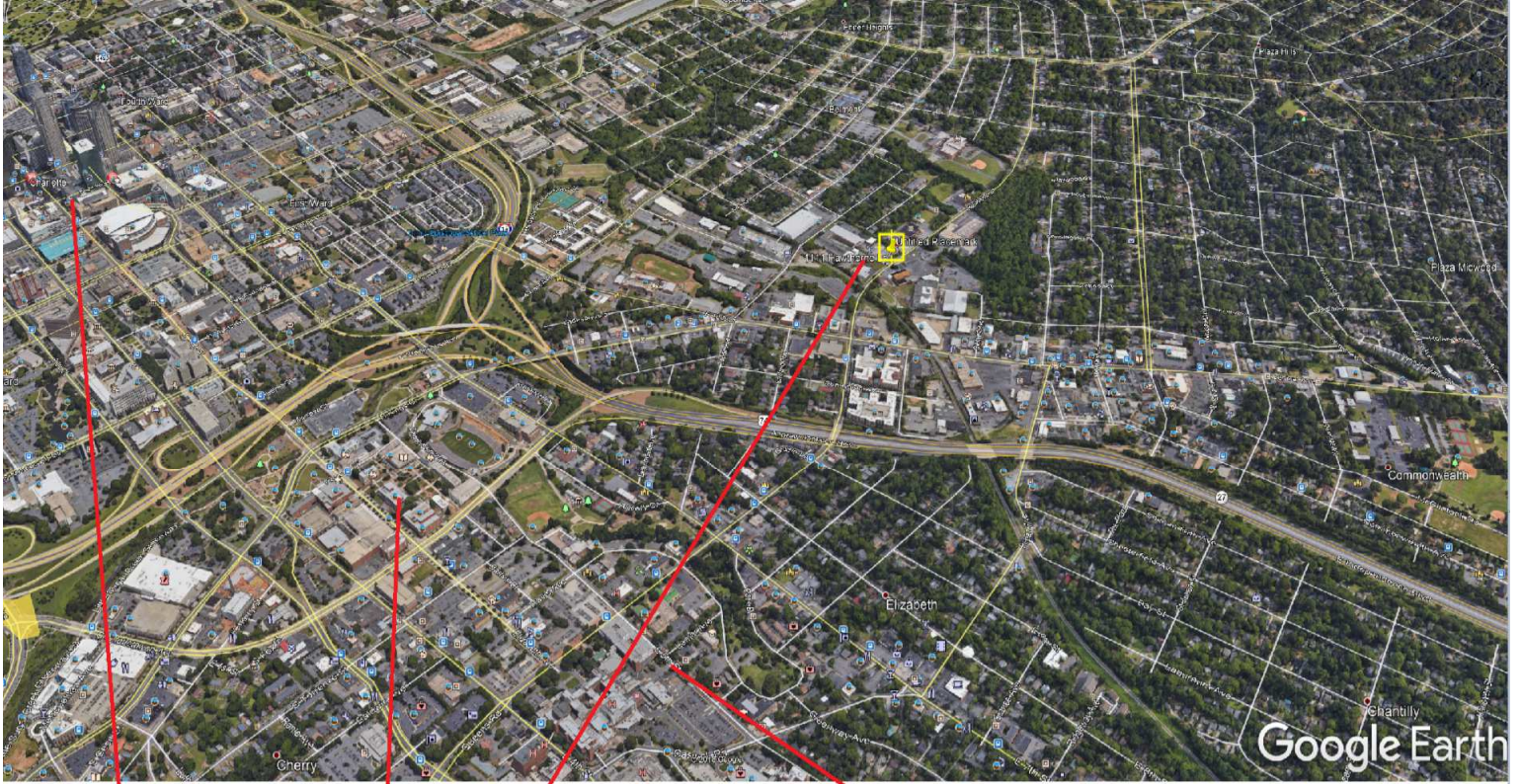
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UPTOWN

Novant Hospital

Property

7th Street