

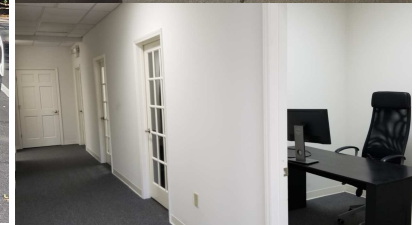


## OFFICE PROPERTIES



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

# Office Condo for Sale or Lease



## 7221-100 Pineville-Matthews Road

- 2,800 rentable square feet.
- \$899,000 purchase price (Taxes: \$3,422.51/year, Condo dues: \$1,587.96/quarter.)
- \$24.00 per sq. ft. lease rate plus utilities and janitorial. (condo dues included)
- Located on Hwy 51 near Carmel Road/Johnston Road
- Large reception, Conference Room, 2 executive offices and 12 cube sized offices. Everyone can have a private office! three restrooms, storage closet, and workroom.
- Parking on site with walk in access from car!
- See next page for layout.
- Rear access onto streets heading towards Ballantyne or Carmel/51.

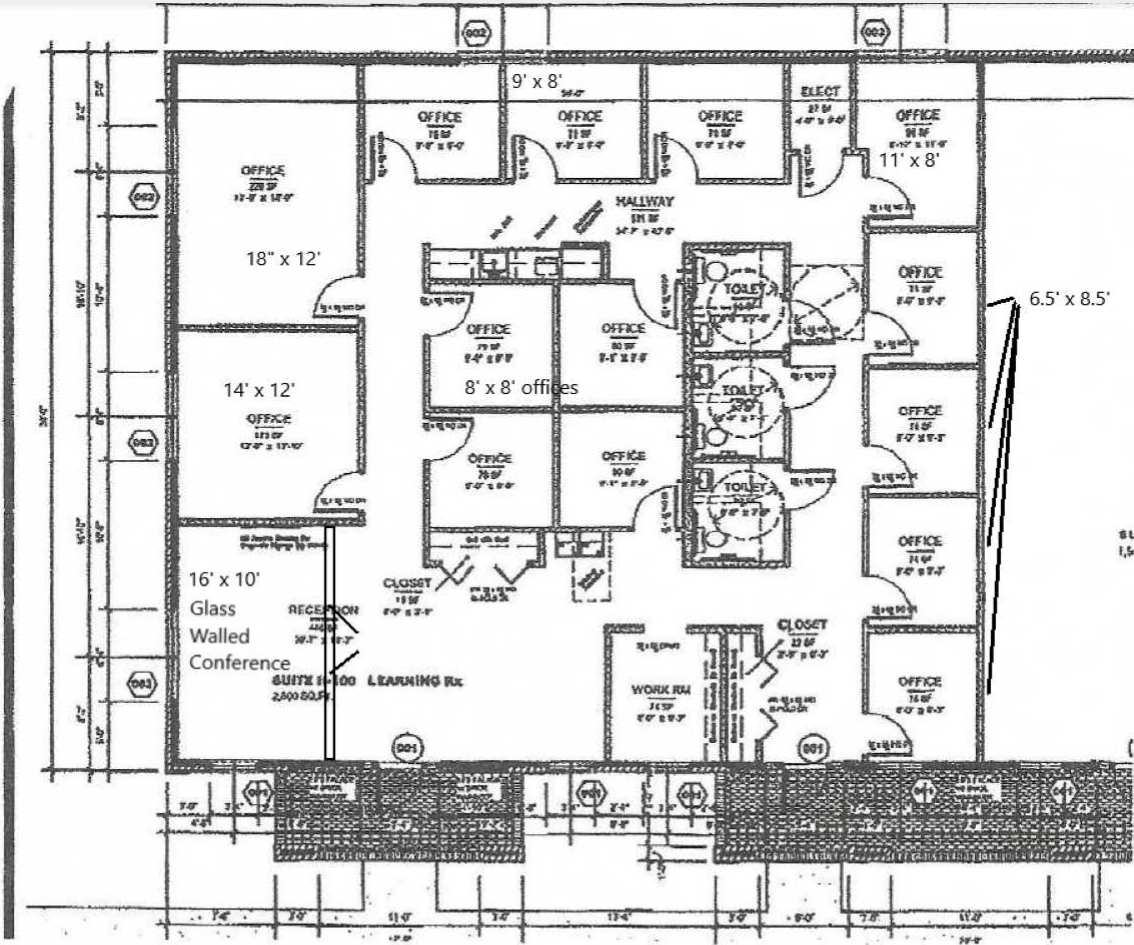
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