

3034

Griffith Street
Charlotte, NC



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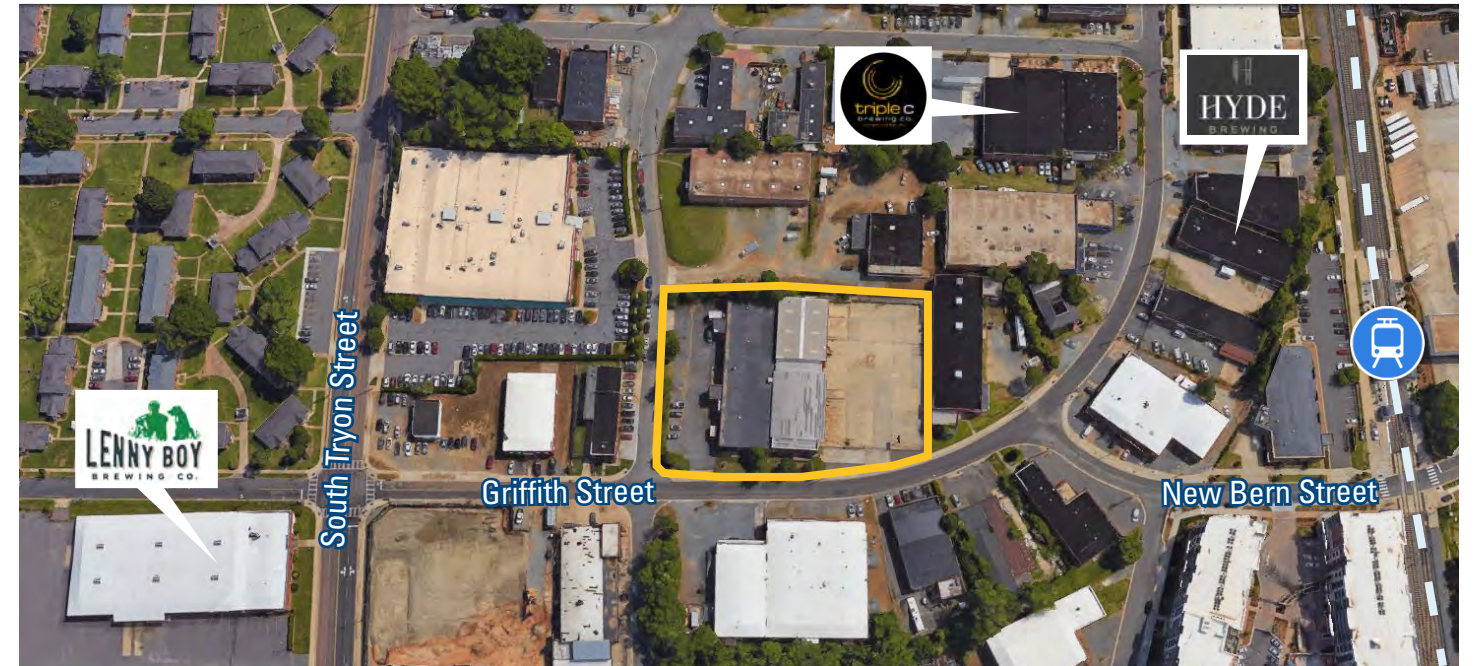


BUILDING FEATURES

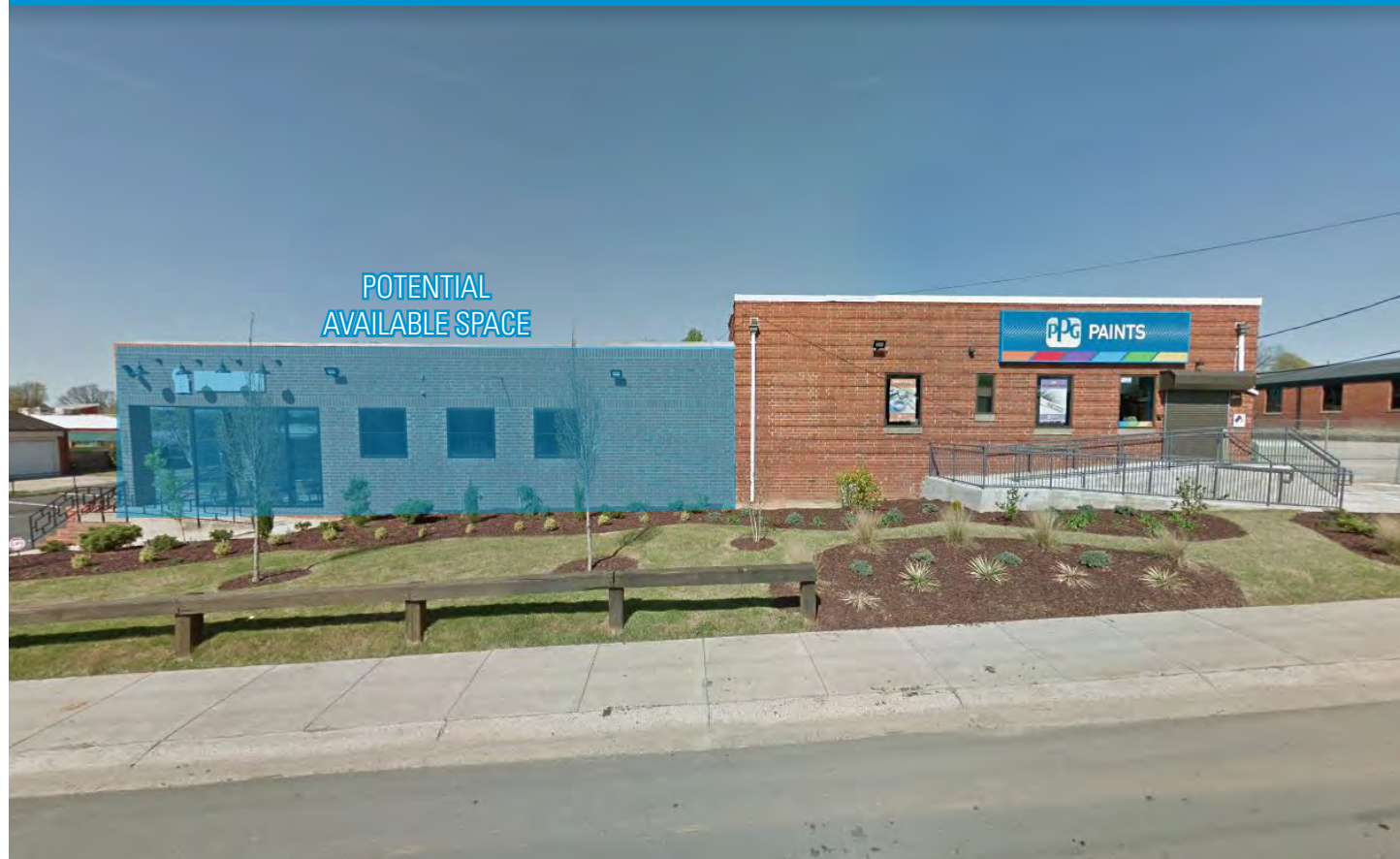
- > 23,484 SF Building For Sale
- > 12,352 SF Available for Owner/User/Tenant
- > 1.598 Acres
- > I-2 Zoning
- > Potential for Parking Ratio of 3.5/1,000 SF or Greater
- > In-place Lease on 11,132 SF with PPG Paint with 7 Years Remaining on Term
- > Outstanding Location in the Heart of Southend for Office or Retail User
- > Walking Distance to New Bern Lynx Light Rail Stop
- > Call for Pricing



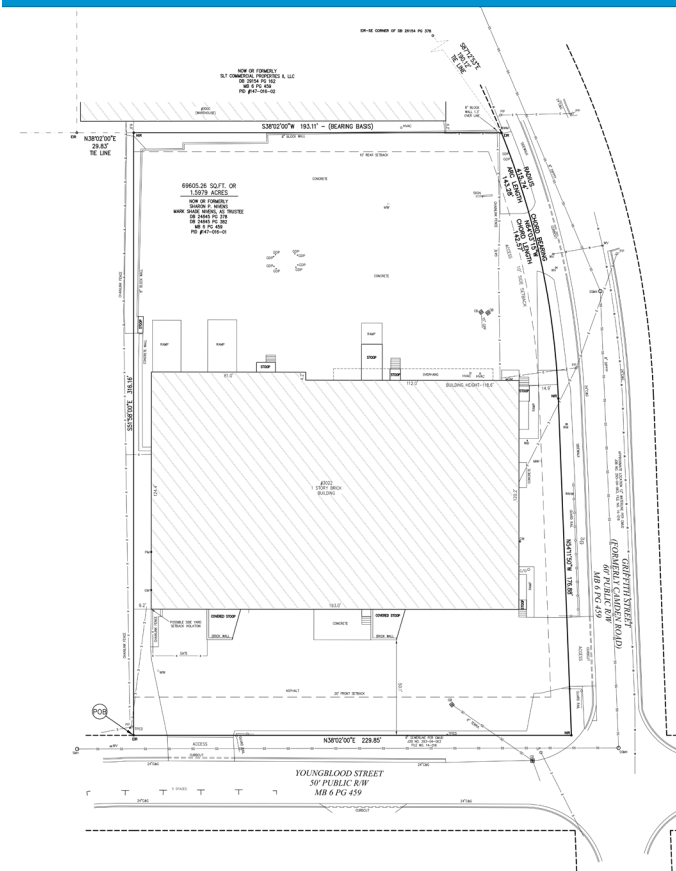
PROPERTY AERIAL



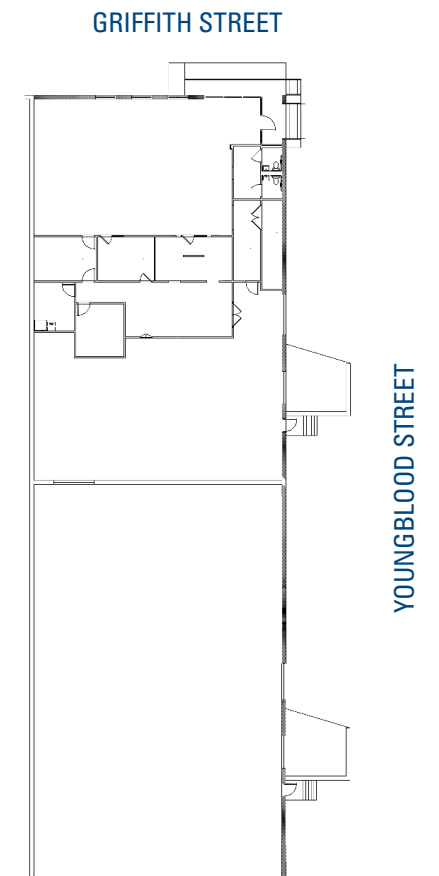
EXTERIOR PHOTO



PROPERTY SURVEY



POTENTIAL AVAILABLE SPACE PLAN



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South Blvd.

South Blvd.

Remount Road

Clanton Road

South Tryon Street

South Tryon Street

Griffith Street

3034 Griffith Street

Colonial Reserve at South End
351 Units

Lennar Development
432 Units

Fountains South End
208 Units

Silos South End
390 Units

