

Single Tenant, Free-Standing ±4,429 SF Office Space



1564 S Mint Street

Southend Opportunity | Charlotte, NC

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Creative Office Space with City Views Available For Lease

\$31.00/sf net electric

Gold District | Southend Neighborhood

Located on the corner of S. Mint Street and W. Park Avenue in the heart of Charlotte's Gold District | Southend neighborhood & within minutes to numerous nearby amenities. 1564 S. Mint Street is ideal for any tenant looking to be centrally located in one of Charlotte's most desirable areas!



4,429 SF
Available



Large, Paved & Striped
On-Site Parking Lot
(4.00/1,000 SF)



Bright 3rd Floor Open
Loft Area and Balcony
with City Views



Great Mix of
Private Offices &
Open Workspaces



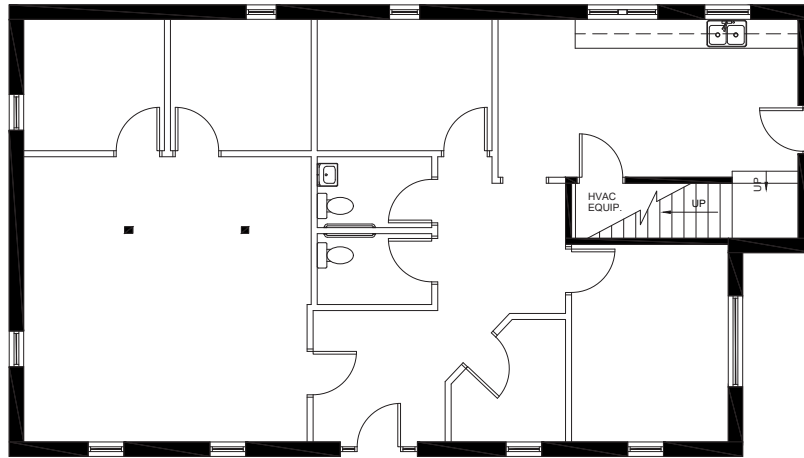
1.2 Miles from
Charlotte Center City



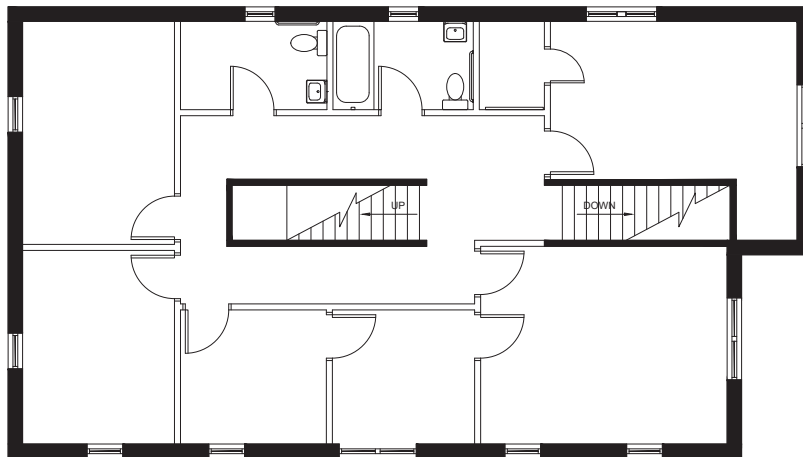
Class A Exterior
Masonry Finish



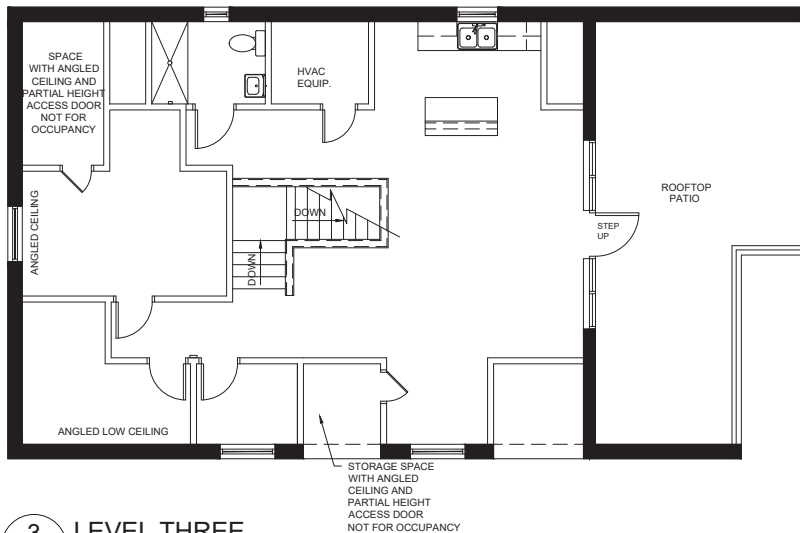
Floor Plan



1 LEVEL ONE
AB SCALE: 1/8" = 1'-0"

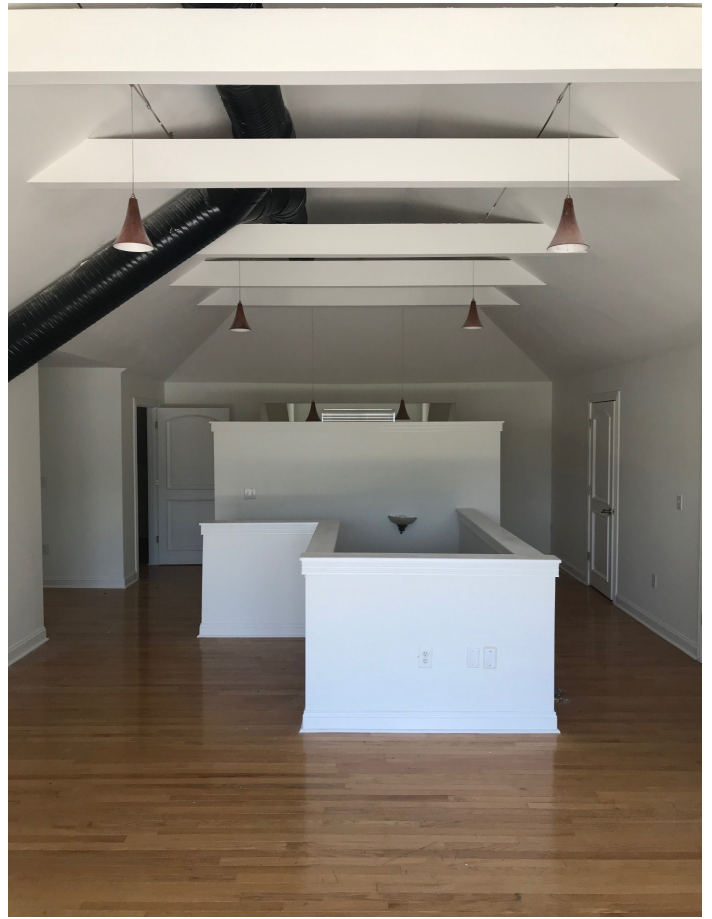


2 LEVEL TWO
AB SCALE: 1/8" = 1'-0"



3 LEVEL THREE
AB SCALE: 1/8" = 1'-0"

Photos



Neighborhood



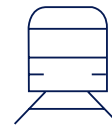
Demographics based on a 3 mile radius



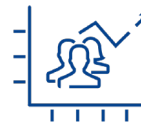
2024
Population
118,053



2024 Average
Household Income
\$134,322



Transport
Score
48



2029
Projected Population
146,852



Walk
Score
57



Bike
Score
64



Accelerating success.

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