

# THE WATERMARK SUITE 300

1355 GREENWOOD CLIFF | CHARLOTTE, NC 28204



CONTACT FOR DETAILS

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*Midtown Office Condo*

SUITE 300 - 4,150 RSF CONDO AVAILABLE FOR SALE

5 PRIVATE OFFICES WITH SHARED BREAKROOM & CONFERENCE ROOM AVAILABLE FOR LEASE



## PROPERTY OVERVIEW

# THE WATERMARK

## SUITE 300

Conveniently located in the center of Midtown, The Watermark is a modern Class A office building with three sides of the building clad floor to ceiling in glass to allow unobstructed views of Little Sugar Creek Greenway and Uptown Charlotte. Suite 300 is available for sale, it is owner-occupied and totals 4,150 RSF. A portion of the commercial condo is available for lease, with up to 5 private offices with shared breakroom and conference room space, perfect for a single user or multiple tenants. The offices and shared spaces have their own secure acces. This is an excellent opportunity in one of Charlotte's most sophisticated neighborhoods.

## PROPERTY DETAILS

<b>Address</b>	1355 Greenwood Cliff   Charlotte, NC 28204
<b>Availability</b>	For Sale - 4,150 SF Condo For Lease - Up to 5 private offices with shared breakroom and conference rooms
<b>Zoning</b>	MUDD (CD)
<b>Parking</b>	Abundant parking onsite and offsite
<b>Access</b>	Easy access to Uptown and major highways (I-277, I-77 & I-85)
<b>Sale Price</b>	Sale Price: \$1,650,000 for entire 4,150 SF condo
<b>Lease Rate</b>	Lease Rate: \$4,500/Month Full-Service for 5 private offices with shared breakroom & conference room
<b>Traffic Counts</b>	Kenilworth Ave   19,500 VPD Kings Drive   18,000 VPD
<b>Additional Details</b>	Secured building access Little Sugar Creek Greenway 500 FT from the property Sweeping views of Uptown Showers in restrooms Owner will consider a sale-leaseback

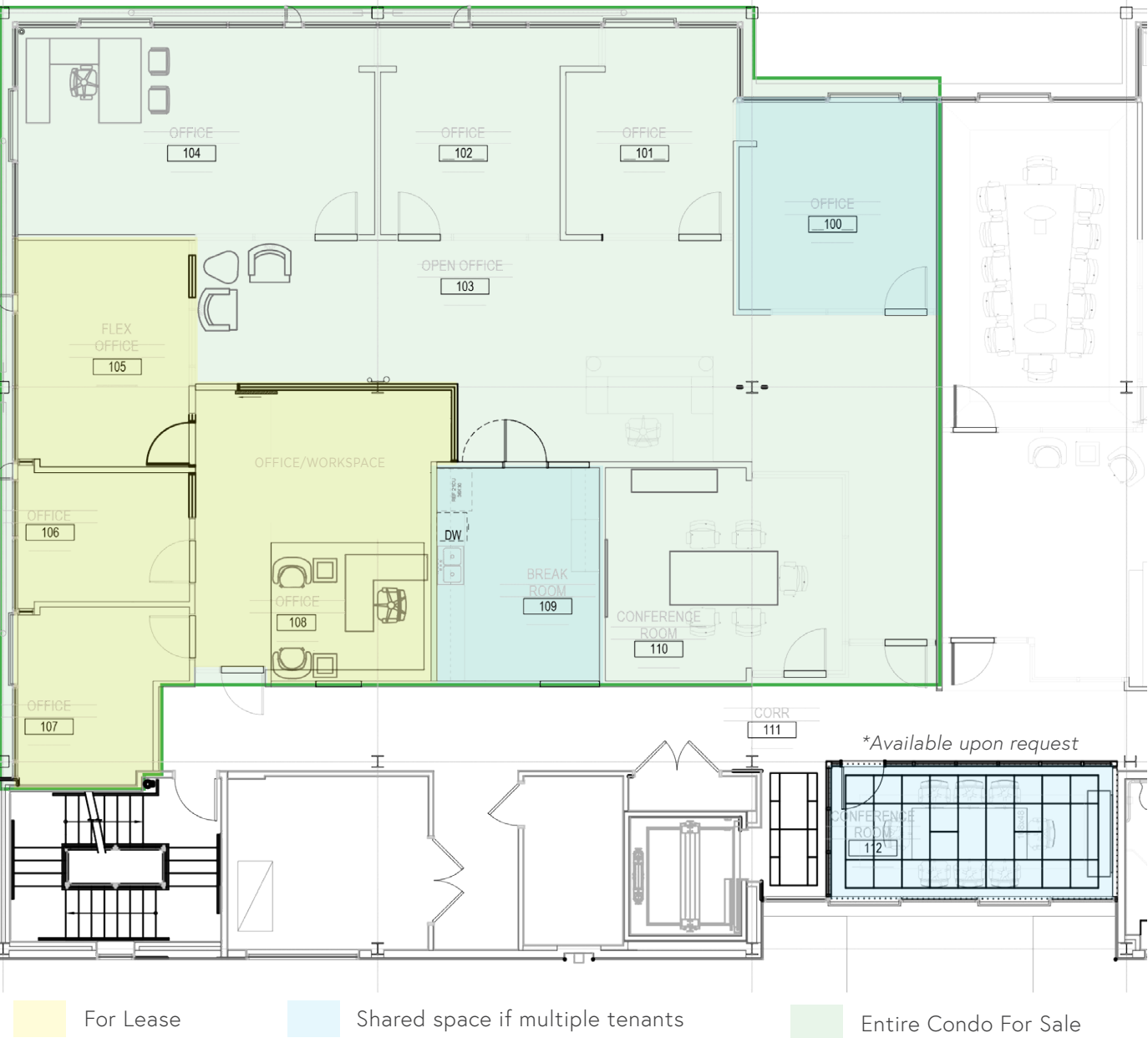


## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	13,371	124,106	266,608
<b>Avg. Household Income</b>	\$146,681	\$114,789	\$95,994
<b>Median Household Income</b>	\$98,582	\$71,716	\$57,311
<b>Households</b>	6,500	58,082	116,431
<b>Daytime Employees</b>	45,498	152,238	248,840

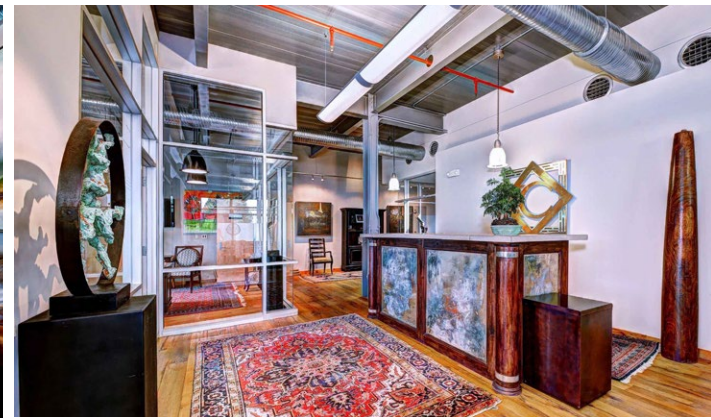
FLOOR PLAN

*\*Layout is approximate*





## INTERIOR PHOTOS





# MIDTOWN CHARLOTTE, NC

Midtown lies just east of Uptown, serving as a gateway between the downtown area and the residential neighborhoods of Cherry, Elizabeth and Dilworth. The Little Sugar Creek Greenway connects Midtown to Freedom Park and Dilworth, and future plans call for additional greenway connections into First Ward, Uptown and the Cross-Charlotte Trail. The Metropolitan, which opened in 2011, is anchored with some of Center City's best destination retail – including Target, West Elm, Trader Joe's and Best Buy. The Metropolitan also features unique apparel retail, upscale condominiums, restaurants and Class A office space. The City LNYX Gold Line streetcar connects Midtown with the Transit Center in the heart of Uptown, the main campus of Central Piedmont Community College and Novant Health Presbyterian Medical Center.





## MARKET OVERVIEW





SURROUNDING DEVELOPMENT



  
Atrium Health

**Berkshire**  
DILWORTH  
296 Units  
MULTI-FAMILY

**THE WATERMARK**  
30,000 SF  
OFFICE

**LINCOLN**  
at Dilworth  
380 Units  
MULTI-FAMILY

**10/10 DILWORTH**  
184 Units  
MULTI-FAMILY

  
GREENSIDE  
225 Units  
MULTI-FAMILY





## CONTACT

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## THE NICHOLS COMPANY

### Website

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.