

THE WATERMARK SUITE 300

1355 GREENWOOD CLIFF | CHARLOTTE, NC 28204

MIDTOWN OFFICE CONDO AVAILABLE

CONTACT FOR DETAILS

JOSH BEAVER

(704) 373-9797

Josh@TheNicholsCompany.com



PROPERTY OVERVIEW

THE WATERMARK

SUITE 300

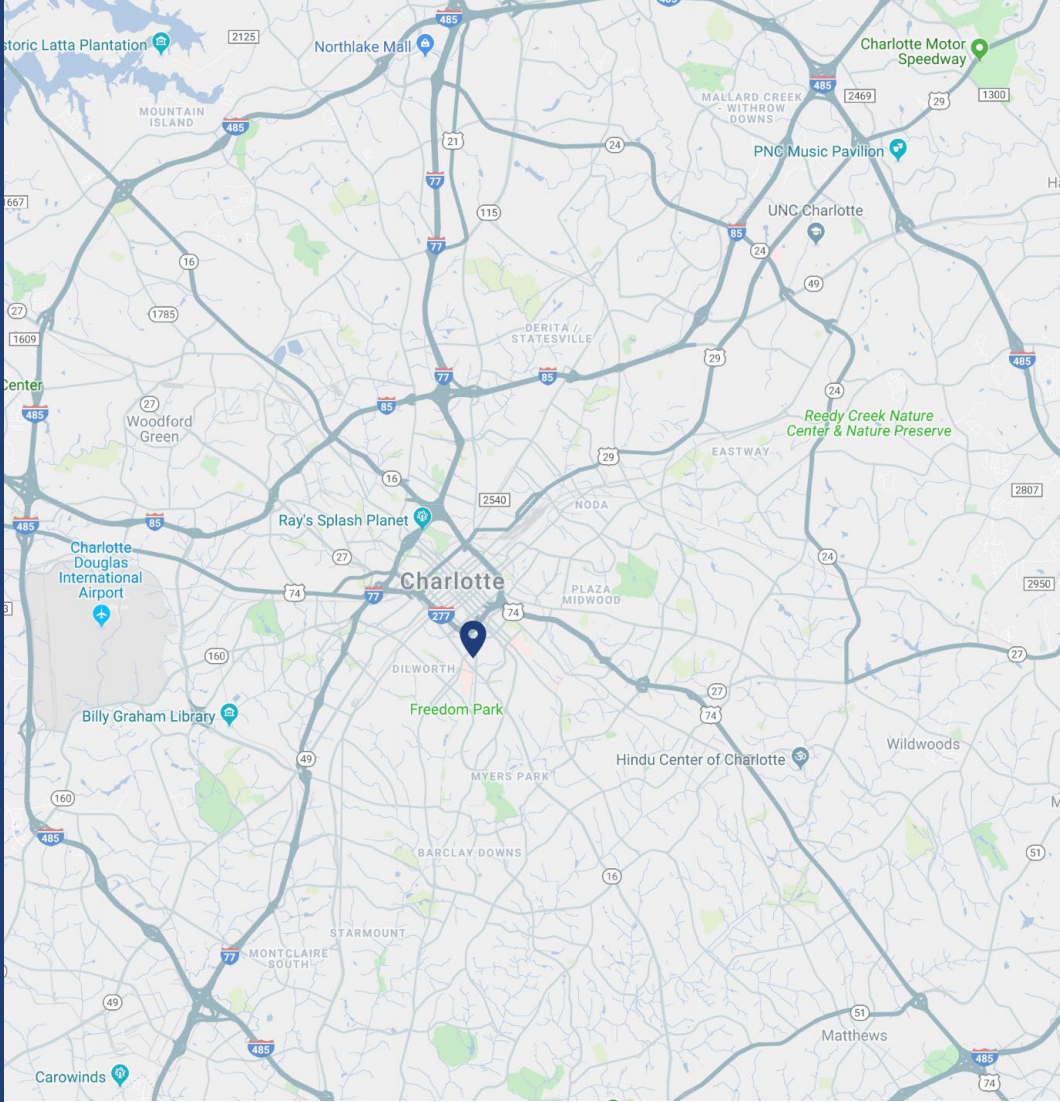
Conveniently located in the center of Midtown, The Watermark is a modern Class A office building with three sides of the building clad floor to ceiling in glass to allow unobstructed views of Little Sugar Creek Greenway and Uptown Charlotte. Suite 300 is owner-occupied and totals 4,150 rentable square feet. A portion of the commercial condo has 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

Address	1355 Greenwood Cliff Charlotte, NC 28204
Available for Lease	Up to 5 private offices with shared breakroom and conference rooms
Zoning	MUDD (CD)
Parking	Abundant parking onsite and offsite
Access	Easy access to Uptown and major highways (I-277, I-77 & I-85)
Pricing	\$4,500/Month Full-Service
Traffic Counts	Kenilworth Ave 19,500 VPD Kings Drive 18,000 VPD
Additional Details	Secured building access Little Sugar Creek Greenway 500 FT from the property Sweeping views of Uptown Showers in restrooms



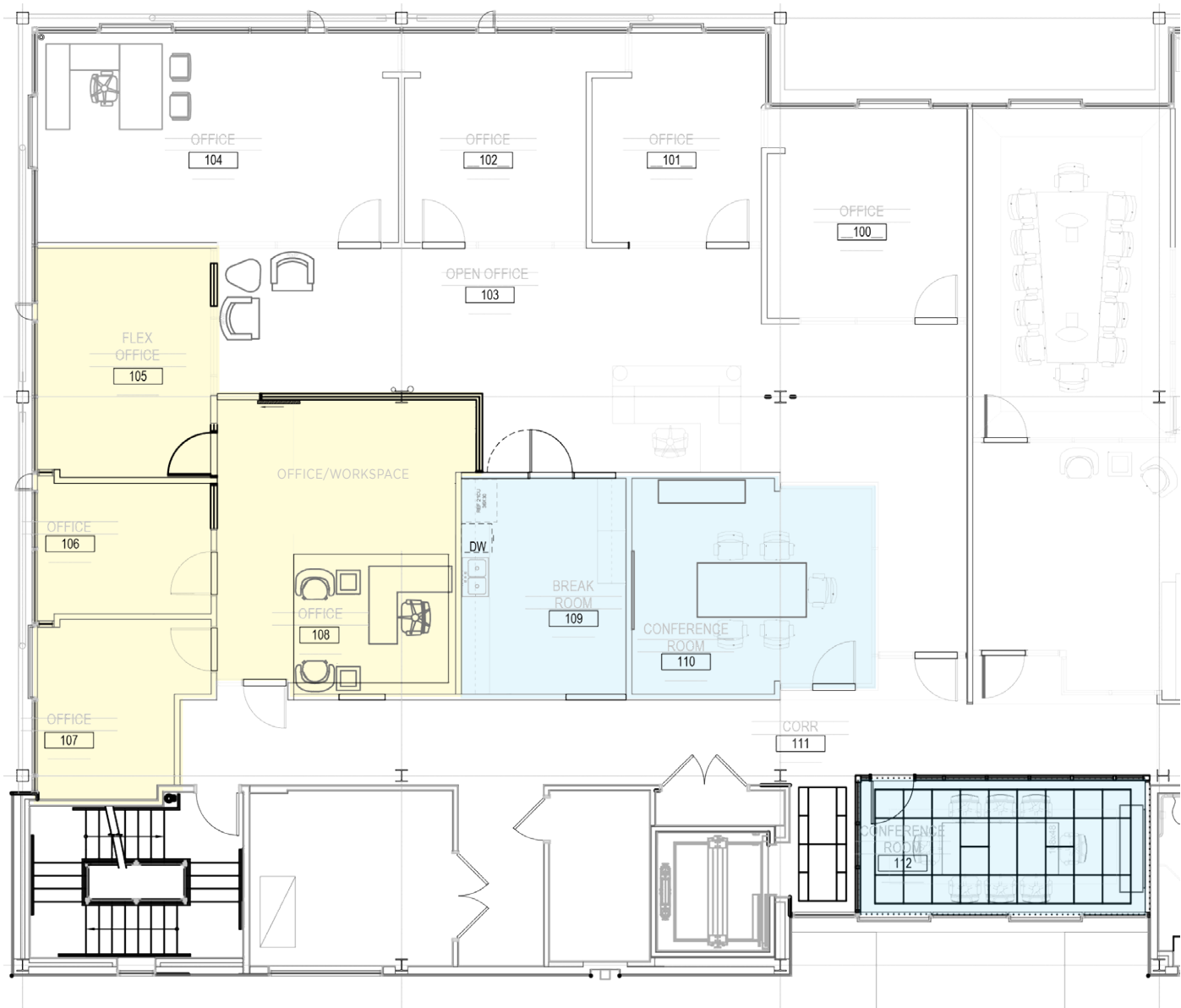
[CLICK HERE TO VIEW DRONE VIDEO](#)



DEMOGRAPHICS

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

FLOOR PLAN



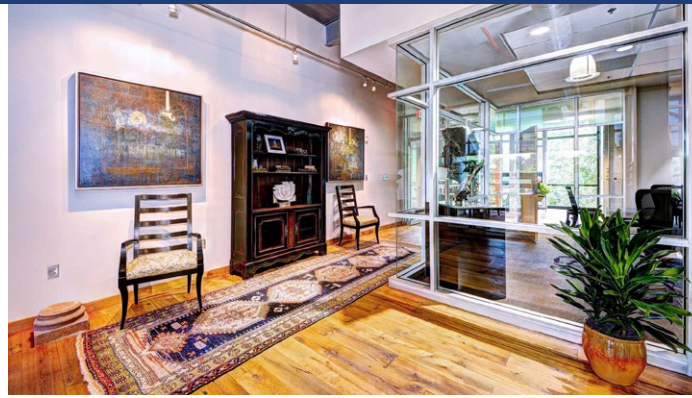
Space for lease

Shared space if multiple tenants

**Layout is approximate*



SUITE 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





CONTACT

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(704) 373-9797



THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

(O) (704) 373-9797

(F) (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

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.