



# THE RAIL HOUSE



## CONTACT FOR DETAILS

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*Available for Lease*

25,000 SF AT 123 E. 27TH STREET IN CHARLOTTE'S NORTH END

# FOR LEASE THE RAILHOUSE

The Rail House is an experiential development in Charlotte's North End's district perfect for retail, office or industrial use. Situated close to Uptown, near the corner of N. Tryon and E. 27th St., The Rail House offers 25,000 SF of available, flexible space for lease. The Rail House is undoubtedly the North End's most engaging adaptive re-use project.

## USE

Retail, Office or Industrial

## SQUARE FOOTAGE

20,000 Main Level, 5,000 SF Basement  
25,000 SF Total Available

## FEATURES

- Recently completed site work includes: sidewalks, curbs, handicap ramps, paved and crushed stone lots with abundant parking
- New utilities, including plumbing, electrical, water and sewer lines, heating units and gas line
- Brand new storefront and windows in the main level spaces
- New roof was installed in 2019
- Building has been divided into 5 spaces, ideal for leasing or owner occupation
- 15' ceiling heights with 1 dock door

## PARKING

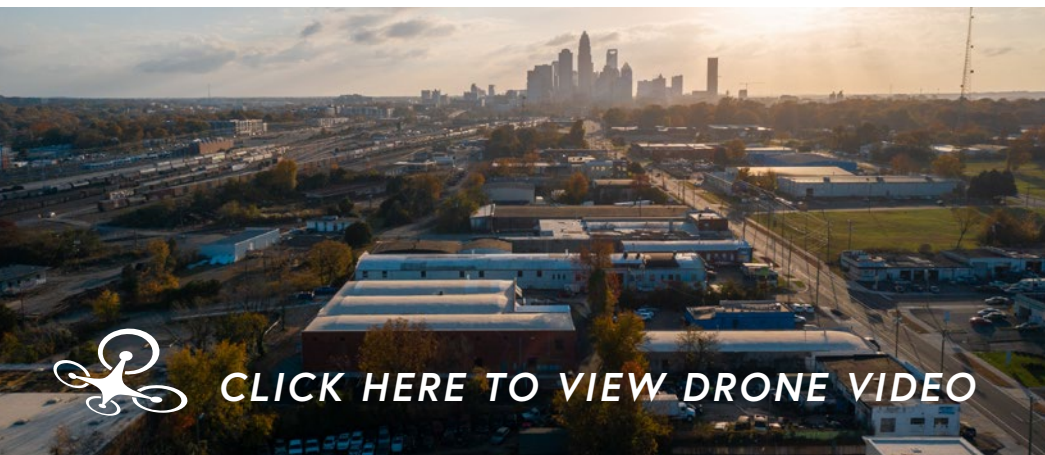
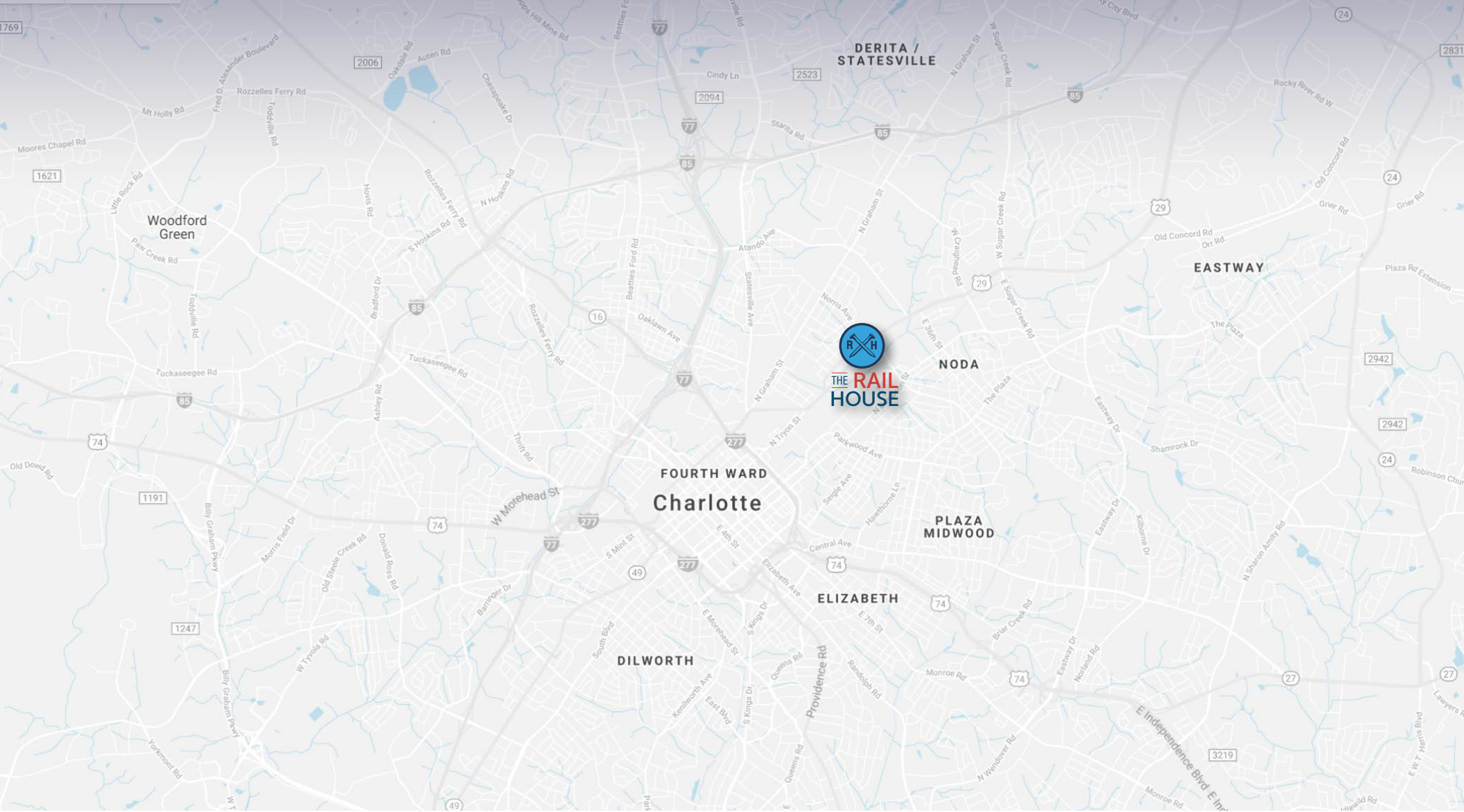
16 Spaces in paved lot  
45 Spaces in crushed stone lot  
61 Total Parking Spaces + on-street parking

## PRICING

Lease Rate - \$15+/SF NNN

**BUILDING IS READY FOR TENANT UPFITS**





**CLICK HERE TO VIEW DRONE VIDEO**

## DEMOGRAPHICS

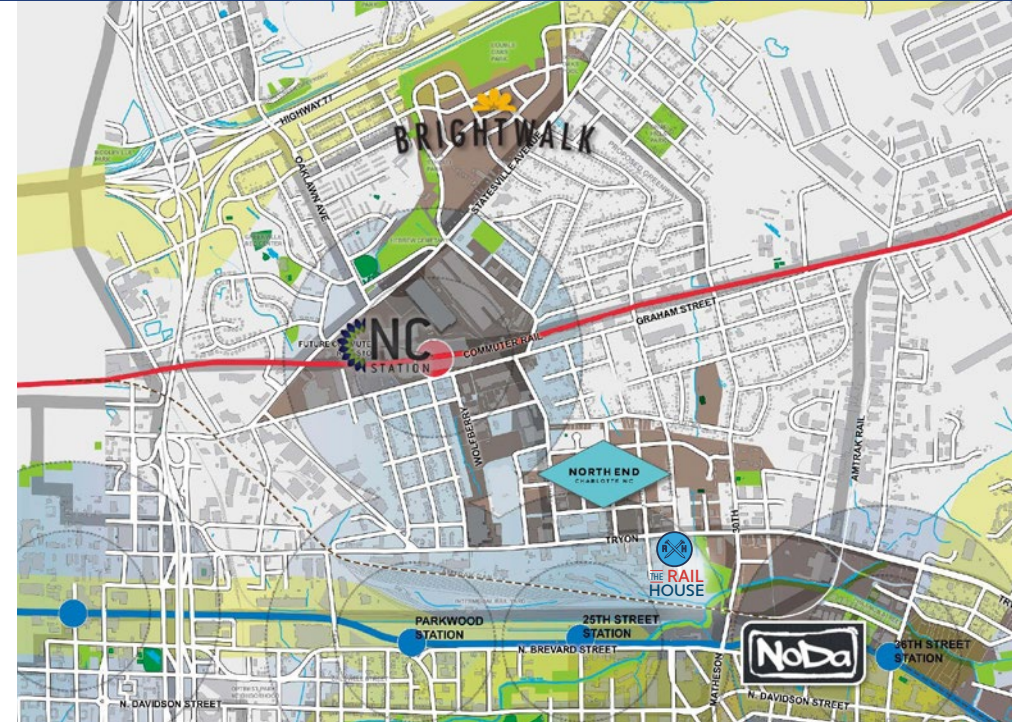
RADIUS	1 MILE	3 MILE	5 MILE
Population	8,914	108,512	69,934
Avg. Household Income	\$61,545	\$79,545	\$75,084
Households	3,553	46,933	110,049
Daytime Employees	6,831	141,466	221,637

# NORTH END CHARLOTTE, NC

Charlotte's North End is emerging with a variety of strong developments. A 75-acre industrial complex, known as Camp North End, is coming to life with exciting retailers. Some of these retailers include: Prism Supply vintage motorcycle shop, Dupp & Swat creative studio, Alchemy: The Workshop hair salon, BLKTECHCLT community hub, Hex Coffee, Goodyear Arts, and Ally Financial.

The latest need in office space requires environments promoting teamwork, collaboration, and creativity. Employers want spaces that embrace natural light, indoor-outdoor space and "collaborative" work environments to lure tenants.

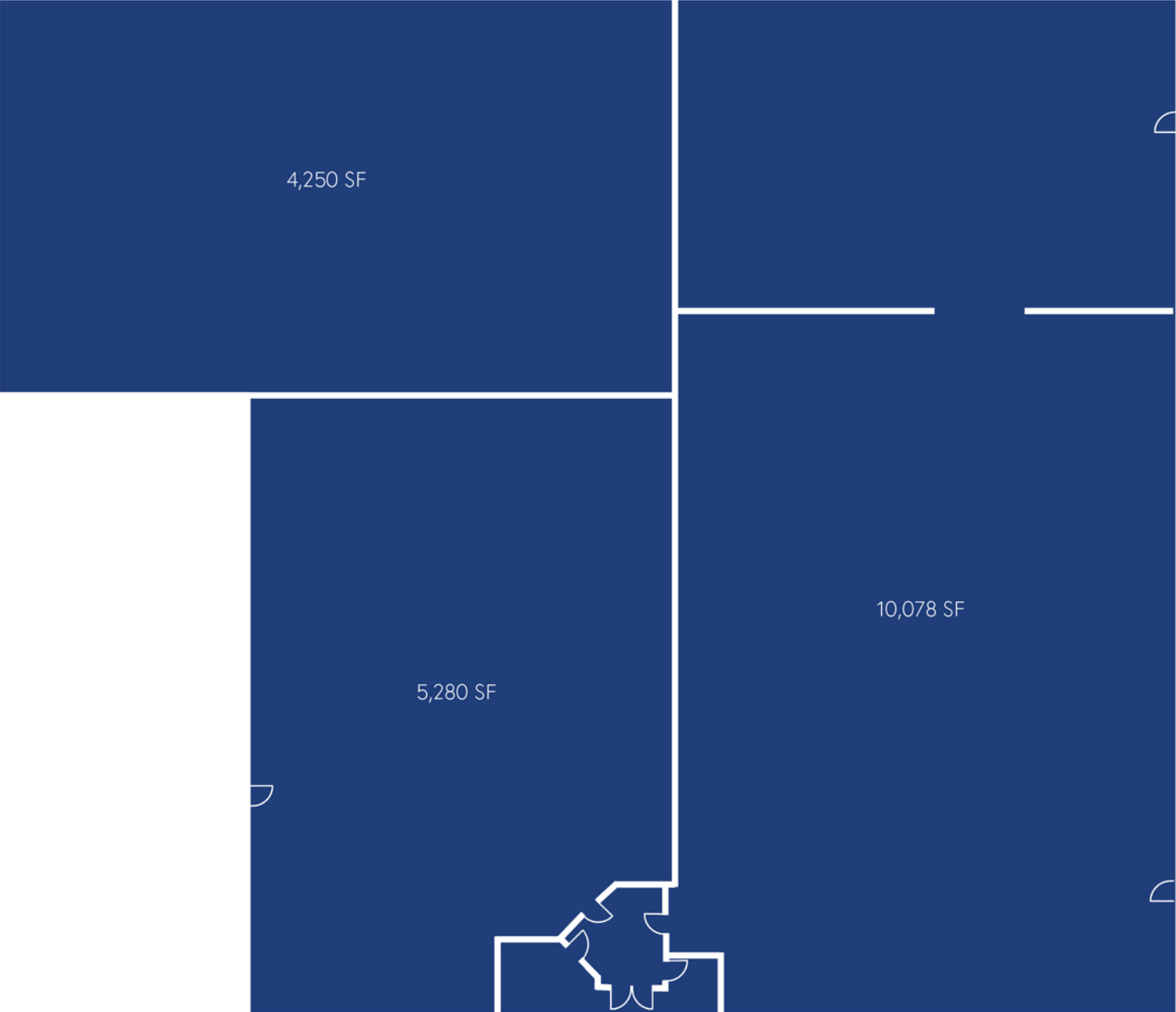
And, just as important, open floorplans with plenty of collaborative workspaces generally offer more density, which means businesses can fit more workers into smaller footprints and save money. Economics aside, employers are trying to make their office space a statement about the company.



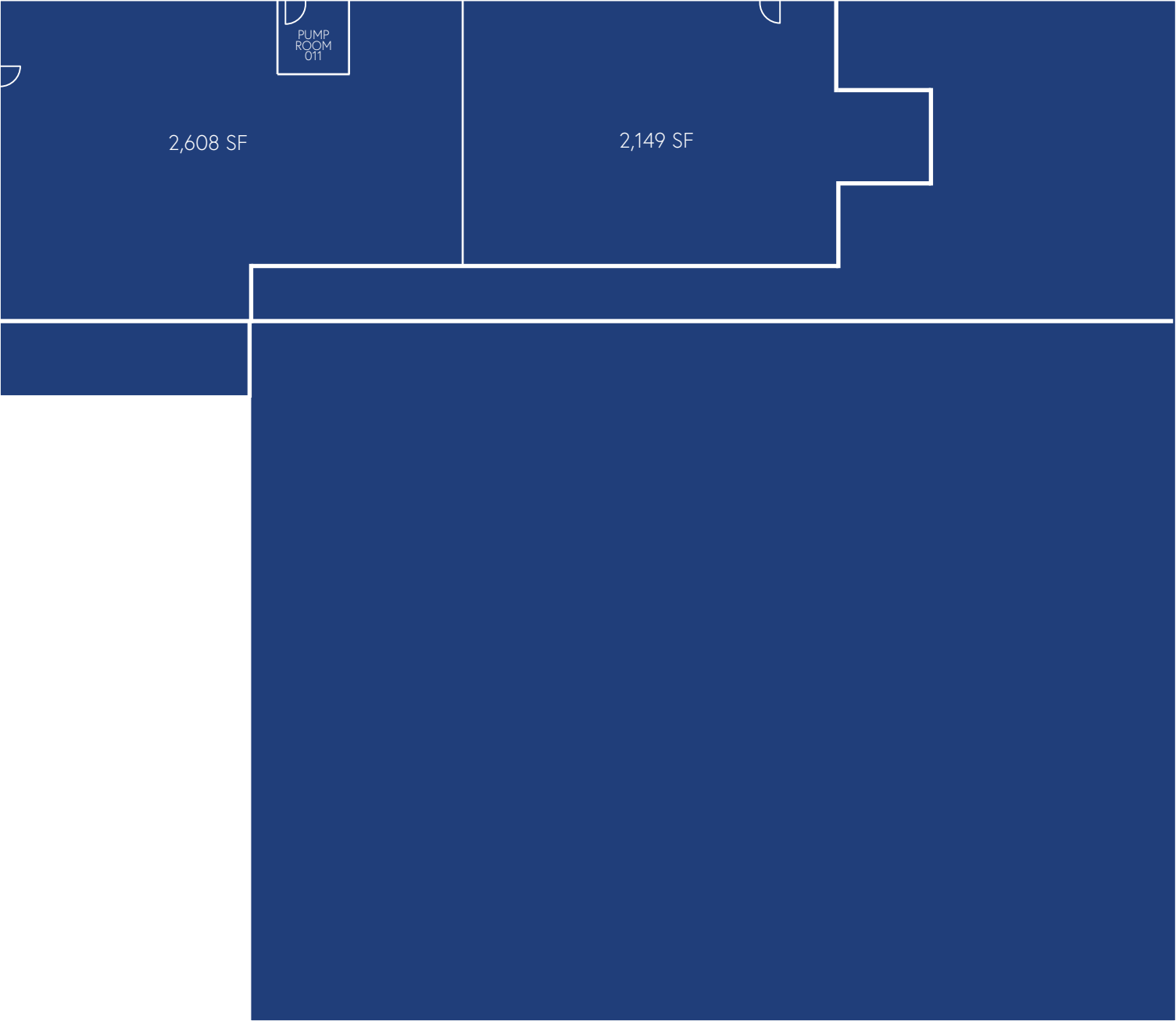
ACCESS MAP



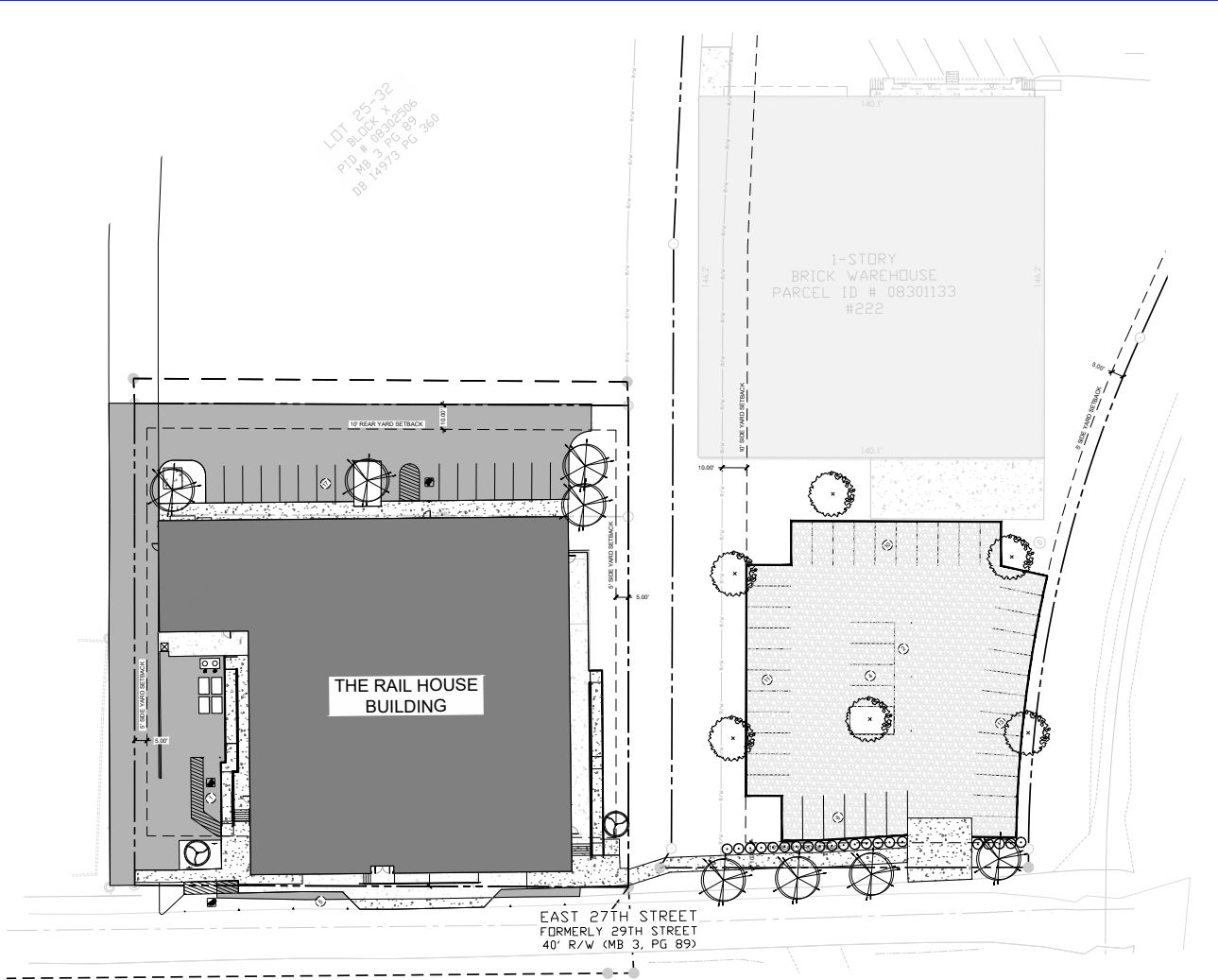
FLOOR PLAN - MAIN LEVEL



FLOOR PLAN - BASEMENT



# SITE PLAN - OVERALL







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## THE NICHOLS COMPANY

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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.