



120 Greenwich Road

Suite M, Charlotte, North Carolina 28211



Available for Lease

+/- 1,000 SF Executive Office Suite in Cotswold

Property Overview

120 Greenwich Road Available for Lease

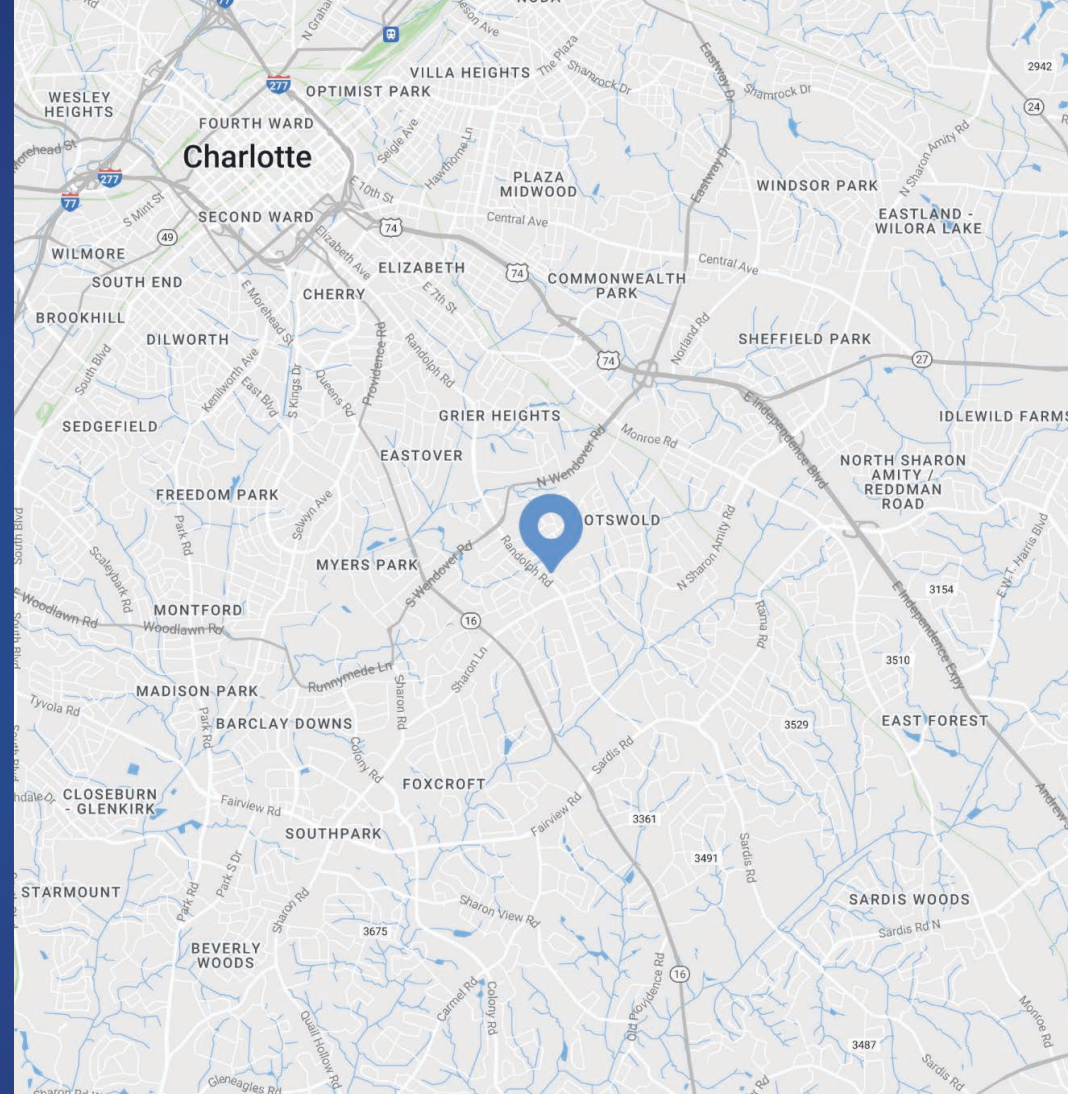
Introducing Suite M at 120 Greenwich Lane - your premier destination for a singular, focused workspace designed for the modern professional. This meticulously crafted single-key man office space offers a dynamic environment where productivity meets comfort, right in the heart of the action.

Situated on the first floor, Suite M boasts ample natural light streaming through its large windows, creating an inviting and productive atmosphere. Adjacent to the conference room, you'll have easy access to collaborative spaces for meetings and brainstorming sessions.

With a full-service lease, your needs are seamlessly taken care of. Enjoy the convenience of complimentary access to the conference room, courtyard for relaxation or networking, and free printing services to keep your workflow smooth and efficient. The well-equipped kitchen is perfect for quick breaks or fueling your creativity with a snack, while the designated mail space ensures your correspondence is organized and secure. Complimentary WiFi and printing also make your new office space plug-in ready!

Property Details

Address	120 Greenwich Road, Suite M Charlotte, NC 28211
Availability	+/- 1,000 SF Executive Office Suite Available for Lease
Acreage	+/- 0.55 AC
Parcel	15717301
Stories	2 Stories
Zoning	B-1
Year Built	1964 / Renovated in 2016
Parking	24 parking spaces
Lease Rate	\$1,000/Month
Additional Details	Private office with shared conference rooms, outdoor patio, and kitchen



Demographics

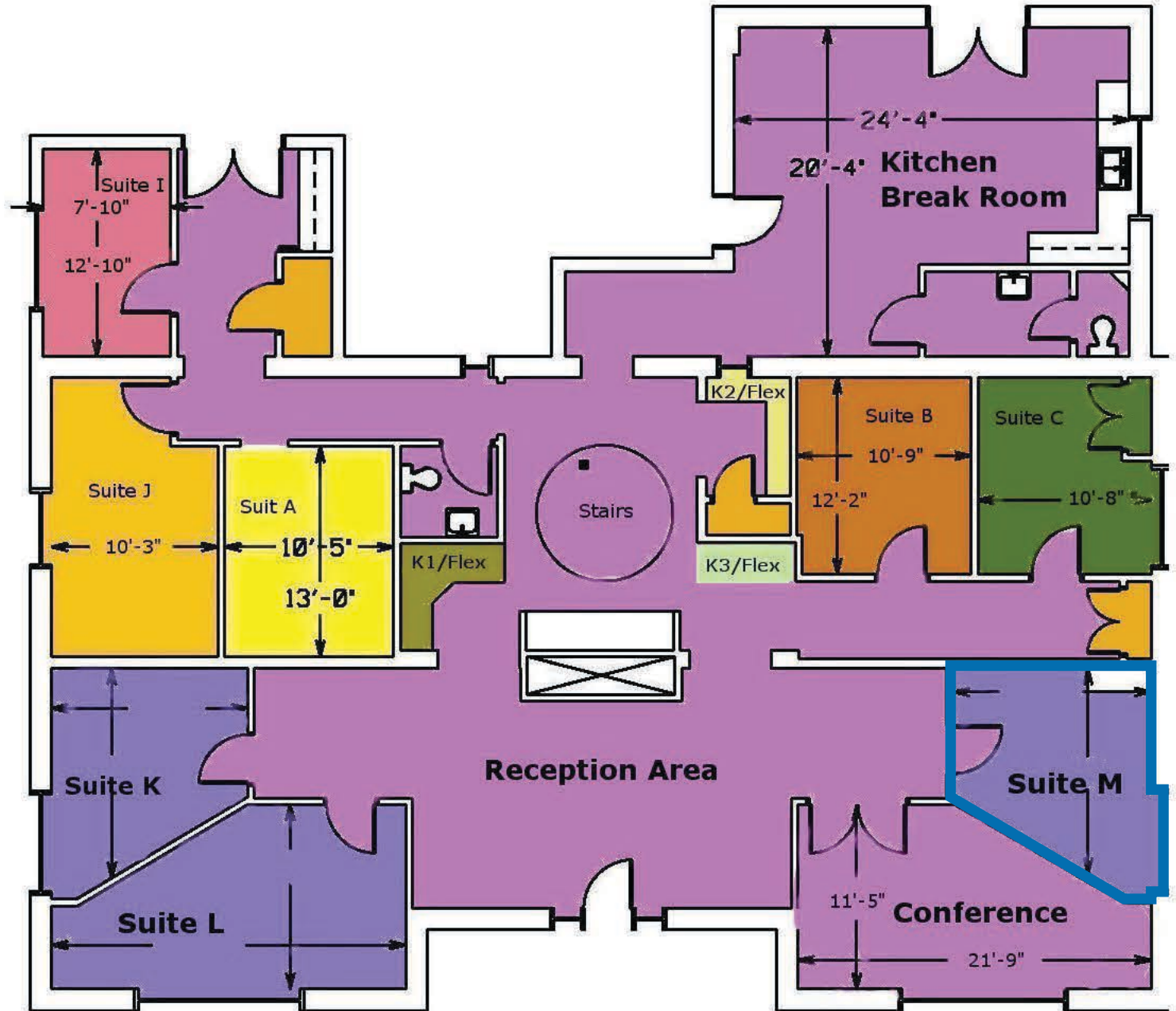
RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	10,540	99,959	306,736
Avg. Household Income	\$170,276	\$155,983	\$129,671
Median Household Income	\$104,518	\$94,796	\$81,268
Households	4,355	44,214	140,953
Daytime Employees	5,244	98,670	245,220

Interior Photos



Available

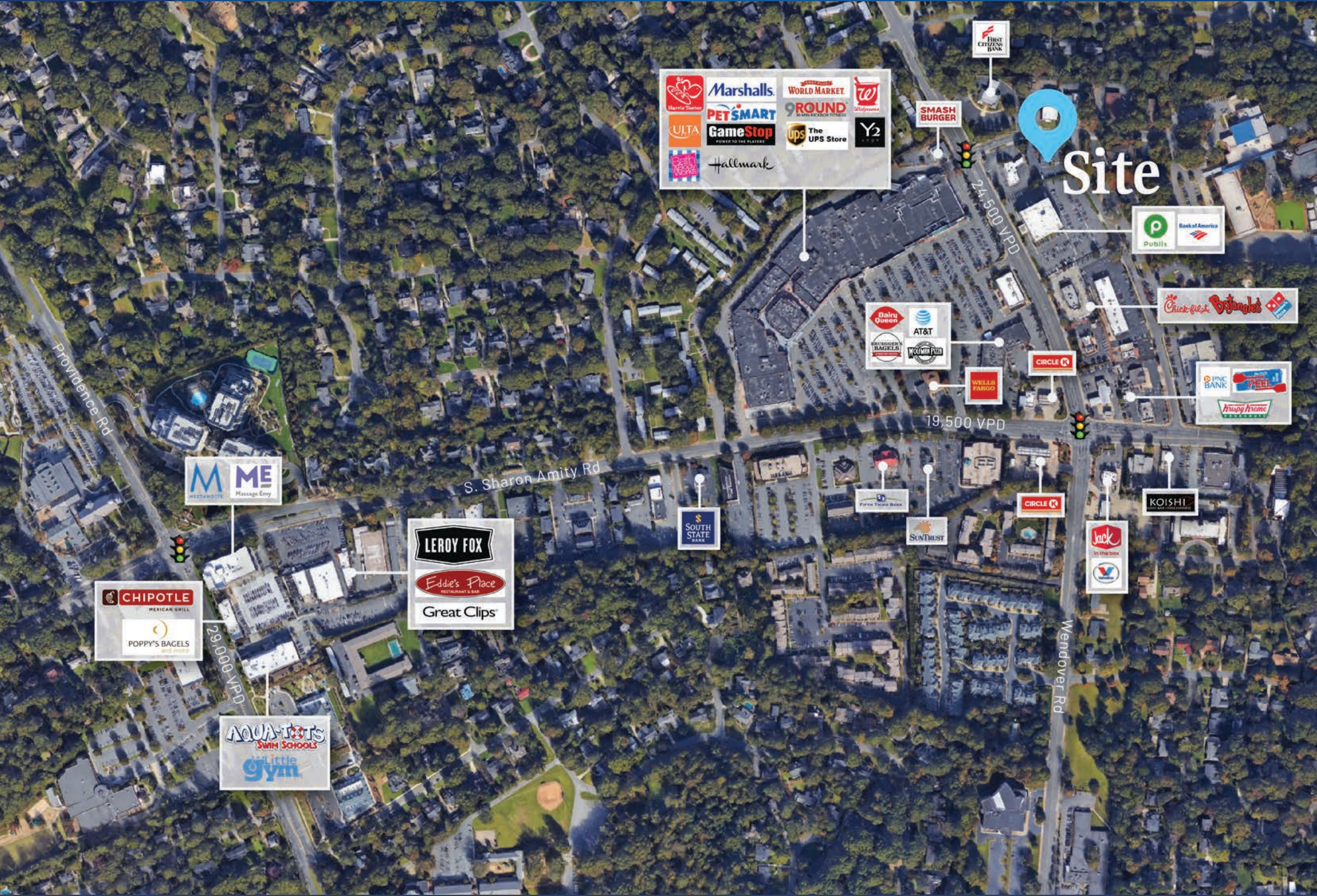
Suite M | First Floor
+/- 1,000 SF



Property Photos



Market Overview



Site

Providence Rd

S. Sharon Amity Rd

24,500 VPD

19,500 VPD

29,000 VPD

Wendover Rd

Logos: Harvi's Torte, Marshalls, World Market, Walgreens, PET SMART, GameStop, 9ROUND, The UPS Store, Y2, Hallmark, Ulta

Logos: M ME (Mesa Hotel, Massage Envy), Chipotle Mexican Grill, Poppy's Bagels

Logos: Aquatics Swim Schools, Little Gym

Logos: Leroy Fox, Eddie's Place Restaurant & Bar, Great Clips

Logo: South State Bank

Logos: Dairy Queen, AT&T, Dunkin' Donuts, Dunkin' Bagels

Logo: Wells Fargo

Logo: Circle K

Logo: Jack in the Box

Logo: Koishi

Logos: Publix, Bank of America

Logos: Chick-fil-A, Baskin-Robbins, Domino's

Logos: PNC Bank, Petco, PetSmart, Pet Supplies Plus

Logo: First Citizens Bank

Logo: Smash Burger

Logo: First Tech Bank

Logo: SunTrust

Logo: Circle K

Logo: Jack in the Box

Logo: Koishi

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Site

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