326 W. 10th Street

Charlotte, North Carolina 28202

Available for Lease

+/- 3,942 SF Office Space Available

Property Overview

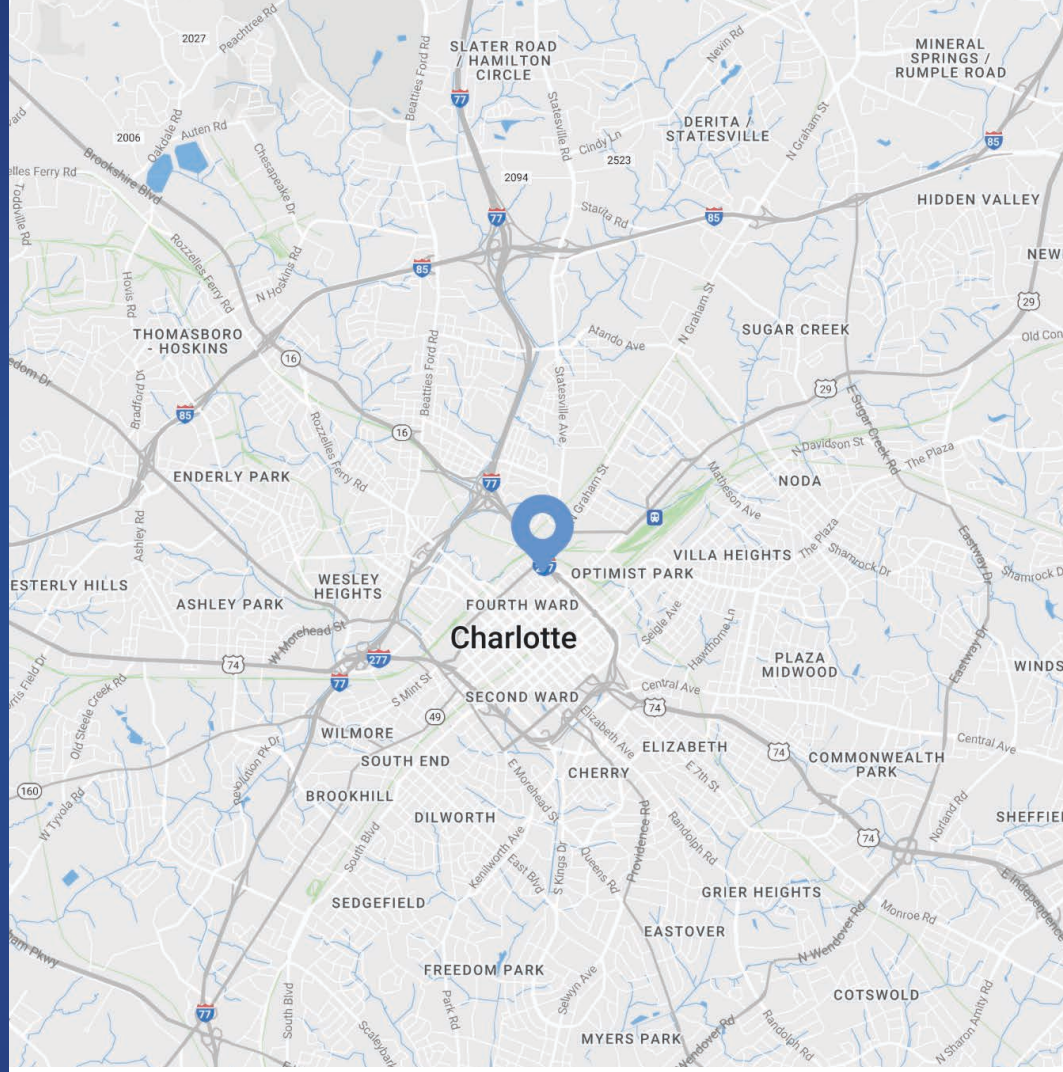
326 W. 10th Street

Available for Lease

Rare opportunity to lease a standalone office in Historic Fourth Ward. Originally built in 1901 and extensively updated in 2017, the building has maintained its historic charm while still appealing to the modern office user. The space is filled with rustic features with 12 individual offices, 2 conference rooms, 2 bathrooms, reception area and a breakroom.

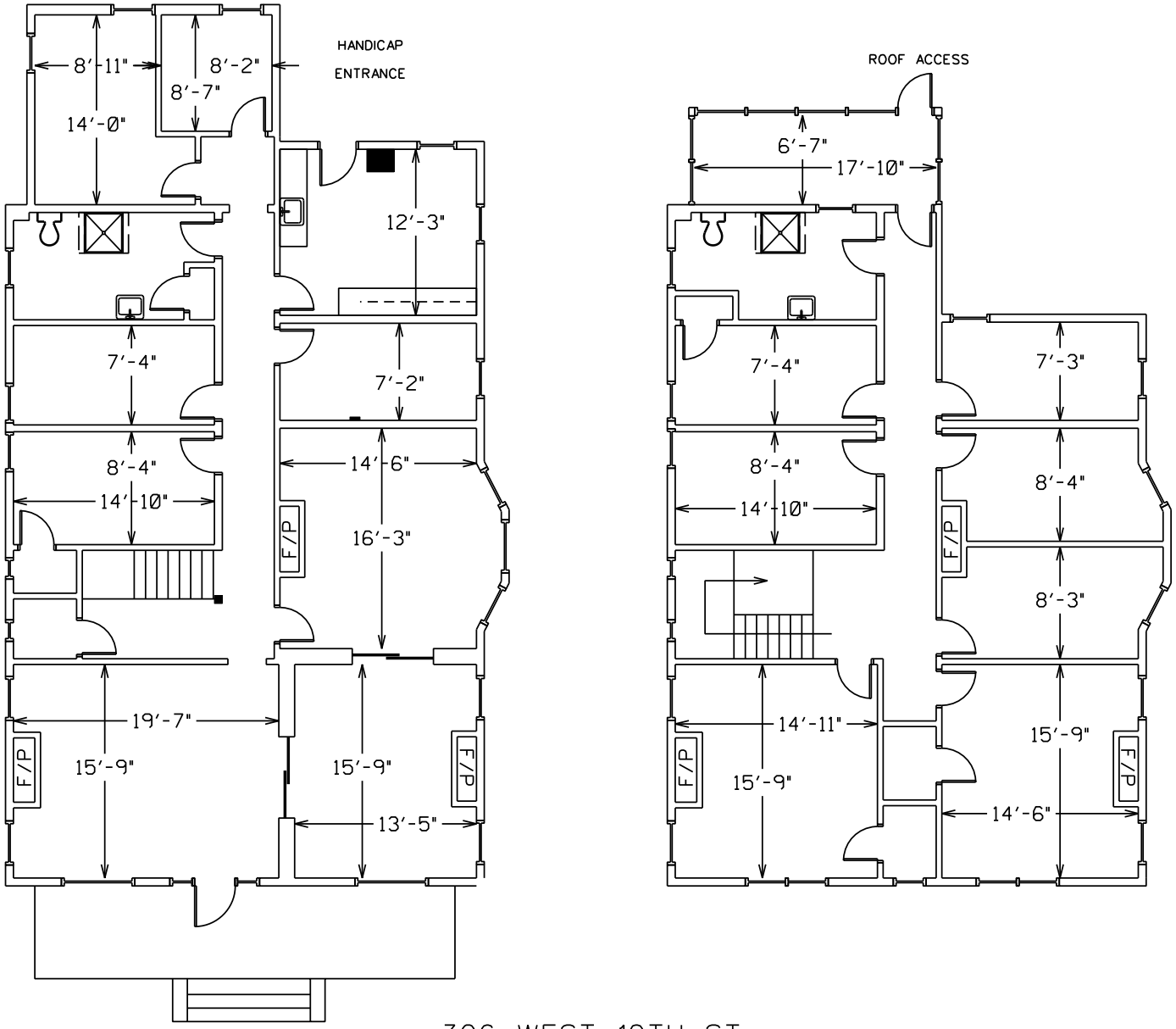
Property Details

Address	326 W. 10th Street | Charlotte, NC 28202
Availability	+/- 3,942 SF Available for Lease
Acreage	+/- 0.182 AC
Zoning	UR-C
Parcel ID	07808102
Traffic Counts	W. 10th Street | 5,100 VPD
Parking	8 dedicated spaces and 2 hour on street parking Annual street parking passes available for employees
Lease Rate	$35/SF MG (Modified Gross)



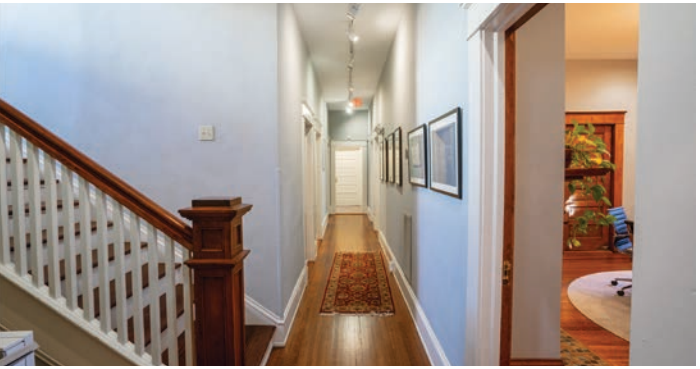
Demographics

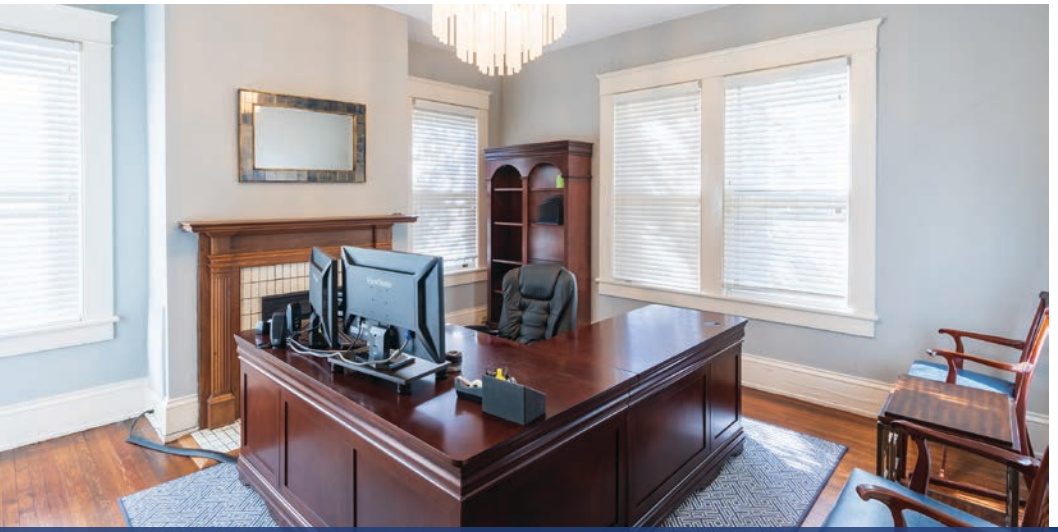
RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	21,807	119,702	267,788
Avg. Household Income	$130,290	$116,356	$103,430
Median Household Income	$86,460	$73,436	$61,265
Households	12,366	62,631	121,546
Daytime Employees	49,938	146,982	230,171



326 WEST 10TH ST
FIRST FLOOR 2,138 SF
SECOND FLOOR 1,804 SF
3,942 TOTAL SF

Interior Photos



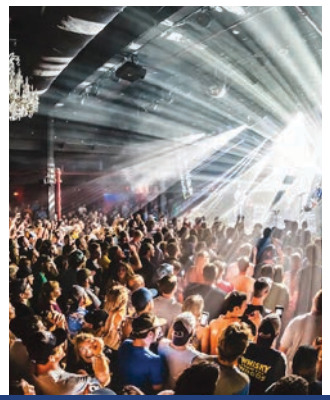


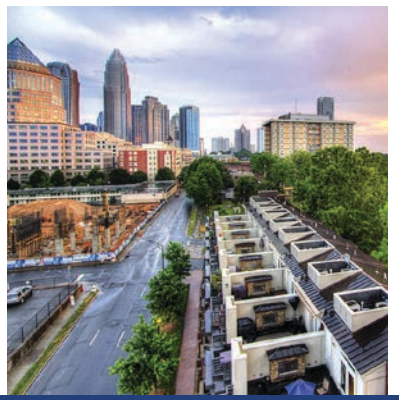
Fourth Ward

Uptown Charlotte

Fourth Ward is known for its historic district of charming Victorians and quiet streets, a strong sense of community, and a diverse variety of housing choices. The neighborhood association has existed since 1976, but the neighborhood dates to the 1800s when it was home to prosperous merchants, ministers and physicians. It endured a period of decline until the 1970s, when the Junior League partnered with Bank of America to begin revitalizing the neighborhood home by home. Today, residents value the combination of neighborhood feel and proximity to all of Uptown's dining, cultural and employment offerings. Every December for more than 35 years, the neighborhood has organized its annual Holiday Home Tour, showcasing both its historic Victorians and modern high-rise condominiums. With the new SkyHouse towers rising this year, Fourth Ward will soon welcome new neighbors and retail.

Fourth Ward Development Report





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