



# The Watermark - Suite 401

1355 Greenwood Cliff | Charlotte, NC 28204

**Available for Sale or Lease**

+/- 3,244 SF Midtown Office Condo

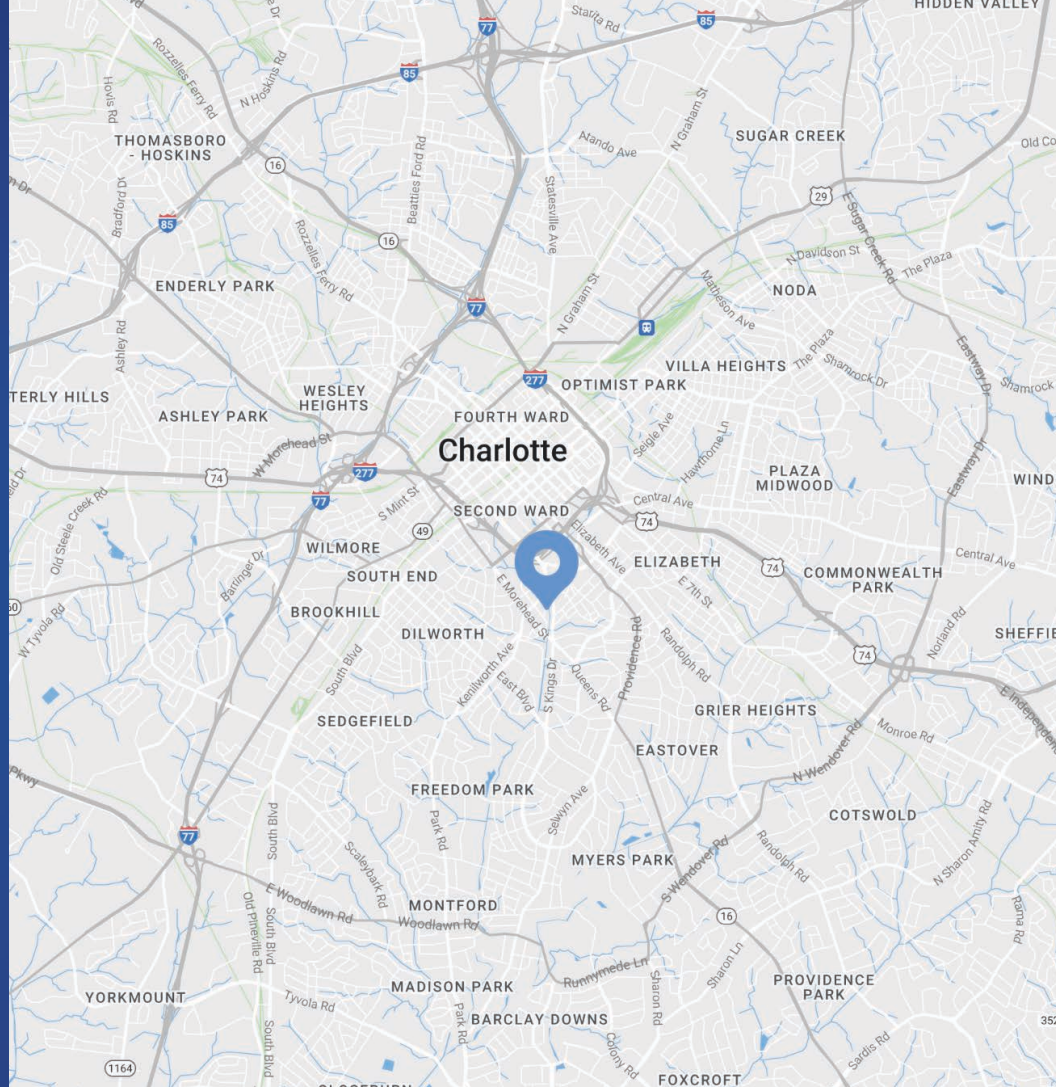
## Property Overview

# Midtown Office Condo Available for Sale or Lease

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 401 is available for sale at 3,244 RSF on the top floor of The Watermark. With open office space, kitchen, and outdoor terrace overlooking scenic views of Little Sugar Creek Greenway, it's 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>	+/- 3,244 SF Office Condo Available for Sale or Lease Top floor unit with large outdoor terrace
<b>Zoning</b>	MUDD (CD)
<b>Parking</b>	Abundant parking onsite and offsite 4 dedicated parking spaces included with Suite 401
<b>Access</b>	Easy access to Uptown and major highways (I-277, I-77, & I-85)
<b>Traffic Counts</b>	Kenilworth Ave   26,500 VPD Kings Drive   17,500 VPD
<b>Sale Price</b>	\$2,000,000
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Details</b>	Secured building access Little Sugar Creek Greenway 500 FT from property Sweeping views of Uptown



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	13,974	133,126	276,529
<b>Avg. Household Income</b>	\$172,497	\$139,085	\$120,935
<b>Median Household Income</b>	\$110,874	\$89,710	\$74,419
<b>Households</b>	7,869	69,057	130,035
<b>Daytime Employees</b>	46,963	168,041	272,062



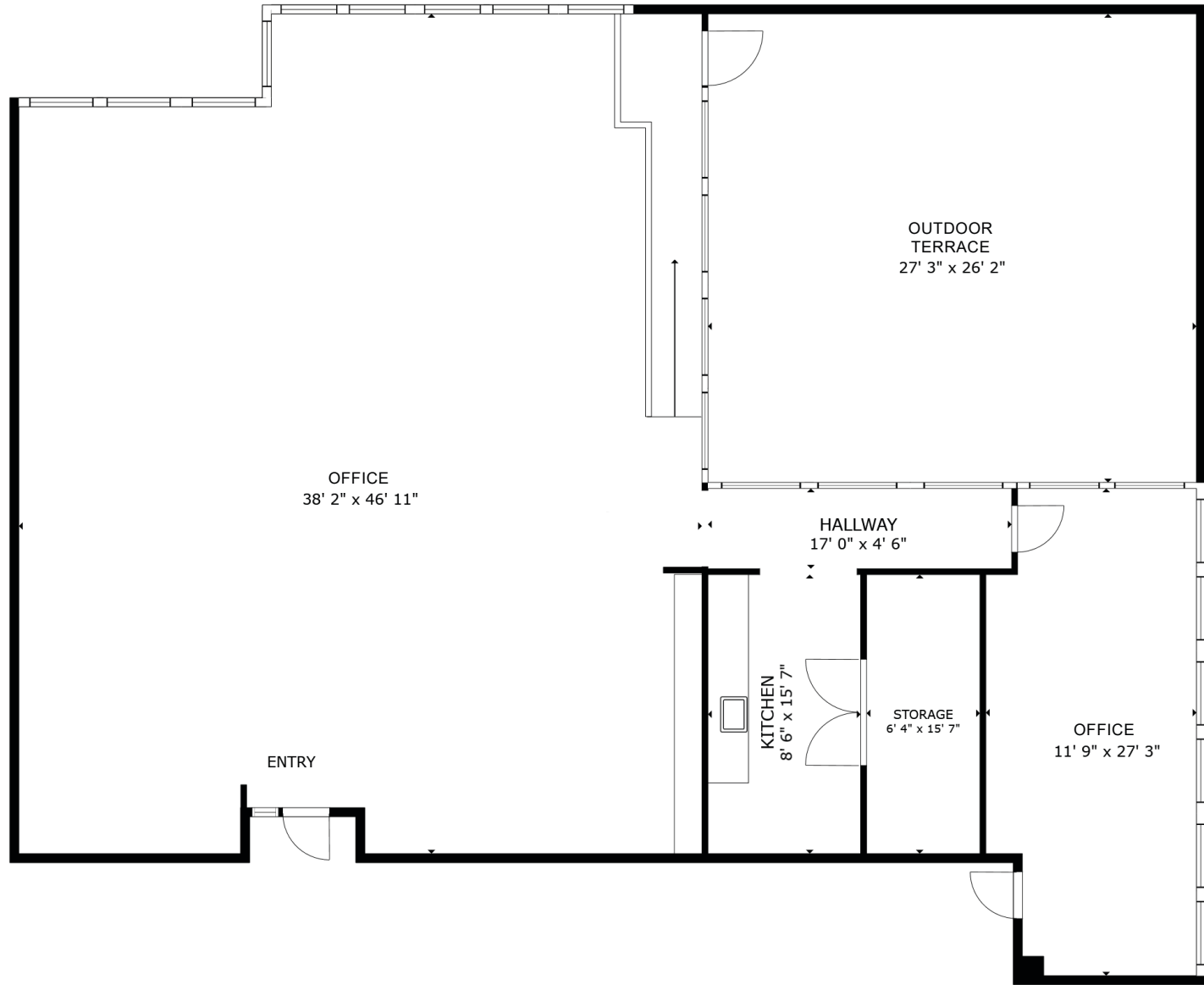
Drone Video

# Available

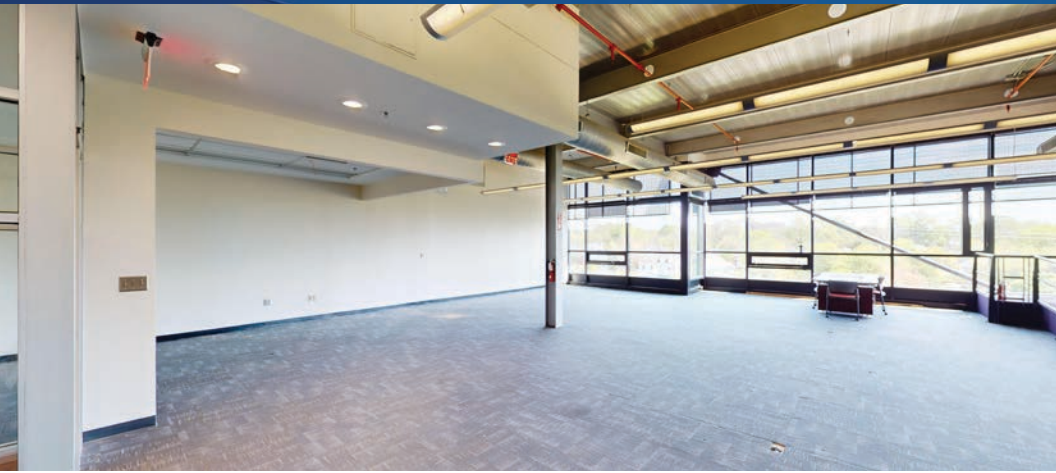
Suite 401

+/- 3,244 SF

 Virtual Tour



# Property Photos



# Market Overview



# 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 Uptown. 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. Midtown boasts some of Center City's best destination retail – including Target, Trader Joe's, At Home, and Best Buy. The area also features unique apparel retail, upscale condominiums, restaurants, and Class A office space. Charlotte's 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.



## Little Sugar Creek Greenway

Little Sugar Creek Greenway stretches for nearly 4 miles from Brandywine Road to 7th Avenue. These many segments create a fantastic corridor for walking, running, and biking. The greenway connects amenities at Freedom Park, including the Charlotte Nature Museum, ball fields, tennis courts, playgrounds, Atrium Health/ Levine Children's Hospital, and shopping and restaurants at the Metropolitan shopping area near uptown Charlotte.



Location may be everything, but history shapes what we become.

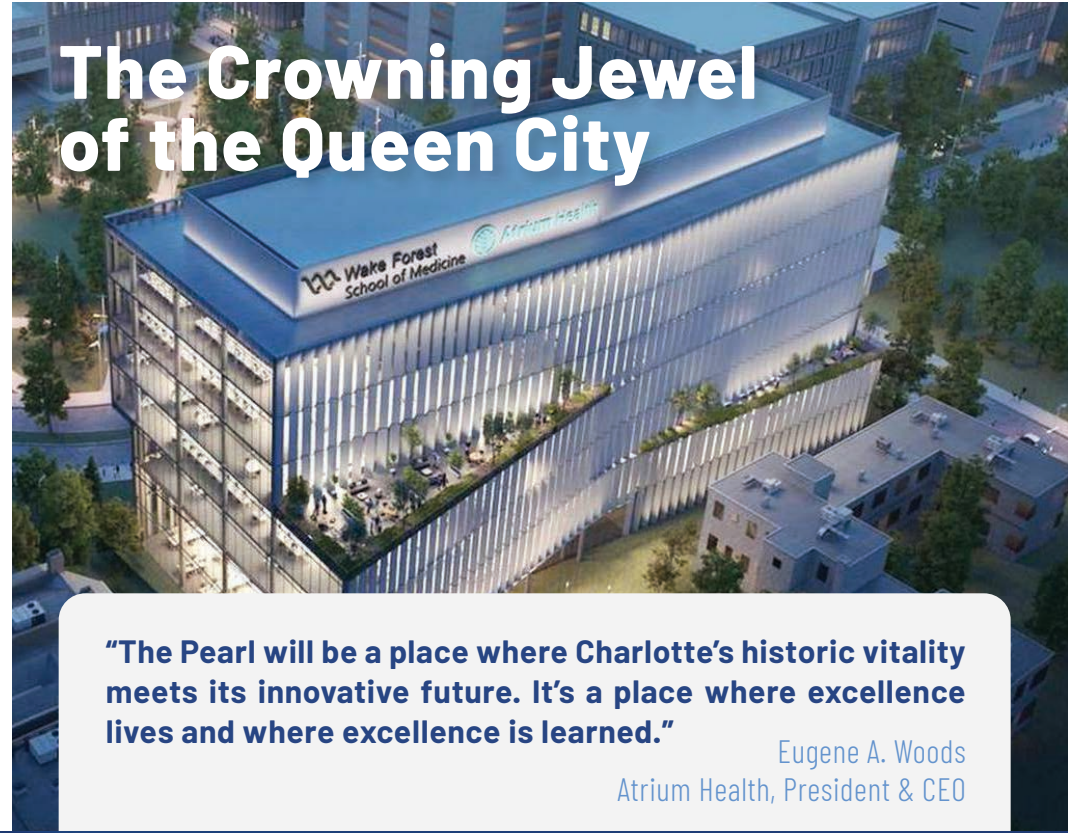
Charlotte's innovation district will have both: a prime location at the current corner of Baxter and McDowell streets, near I-277, and a future that pays tribute to its past.

Nestled in the heart of Midtown near Pearl Street Park, it seems only fitting the innovation district be known as "The Pearl."

The district will bring cutting-edge research and innovation to Midtown Charlotte, attracting new businesses, while also addressing health disparities. The 20-acre site will house the soon-to-be-constructed Wake Forest University School of Medicine Charlotte. The Howard R. Levine Center for Education on the campus will also become home to Wake Forest University School of Business, the new Wake Forest School for Professional Studies and Carolinas College of Health Science.

Over the next 15 years, The Pearl and its tenants are projected to create more than 5,500 onsite jobs – 40% of which are not expected to require a college degree – and more than 11,500 jobs, in total, in the Charlotte community.

## The Crowning Jewel of the Queen City



**"The Pearl will be a place where Charlotte's historic vitality meets its innovative future. It's a place where excellence lives and where excellence is learned."**

Eugene A. Woods  
Atrium Health, President & CEO

Contact for Details

**Josh Beaver**

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Suite 401 - Top Floor Unit  
with Outdoor Terrace



**Website**

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Little Sugar Creek Greenway

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.