

FOR LEASE



**Prime Street Presence on Providence Road
Charlotte, NC 28207**

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DISCLAIMER:

Options 1 and 2 as defined herein are subject to the Landlord's approval of the proposed Tenant's financials and a lease term sufficient to amortize the cost of the improvements.

DESCRIPTION: Single-tenant, free standing building located in desirable "28207" zip code.

LOCATION: 811 Providence Rd.,
Charlotte, NC 28207

ZONING: B-1

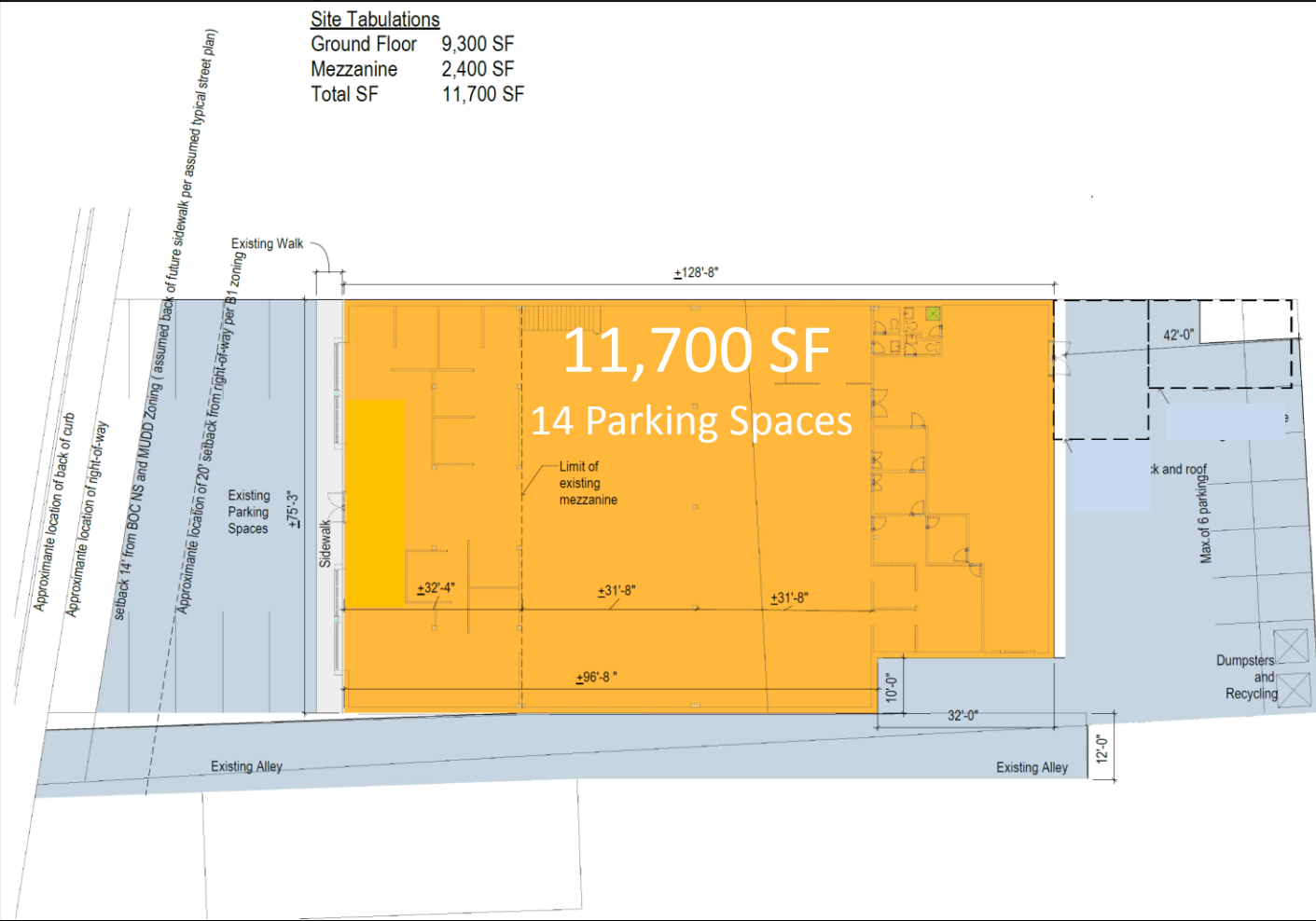
AVAILABLE SQUARE FEET: 7,200 SF – 11,700 SF
As-is: 11,700 SF \$184,000 a year NNN
(see attached)

Option 1: 9,300 SF \$25.75 PSF NNN
(see attached)

Option 2: 7,200 SF \$38.00 PSF NNN
(see attached)

Site Tabulations

| | |
|--------------|-----------|
| Ground Floor | 9,300 SF |
| Mezzanine | 2,400 SF |
| Total SF | 11,700 SF |

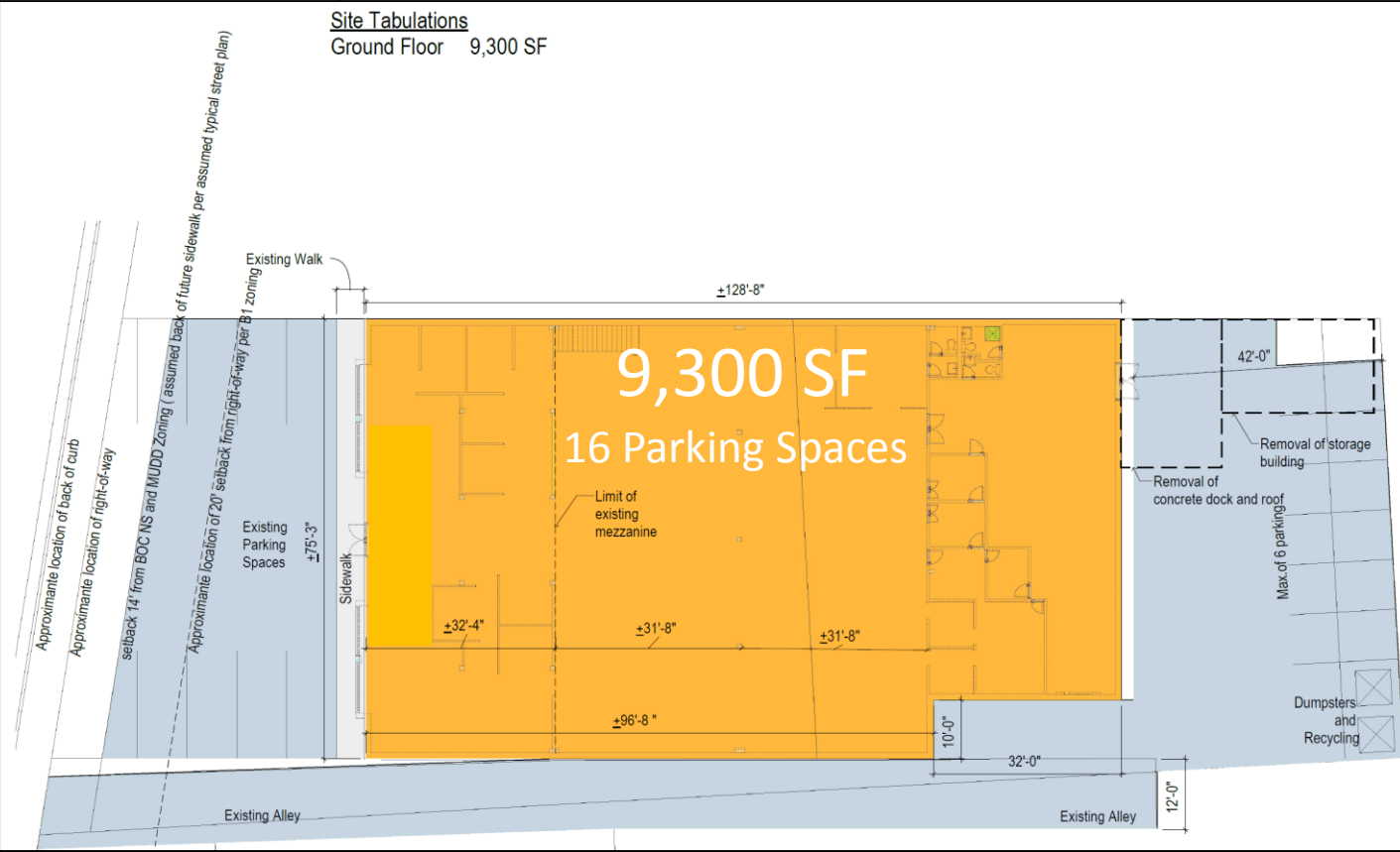


Note: As-is option – mezzanine stays as does the storage building and concrete dock.

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|---------------------------|---------------|----------------|----------------|
| 2015 Estimated Population | 11,899 | 111,379 | 264,590 |
| Average Household Income | \$195,343 | \$113,188 | \$87,543 |

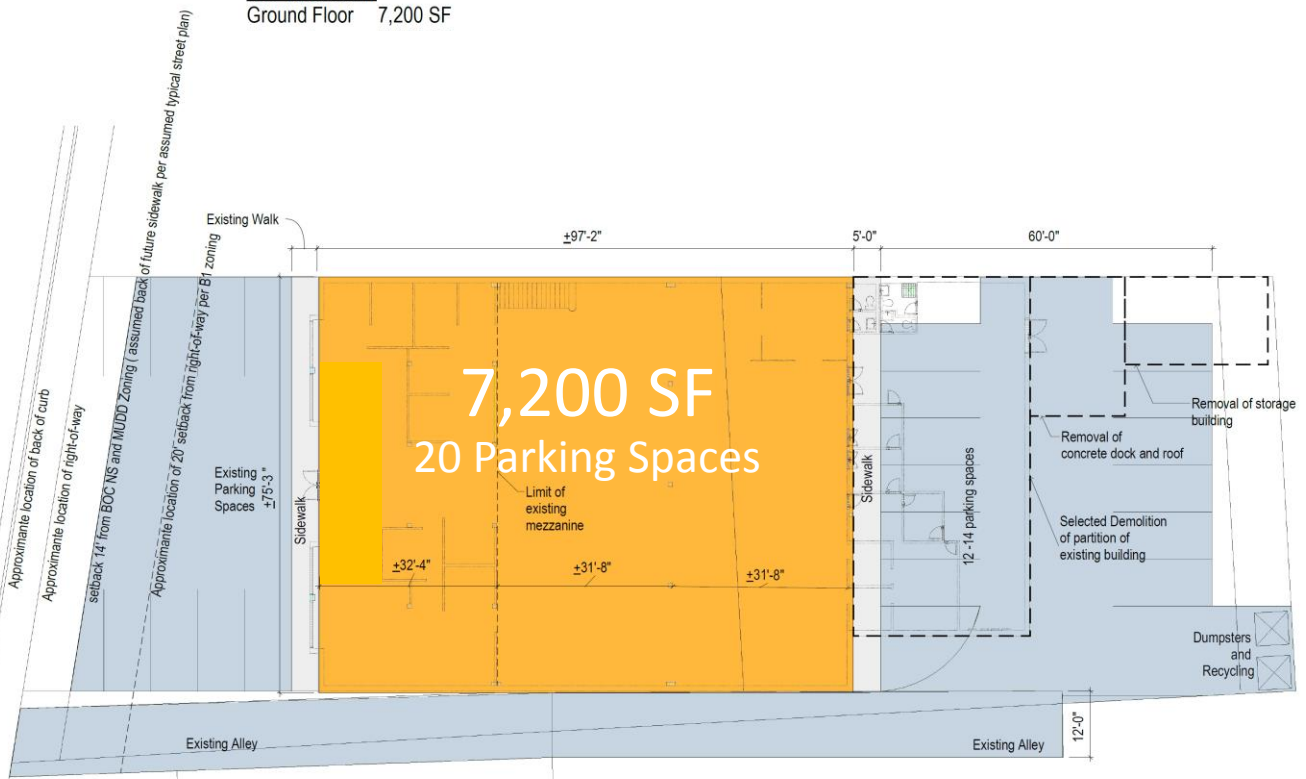
Site Tabulations
Ground Floor 9,300 SF



Scope of work: Remove back loading dock, mezzanine (2,400 SF) and storage building.

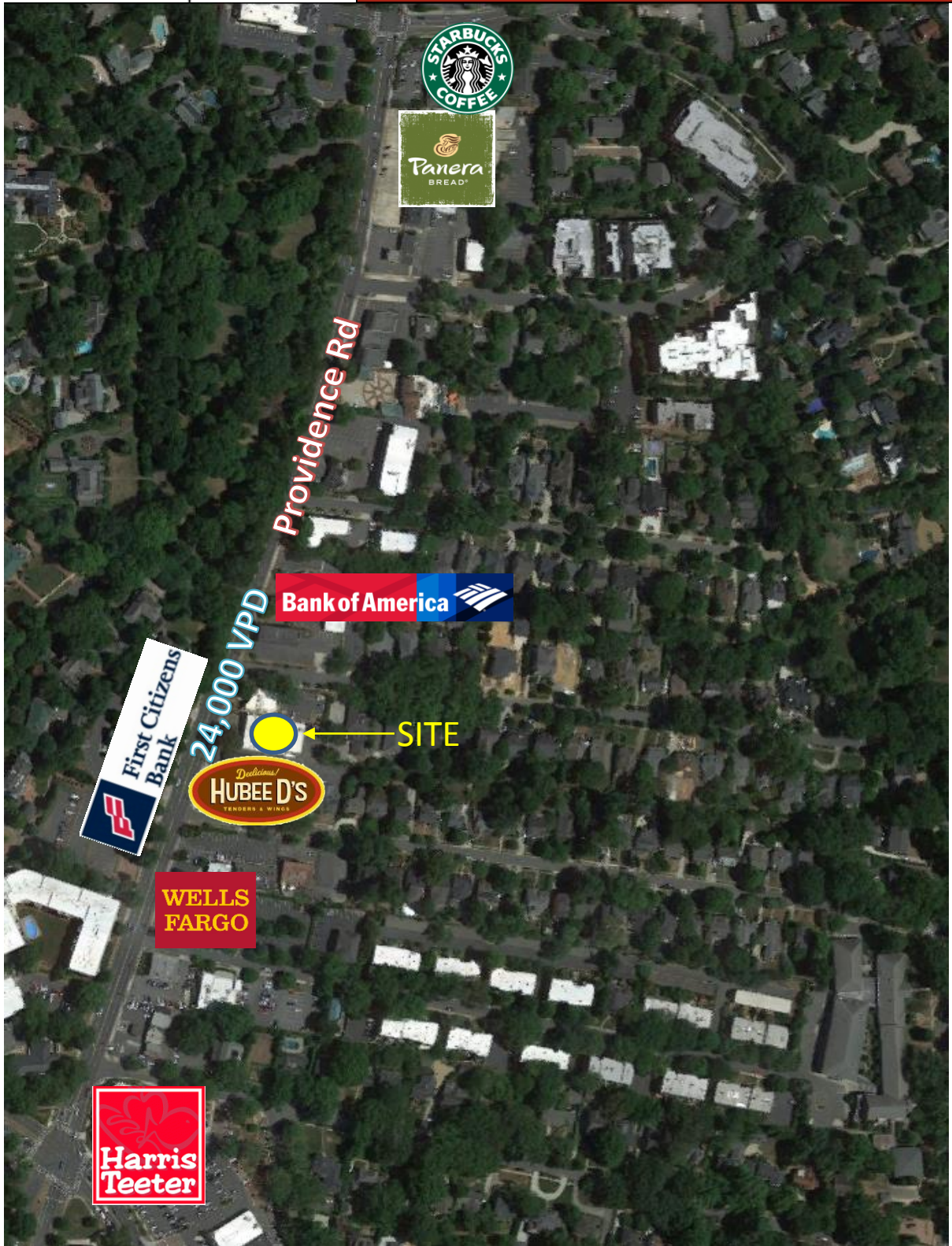
- Anticipated six week schedule.
- Demo of back loading dock and storage building
- Demo of interior walls and ceiling
- New asphalt at Loading Dock & Storage & parking lot restriping
- Fireproofing and fire caulking
- No doors/hardware/windows/glass
- Drywall patch at interior demo walls
- New ACT grid & tile
- Clean concrete floor
- Interior paint refresh
- Fire Protection Specialties included
- Exclude Fire Sprinklers
- Mechanical to relocate for new ceiling demo
- No new mechanical equipment
- No new plumbing, existing restrooms to remain
- Electrical relocate existing fixtures and demo at walls
- Fire Alarm budget to update to code

Site Tabulations
Ground Floor 7,200 SF



Scope of Work: Remove back section of building. Remove back loading dock, storage building, and mezzanine (2,400 SF).

- Anticipated fourteen week schedule.
- Demo of back portion of building, loading dock, and storage building
- Demo of interior walls and ceiling
- New asphalt at back of building and new back sidewalk & restriping parking lot
- Concrete pour back at trench for relocated restrooms
- New back wall CMU and Brick Structure
- Fireproofing and fire caulking
- Rework roof
- No windows/glass
- New hollow metal back double doors, no other new doors or hardware
- New back wall to deck and drywall patch at interior demo walls
- New ACT grid and tile
- Clean concrete floor
- Interior paint refresh
- Fire Protection specialties included
- Exclude fire sprinklers
- Mechanical to relocate for new ceilings and demo
- No new mechanical equipment
- New restrooms, 8 water closets, 8 sinks, and 1 new water heater
- Electrical relocate feed into the building, relocate existing fixtures and demo at walls
- Fire alarm upgrade to code



Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.