

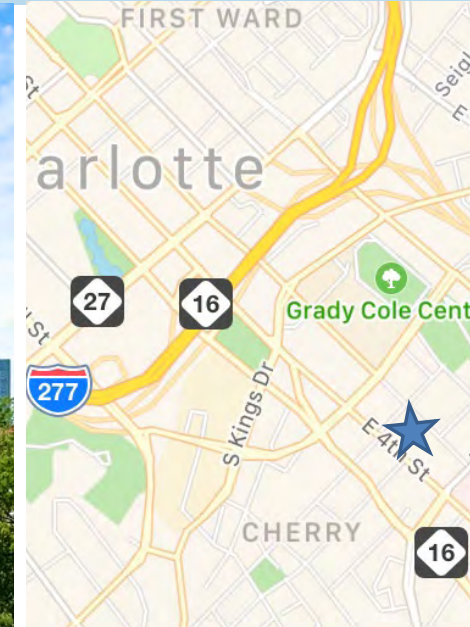
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

MIDTOWN OFFICE SPACE WITH WALKABLE AMENITIES



PROPERTY HIGHLIGHTS

- ± 3,620.50 SF office space available for sublease
- 10 offices, 1 joint meeting plus shared space
- Access to shared outdoor patio with Uptown views
- Abundant parking and natural light
- Located along the Gold Line in Midtown's pedestrian friendly Elizabeth Avenue corridor
- Convenient to Uptown, Plaza Midwood, and I-277
- \$35.00/SF full service
- Conference room, training room, breakroom, lobby & restrooms
- Surrounding restaurants & retailers include Rock N Roll Sushi, Pizza Baby, Tajhouse, Viva Chicken, ISI Elite Training, The Custom Shop, The Visulite, and Elizabeth Creamery

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 15,934
3 Miles: 141,236
5 Miles: 297,238



AVG. HH INCOME

1 Mile: \$146,567
3 Miles: \$164,661
5 Miles: \$141,137



DAYTIME EMPLOYEES

1 Mile: 29,532
3 Miles: 123,179
5 Miles: 224,772

BROKER CONTACT

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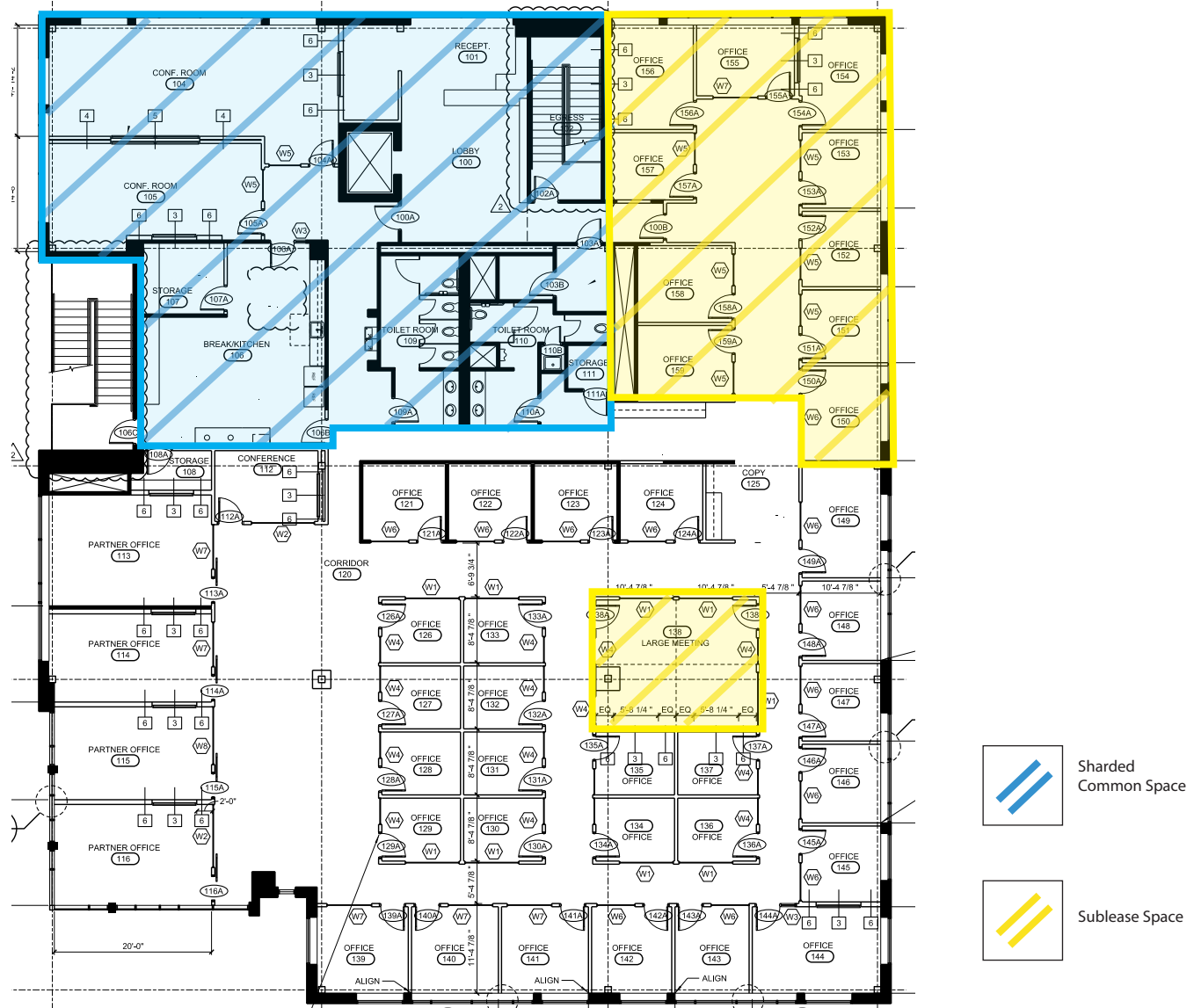


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EXISTING FLOOR PLAN

±3,620.50 SF SECOND GENERATION OFFICE SPACE



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AERIAL

±3,620.50 SF SECOND GENERATION OFFICE SPACE



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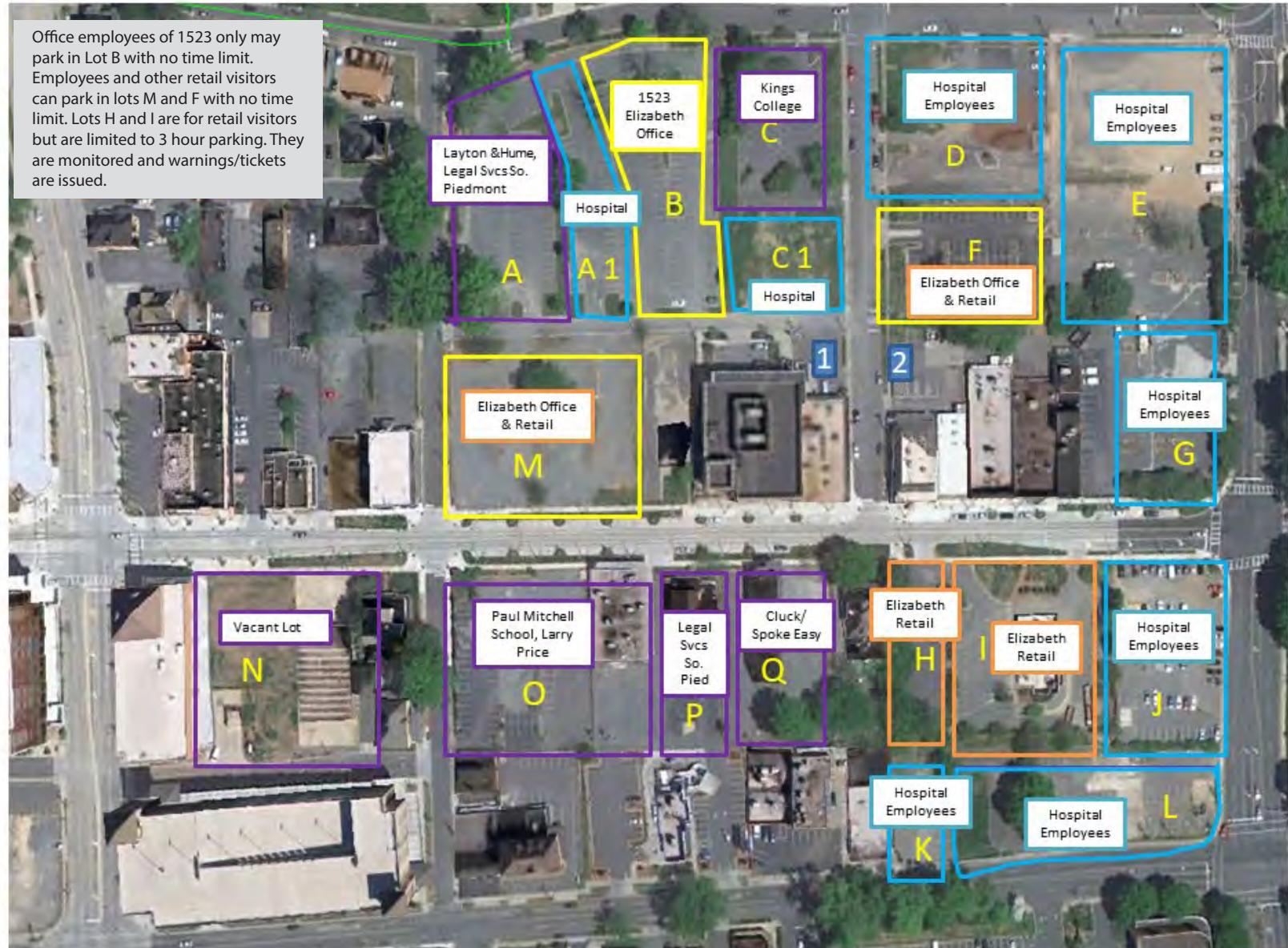


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PARKING

ABUNDANT PARKING AVAILABLE ACROSS 3 SURFACE LOTS HIGHLIGHTED IN YELLOW



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PHOTOS

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WELL-APPOINTED WITH MODERN FURNITURE INCLUDED IN EACH OFFICE



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