

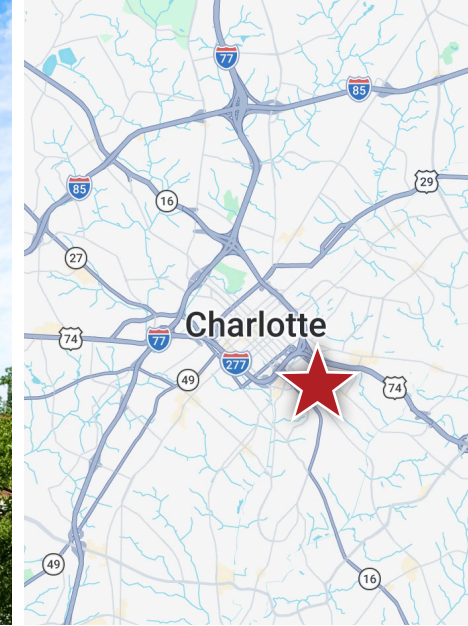
ELIZABETH AVENUE

1523 ELIZABETH AVENUE, SUITE 300, CHARLOTTE, NC 28204

FOR SUBLEASE

NS New South
Properties
NEWSOUTHPROP.COM

MIDTOWN OFFICE/RETAIL SPACE WITH WALKABLE AMENITIES



PROPERTY HIGHLIGHTS:

- $\pm$ 3620.50 or 13,185 SF office space available for sublease
- Well-appointed offices, large training room, large conference room & break room
- 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
- 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
- **CALL BROKERS FOR PRICING**

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



MEDIAN HH INCOME

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

BROKER CONTACT:

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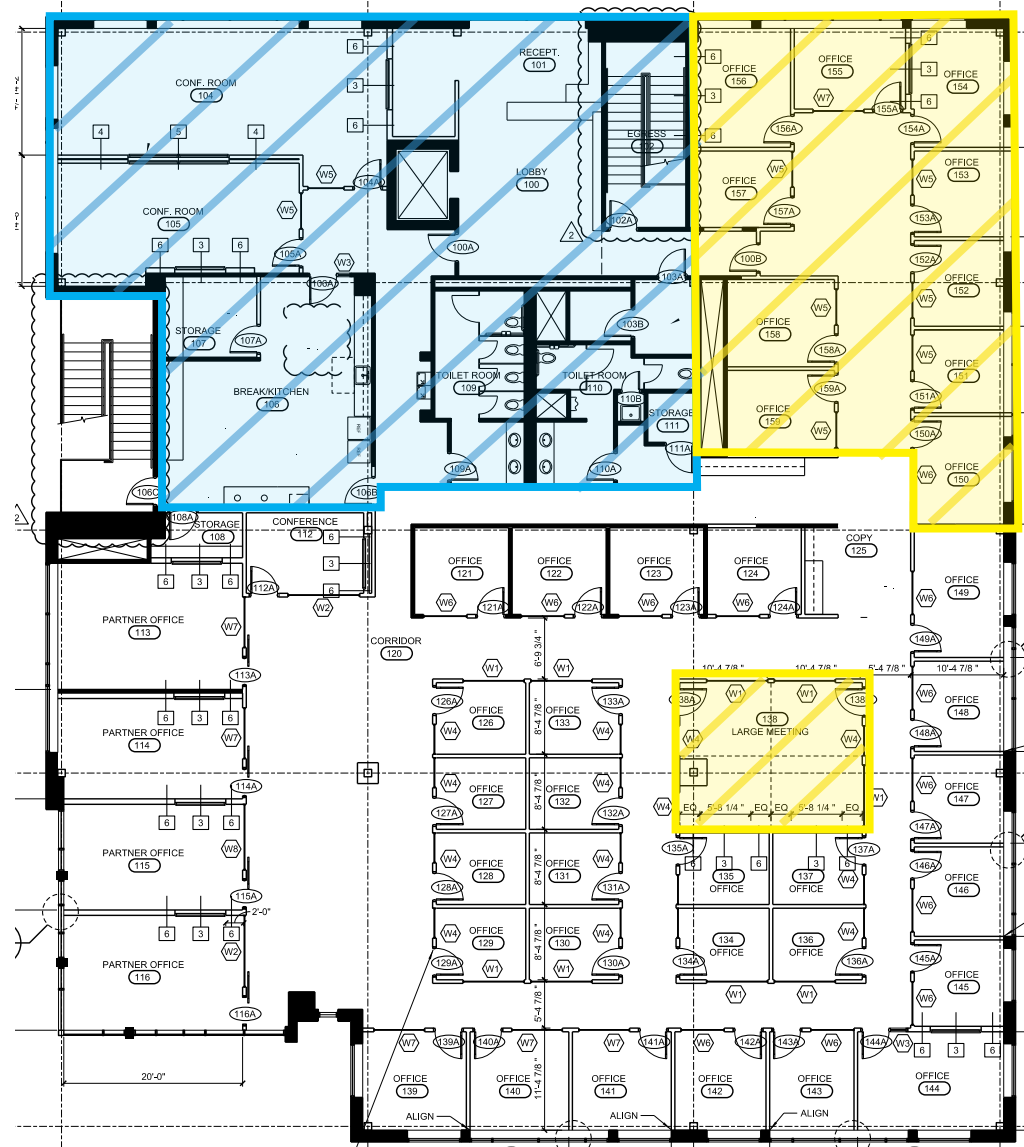
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EXISTING FLOOR PLAN

±3,620.50 SF SECOND GENERATION OFFICE SPACE

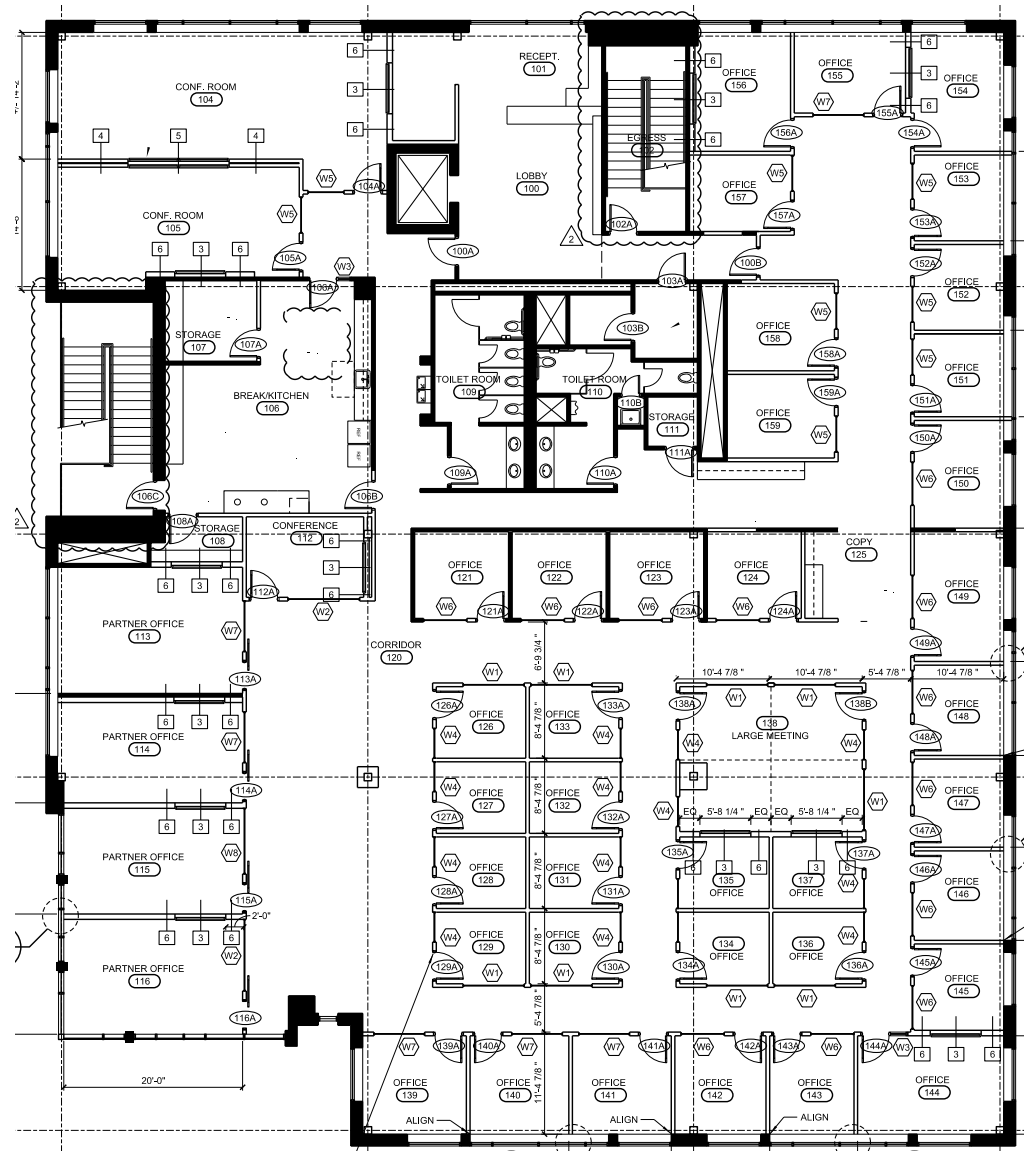


ELIZABETH AVENUE

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EXISTING FLOOR PLAN

±13,185 SF SECOND GENERATION OFFICE SPACE



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AERIAL

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SECOND GENERATION OFFICE SPACE



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Office employees of 1523 only may park in Lot B with no time limit. Employees and other retail visitors can park in lots M and F with no time limit. Lots H and I are for retail visitors but are limited to 3 hour parking. They are monitored and warnings/tickets are issued.

1523 Elizabeth Office

Kings College

Hospital Employees

Hospital Employees

Layton & Hume, Legal Svcs So. Piedmont

Hospital

A

A1

B

C

C1

Hospital

F

Elizabeth Office & Retail

Hospital Employees

Elizabeth Office & Retail

M

Vacant Lot

N

Paul Mitchell School, Larry Price

O

Legal Svcs So. Pied

P

Cluck/Spoke Easy

Q

Elizabeth Retail

H

I

Elizabeth Retail

Hospital Employees

Hospital Employees

K

L

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PHOTOS

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WELL-APPOINTED WITH MODERN FURNITURE INCLUDED IN EACH OFFICE



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