1601 ELIZABETH AVENUE

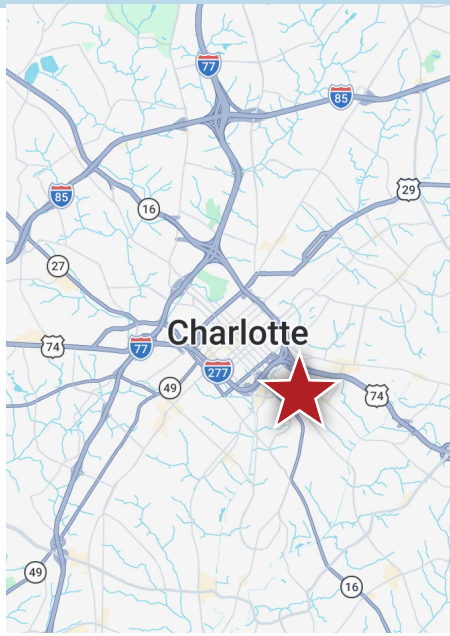
SUITE 200, CHARLOTTE, NC 28204

FOR LEASE

New South Properties
NEWSOUTHPROP.COM

± 3,481 SF OFFICE SPACE AVAILABLE





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 Neo Sushi, Pizza Baby, Tajhouse, Viva Chicken, ISI Elite Training, The Custom Shop, The Visulite, Elizabeth Creamery, and Casa Azul

DEMOGRAPHICS (2025):

POPULATION
1 Mile: 16,094
3 Miles: 147,744
5 Miles: 309,390

AVG. HH INCOME
1 Mile: $155,881
3 Miles: $168,711
5 Miles: $145,461

MEDIAN HH INCOME
1 Mile: 35,212
3 Miles: 156,143
5 Miles: 306,050

BROKER CONTACT:

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ksmith@newsouthprop.com



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EXISTING FLOOR PLAN

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AERIAL

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PHOTOS

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