

**South Point Business Park**

**OFFICE · FOR SALE**

# 13835 South Lakes Drive | Charlotte, NC

± 12,699 SF professional office space on 3.5 acres - expandable



- ± 12,699 total SF
  - 19 private offices
  - Large open area, 38 cubicles
  - 3 conference rooms
  - Kitchen/break area overlooking lake
  - Reception area
- ± 3.5 acres
- Zoned I-1
- Mecklenburg County tax parcel ID #20321110
- ± 9' to drop ceiling
- 15' to deck
- 100% climate controlled
- 67 parking spaces
- Constructed in 1997
- Current use: Engineering firm
- Original Site Plan allows for additional 12,000 SF building
- Located in South Point Business Park
- ± 8.7 mi to Charlotte Douglas Airport
- ± 3.2 mi to I-485
- ± 2 mi to I-77
- ± 1.1 mi to South Carolina state line

**FOR SALE: \$1,695,000**  
**FOR LEASE: \$12.85 psf, NNN**  
**(TICAM \$2.26)**

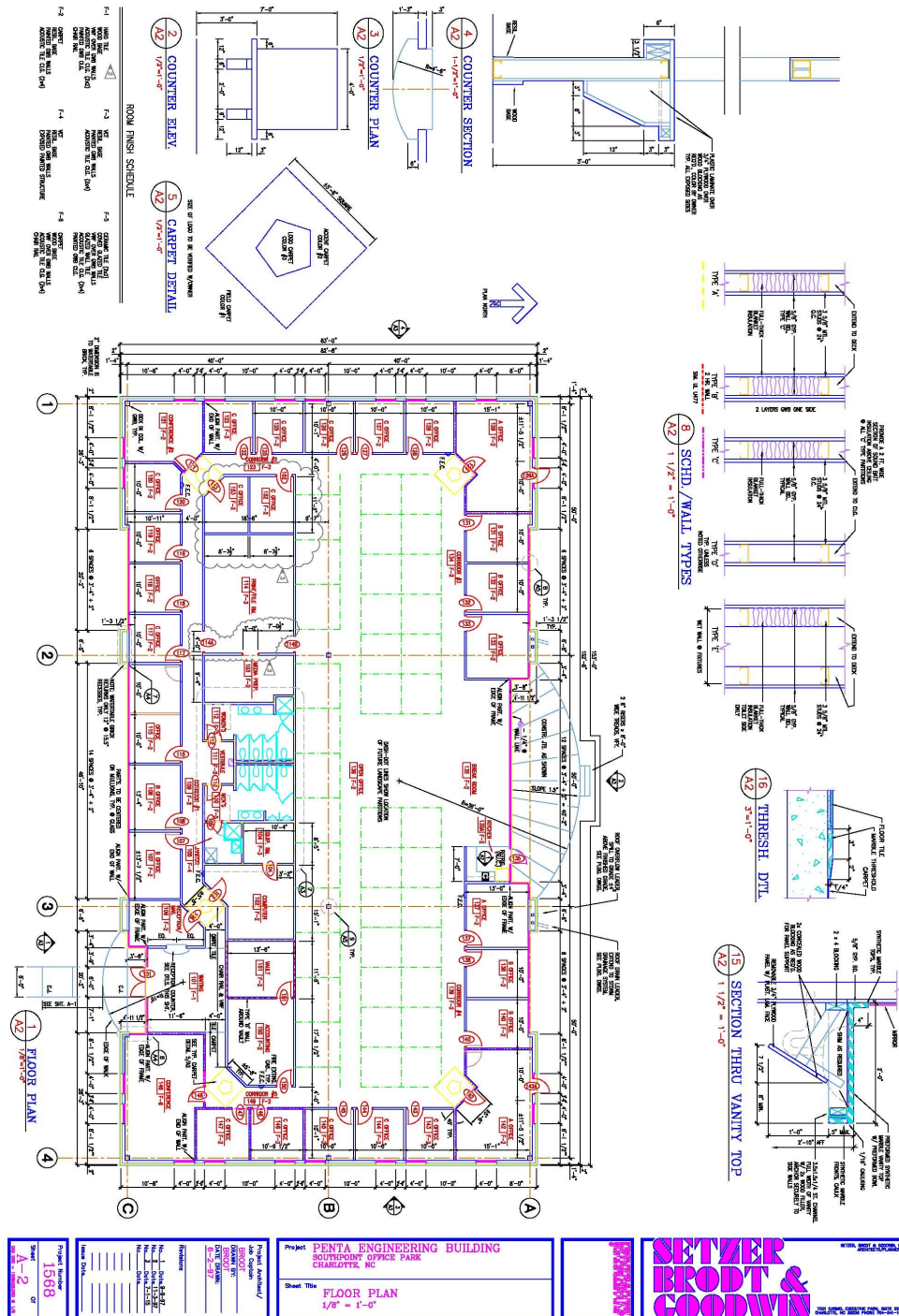
**PIEDMONT PROPERTIES**  
**CORFAC INTERNATIONAL**

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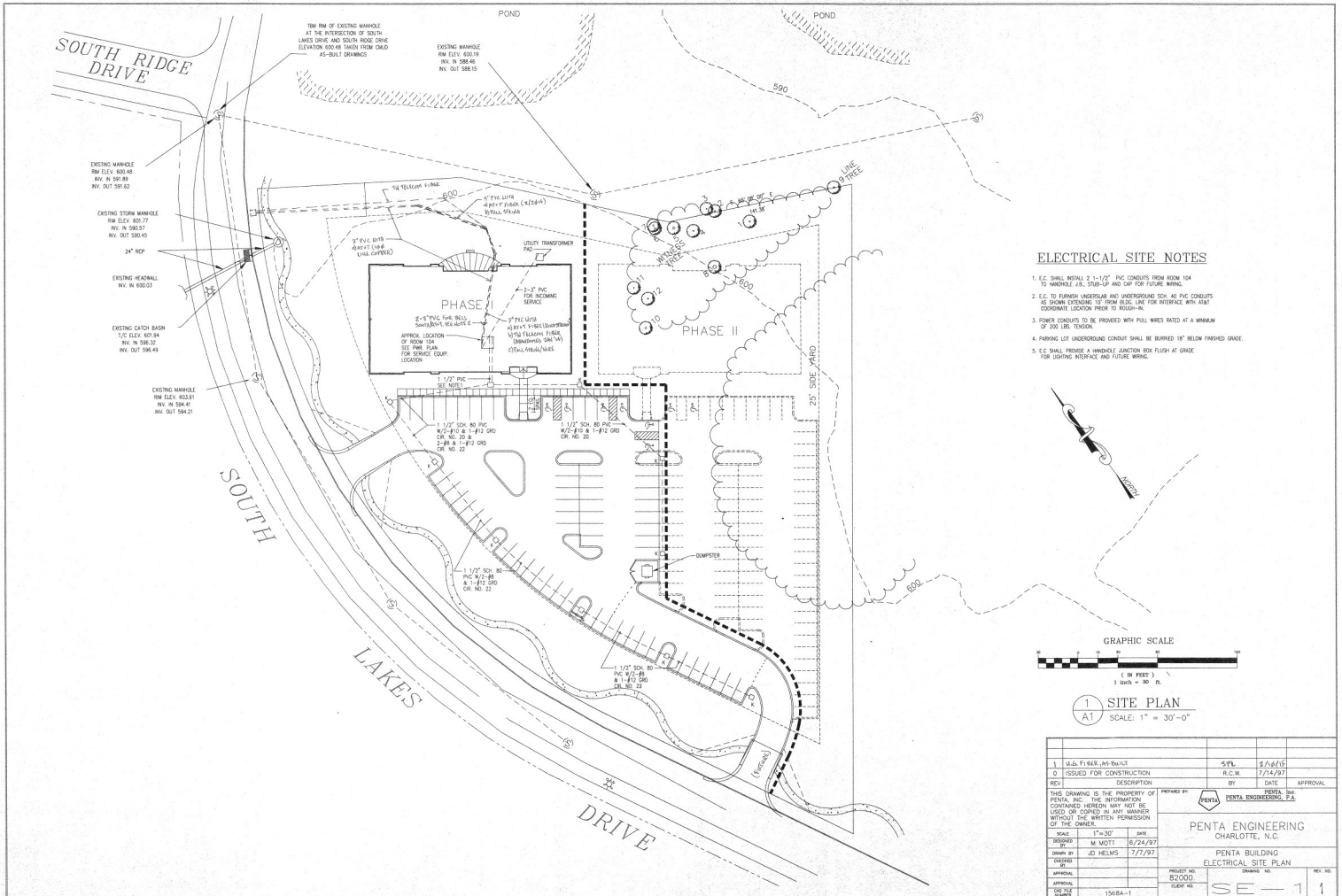
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