

2701 COLTSGATE ROAD

CHARLOTTE, NORTH CAROLINA

AVAILABLE FOR LEASE



- Three-story Class A professional office building
- Surface parking at a ratio of 4:1
- Multiple route options for ingress/egress
- Monument signage opportunity
- Conveniently located in the heart of SouthPark
- Surrounded by ample retail and dining opportunities

BUILDING SPECIFICATIONS

Total Building Area	± 40,215 RSF
Total Available Space	Ste 100: ± 1,200 SF - 4,035 RSF Ste 110: ± 3,049 RSF Ste 200: ± 8,887 RSF
Year Built	1994
Annual Lease Rate	\$35.00/RSF
Lease Type	Full Service

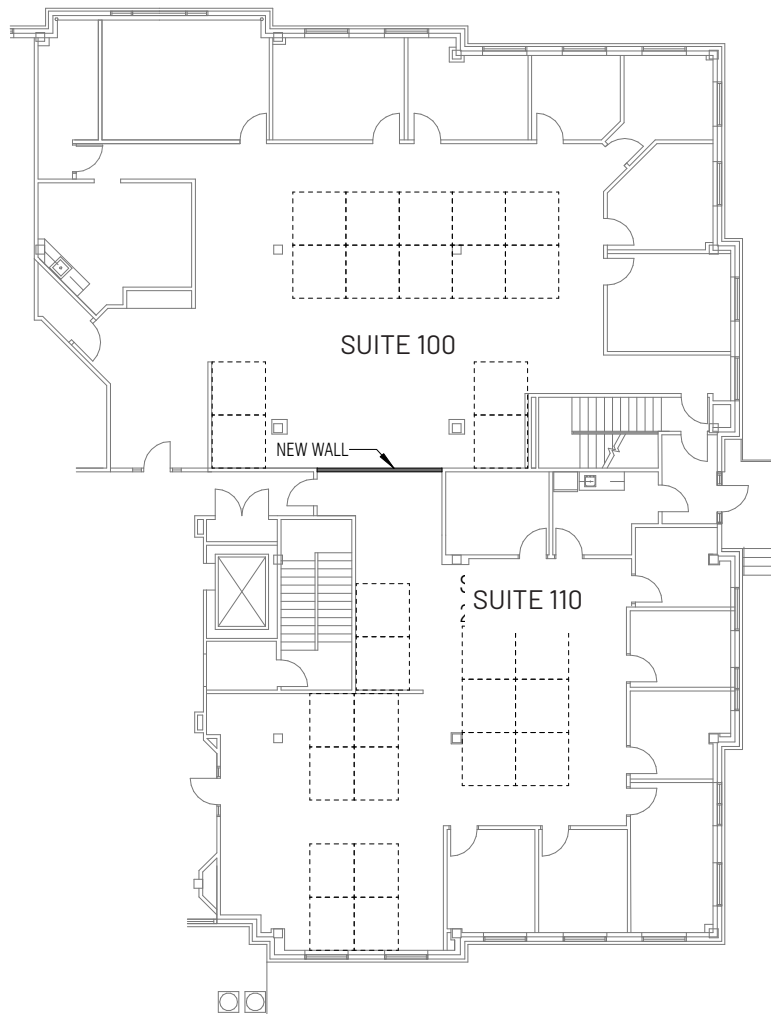
Tiffany Slayden
d. 704-971-8906
tiffany@FlagshipHP.com

2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211
P. 704-442-0222 | F. 704-367-0196 | www.FlagshipHP.com

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SUITE 100 & 110: 7,084 RSF



[Click here to view 3D Virtual Tour](#)



7,084

AVAILABLE RSF



Immediate

DATE AVAILABLE



\$35.00/SF/YR

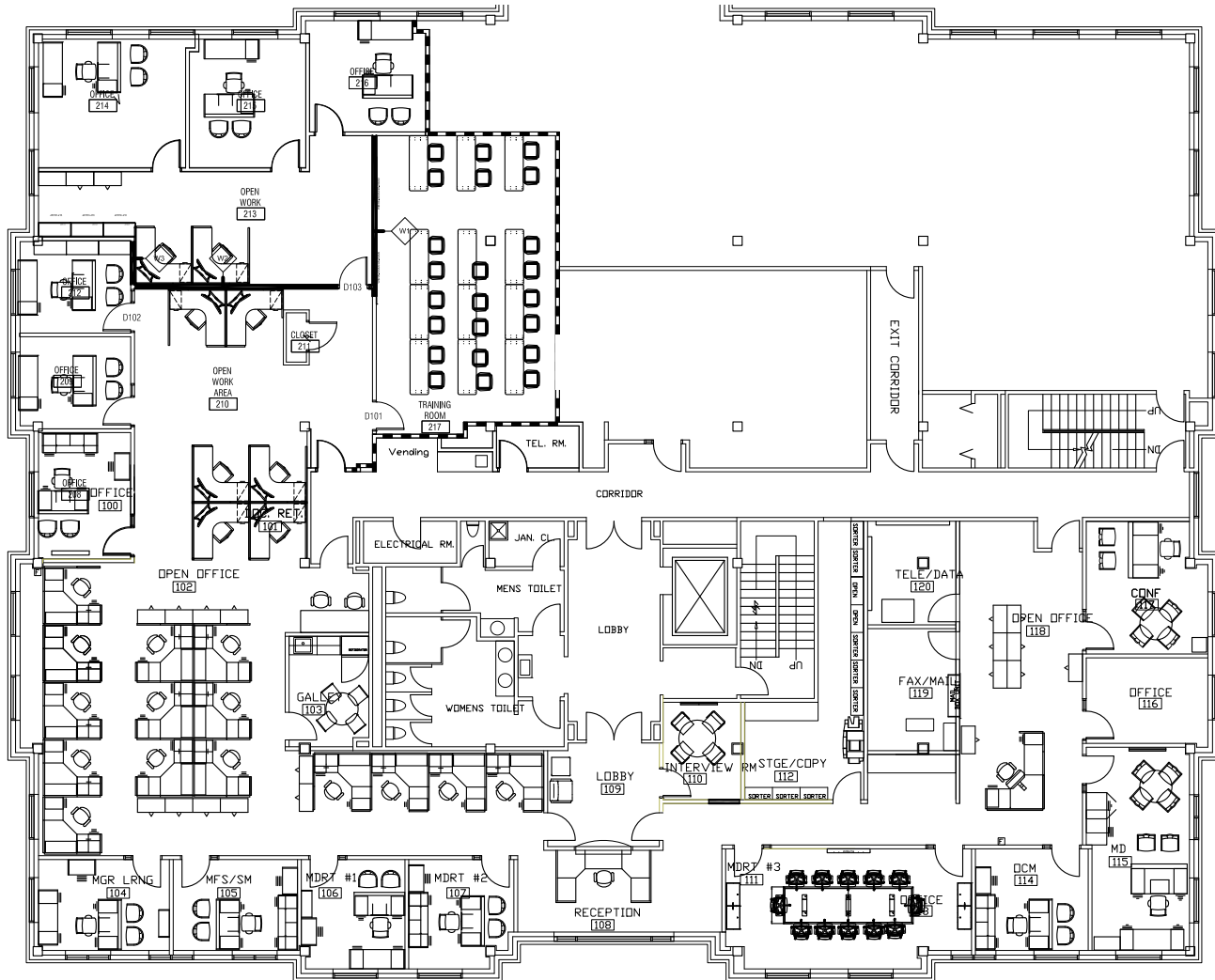
LEASE RATE



Full Service

LEASE TYPE

SUITE 200: 8,887 RSF



Can be subdivided as small as 3,000 SF



8,887

AVAILABLE RSF



Sept. 1, 2024

DATE AVAILABLE



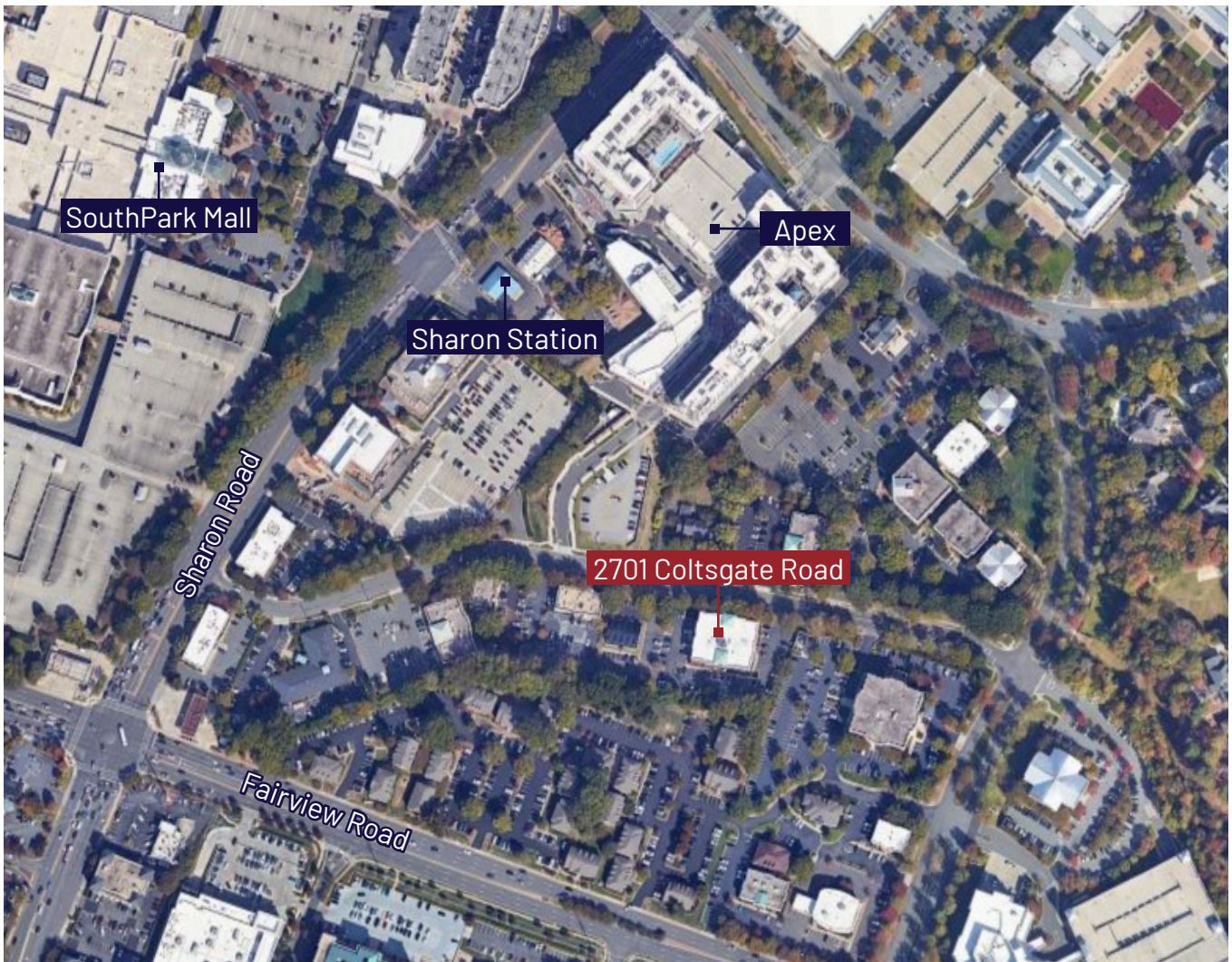
\$35.00/SF/YR

LEASE RATE



Full Service

LEASE TYPE



2022 FIVE MILE DEMOGRAPHICS



117,936
HOUSEHOLDS



\$135,035
AVG. HOUSEHOLD
INCOME



261,729
POPULATION



37.6
MEDIAN AGE

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