

# FOR LEASE

## 3300 MONROE ROAD

3300 Monroe Road  
Charlotte, NC 28205

Lease Type: NNN  
Lease \$/SF: 10.50-15.00

List Date: 2/10/20  
Listing Method: For Lease Only  
Listing Status: Available  
Minimum Available: 5170 sf.  
Maximum Contiguous: 5170 sf.  
Type: Office/Showroom

Building SF: 31,620 sf  
Total Acreage: 4.81 acres Year  
Renovated: 2018 Construction  
Status: Existing Zoning: I - 2  
Property User: Any User  
Parking: AMPLE

3300 Monroe Road is a single story building with 9' ceiling height. Best uses would be office, flex, or showroom. Parking spaces ample.

Suite C - 5170 sf.  
\*Open Space



**Lynette Glenn**

Highland Realty & Development, Ltd.

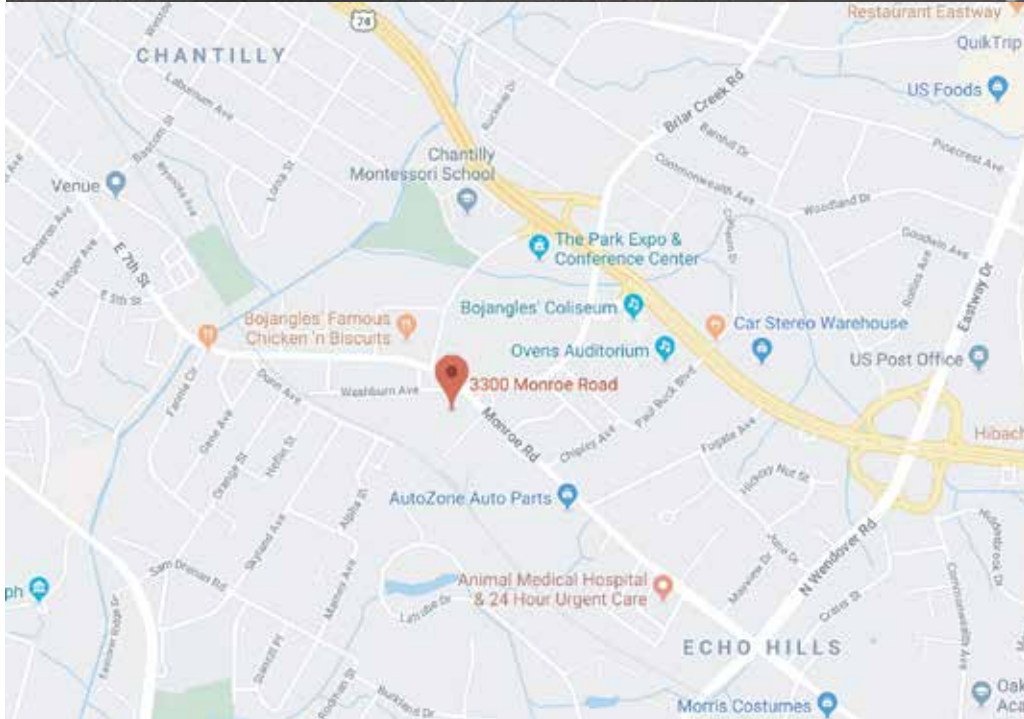
Lynette@highlandrealtyltd.com

(704) 877-5144

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RSF  
USF

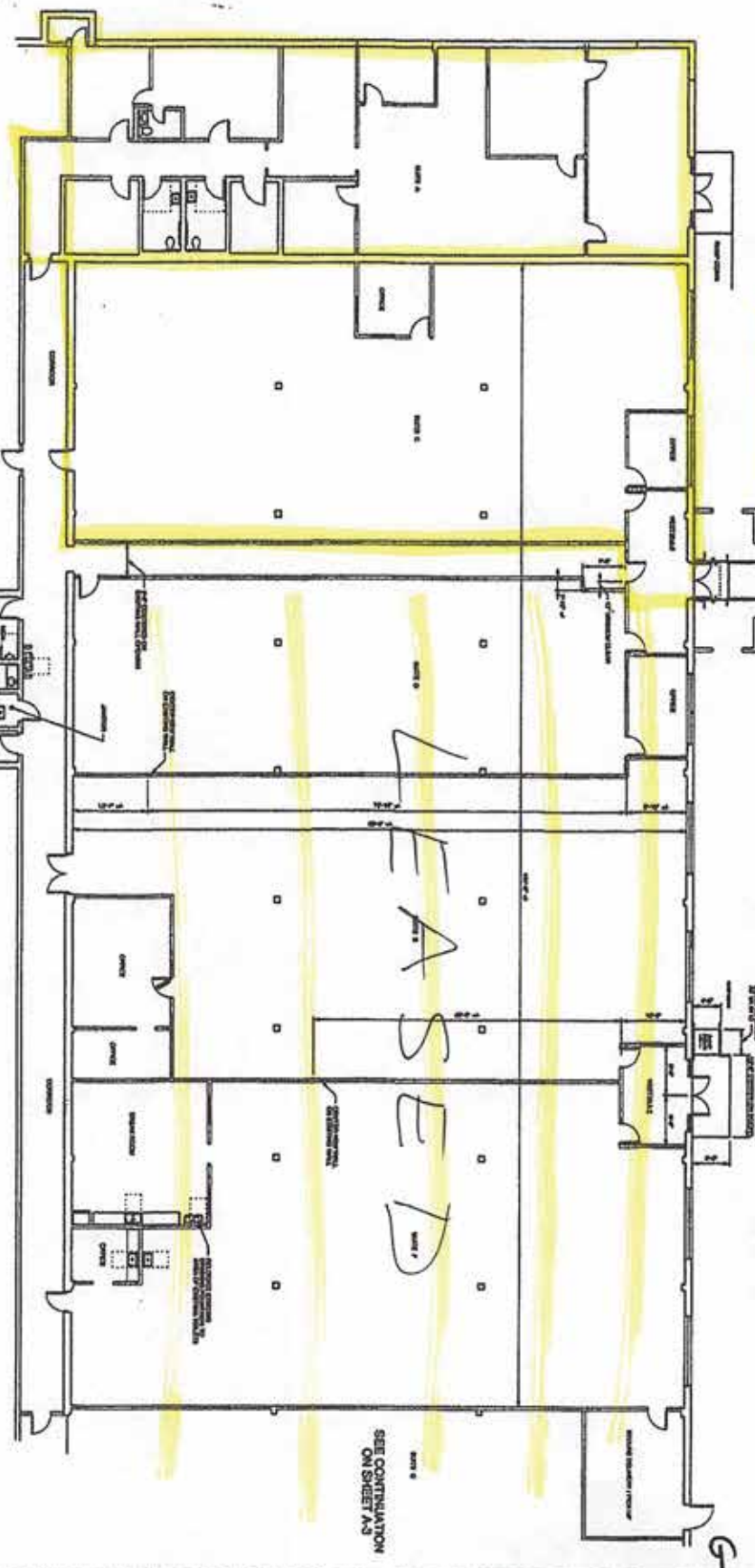
\* SUITE A  
3598 SF

\* SUITE C  
5170 SF  
4457 USF

SUITE D  
3499 SF  
3016.5 USF

SUITE E  
5447 SF  
4696 USF

SUITE F  
6441 SF  
5552.5 USF



FLOOR PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION USE

PRELIMINARY  
NOT FOR CONSTRUCTION USE

33'106.5 TOTAL SF  
+- 17'922.5 (B-E NET)  
+- 2869 SF COMMON  
16% CORE

SEE CONTINUATION  
ON SHEET A3

INTERIOR RENOVATIONS FOR <b>K &amp; T PROPERTIES II, LLC</b> 3331-A, C, D, E, F, AND G MONROE ROAD CHARLOTTE, NORTH CAROLINA <small>10.10.14 &amp; 10.11.14</small>		REVISIONS NO. DATE 1 2	<b>PRIEST ARCHITECTURE</b> <small>PRIEST ARCHITECTURE, PLLC          1000 PARKWAY WEST &amp; UNIVERSITY AVENUE          FLOOR 1000 CHARLOTTE, NORTH CAROLINA 28202          PHONE: 704.375.1100 FAX: 704.375.1101          WWW.PRIESTARCHITECTURE.COM</small>
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