

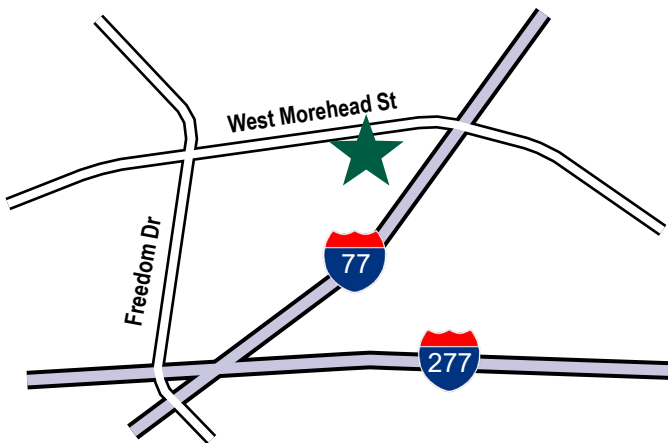
1307 West Morehead St. (Suite 101)

Charlotte, North Carolina

FOR LEASE



+/- 1,015 RSF Office Space Available on the Crane Building
Modern, Creative Office Space in a High-Ceiling, Historic Environment!



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Providence Commercial
REAL ESTATE ADVISORS

FEATURES

- The Crane Building is a Beautifully Redeveloped 1930's era property on the Historic Register with High-Ceiling Heights & Open Feel.
- Furniture can be purchased from former tenant.
- Located in the FreeMoreWest Neighborhood surrounded by plenty of great restaurants: Town Brewery, Jack Beagles, Picante, Ed's FreeMore Tavern, Pinky's, Rhino Market, Open Kitchen, etc.
- Easy access to Uptown Charlotte, Southend, the Interstate, and Charlotte Douglas International Airport.
- Parking ratio of 3.8/1,000 SF

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" page on: ProvidenceCommercial.com

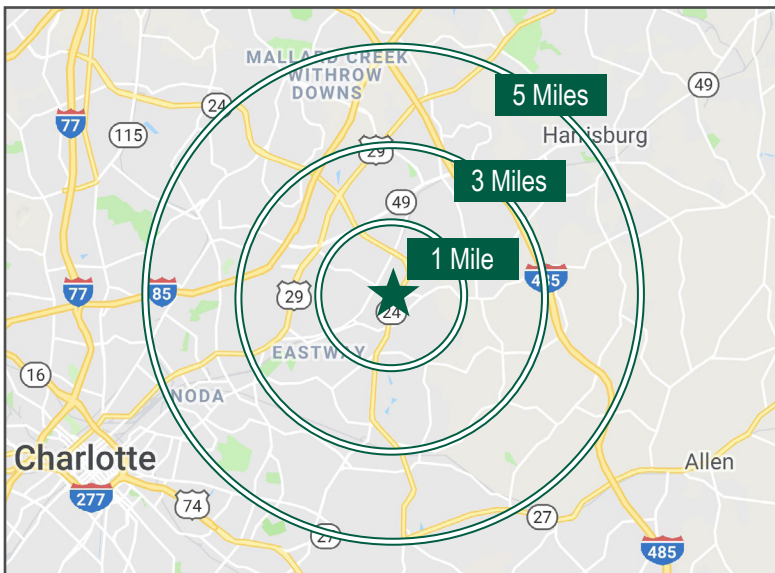
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- ① The Calvert Apts. (96 Units)
- ② Skybridge Condos (48 Units)
- ③ Arlo Apts. (286 Units)
- ④ 708 Summit (35 Units)
- ⑤ 729-793 Grandin Apts. (14 Units)
- ⑥ Asbury Flats (77 Units)
- ⑦ Griff Luxury Apts. (280 Units)
- ⑧ Wesley Village (211 Units)
- ① The Refinery (107,000 SF Office)
- ② 1230 W Morehead (59,600 SF Office)
- ③ Coca Cola Bldg. (49,600 SF Office)
- ④ Grinnell Water Works(52,000 SF Office)
- ⑤ Grinnell Co. Bldg. (48 Units)
- ⑥ 1410 W Morehead (19,000 SF Office/ Retail)



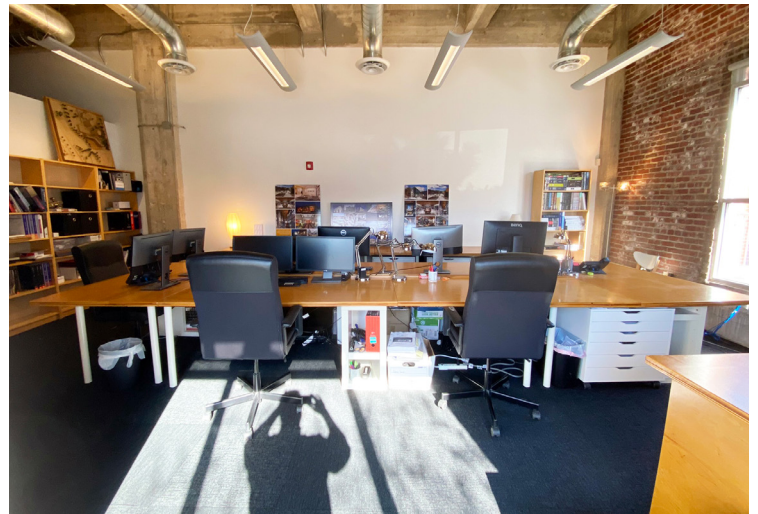
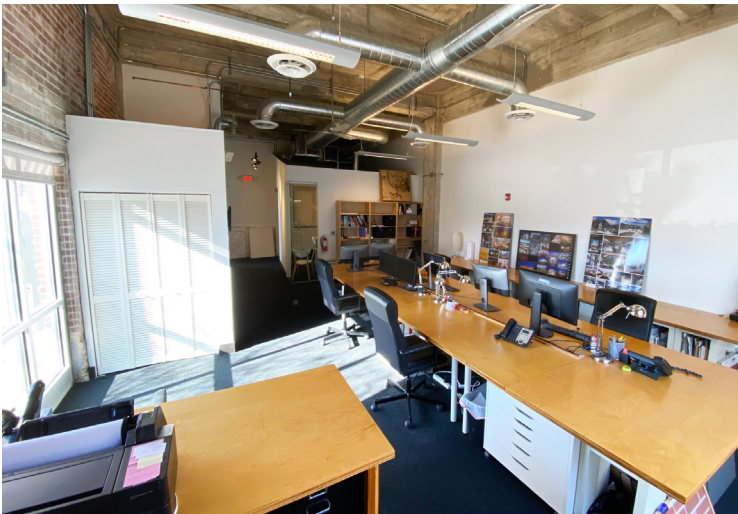
DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2020 Population	17,199	119,226	238,668
2025 Population	19,544	131,221	260,427
Pop. Growth 2020-2025	13.69%	10.06%	9.12%
Average Age	34.10	36.10	35.90
2020 Total Households	8,365	53,425	101,939
HH Growth 2020-2025	14.61%	10.59%	9.37%
Median HH Income	\$84,121	\$55,305	\$54,698
Average HH Size	1.90	2.10	2.20
Median Home Value	\$325,051	\$298,738	\$284,278
Median Year Built	2010	1986	1977

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Suite 101
1,015 RSF

