

**REDUCED**

**OFFICE FOR LEASE  
1307 W MOREHEAD STREET SUITE 204 & 206  
(THE CRANE BUILDING)**



<b>RATE:</b>	\$27.00 psf NNN	<b>SIZE (approx):</b>	3,452 +/- sf rentable 2,833 +/- sf usable
<b>COUNTY:</b>	Mecklenburg	<b>ZONING:</b>	CAC-2
<b>YEAR BUILT:</b>	1923 renovated 2003	<b>CITY:</b>	Charlotte
<b>PARKING:</b>	Ample	<b>SPRINKLERS:</b>	No
<b>FLOORS:</b>	2	<b>ROADS:</b>	City Maintained
<b>COMMENTS:</b>	- Many restaurants nearby - Easy freeway access - Midtown/FreeMoreWest ( <a href="https://www.charlottecultureguide.com/organization/91985/freemorewest">https://www.charlottecultureguide.com/organization/91985/freemorewest</a> )  -2023 additional monthly expenses: COA Dues: \$784.01, Property Taxes: \$534.76, Insurance: \$201.36, Electric: Tenant pays direct to Duke Energy, Gas: no current monthly bill, Janitorial: tenant pays direct to company of their choice	<b>UTILITY PROVIDERS:</b>	Water/Sewer-City of Charlotte (included in COA) Power-Duke Energy Gas-Piedmont Natural Gas



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