

OFFICE FOR LEASE OR SALE

1307 W MOREHEAD STREET SUITE 204 & 206

(THE CRANE BUILDING)



PRICING:

Lease Rate: \$24.75 sf NNN

Sale Price: \$1,595,000

SIZE (approx):

3,452 +/- sf rentable

2,833 +/- sf usable

COUNTY:

Mecklenburg

ZONING:

CAC-2

YEAR BUILT:

1923 renovated 2003

CITY:

Charlotte

PARKING:

Ample

SPRINKLERS:

No

FLOORS:

2 Story Building

ROADS:

City Maintained

COMMENTS:

Many restaurants nearby

UTILITY PROVIDERS:

Water/Sewer-City of Charlotte (included in COA)

Power-Duke Energy

Gas-Piedmont Natural Gas

- Easy freeway access
- Midtown/FreeMoreWest

(<https://www.charlottecultureguide.com/organization/91985/freemorewest>)

- Near future Iron District <https://www.irondistrict.com/>

-2025 additional monthly expenses: COA Dues: \$952.97 (2026 dues), Insurance: \$312.15, Property taxes: \$338.96/month (both units combined). Half of the property taxes are deferred due to the historical designation. Property taxes without deferral: \$677.92/month Historic Landmarks Commission <https://landmarkscommission.org/2016/11/01/crane-company-building/>

-Property conditions subject to verification by interested parties.

-Interior images are for idea purposes only (furniture not included with lease or sale).

B E R T O L I N A

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