

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



PRICING:

Lease Rate (Reduced): \$27.00 nnn psf

Sale Price: \$1,898,600

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

ROADS: City Maintained

COMMENTS:

- Many restaurants nearby
- Easy freeway access
- Midtown/FreeMoreWest

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

UTILITY PROVIDERS: Water/Sewer-City of Charlotte (included in COA)
 Power-Duke Energy
 Gas-Piedmont Natural Gas

-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



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