

# OFFICE / WAREHOUSE / SHOWROOM FOR SUBLEASE

**7606 Whitehall Executive Drive Suite 300**



<b>PRICE:</b>	\$13.00 NNN TICAM \$2.11	<b>SIZE (approx):</b>	11,400 sf (2,900 +/- office)
<b>COUNTY:</b>	Mecklenburg	<b>ZONING:</b>	BP(CD)
<b>AREA:</b>	South/485 Charlotte	<b>CITY:</b>	Charlotte
<b>PARKING:</b>	Ample	<b>SPRINKLERS:</b>	Yes
<b>BUSINESS PARK:</b>	Whitehall Business Center	<b>FLOORS:</b>	1
<b>COMMENTS:</b>	- Sublease term expires December 31, 2026 - Easy airport and freeway access - Property conditions subject to verification by interested parties. - Floor plan office layout does not reflect all current conditions. - TICAM includes Tenant's water usage (not metered separately).	<b>DOCK DOORS:</b>	2 DH 1 DI
		<b>CEILING HEIGHT:</b>	Ceiling 28' to deck
		<b>UTILITY PROVIDERS:</b>	Gas - Piedmont Water / Sewer -City of Charlotte Power -Duke Energy



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