

# 4012 Park Road

Charlotte, NC 28209

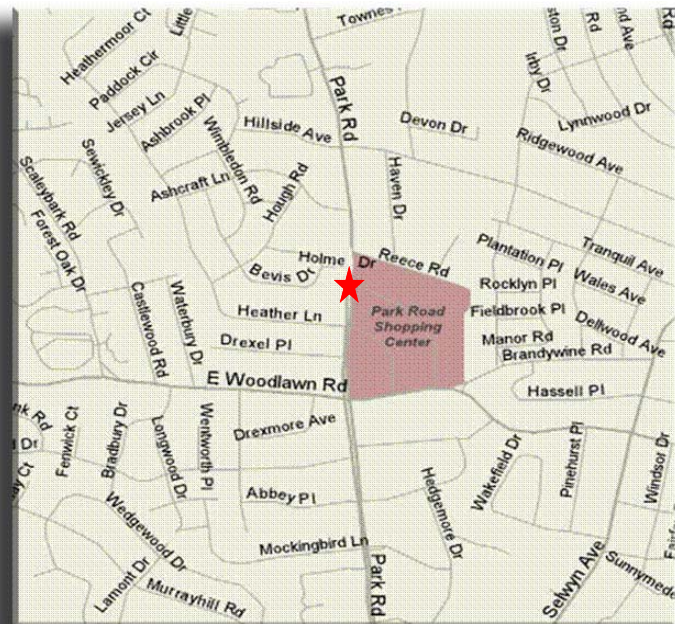
**NEW LOWER LEASE RATES AT \$15/SF!  
\$40/SF TI ALLOWANCE!**



## Features:

**LEASE EITHER AVAILABLE SUITE AT THE INITIAL RATE OF ONLY \$15/SF!  
CLASS A PROFESSIONAL MEDICAL/OFFICE!**

- Available suites:  
3,617 SF and 3,230 SF
- Common Area Features include:  
Wood & crown molding throughout, sconces at suite entrances, cherry stained solid core doors, security system, and wood louvered doors in restrooms
- 400 amp electrical service is available per suites
- Parking at 5/1,000
- Ideally located on Park Road across from Harris Teeter entrance at Park Road Shopping Center
- Monument and on building signage available facing Park Road
- Ingress & egress from both directions on Park Road



LPA

Lat Purser  
& Associates, Inc.

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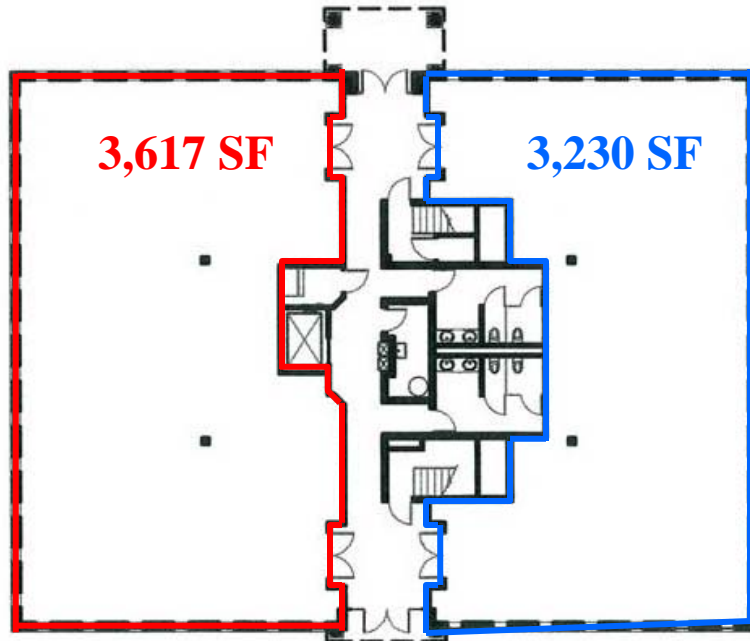
4530 Park Road, Suite 300, Charlotte, NC 28209  
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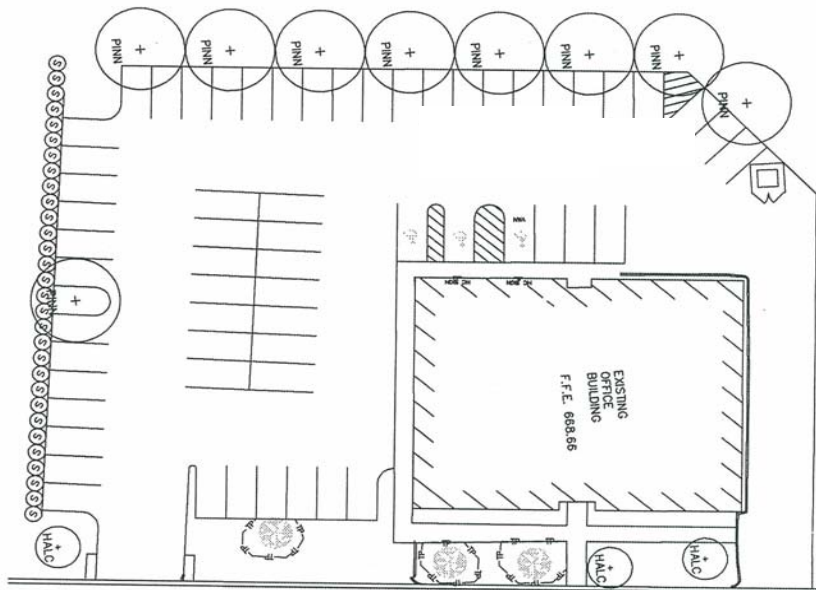
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Class A Medical/Office



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First Floor Plan



PARK ROAD  
PUBLIC R\W

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