

400 SOUTH GRAHAM STREET  
CHARLOTTE, NORTH CAROLINA 28202

# Available For Sale

*Unique Opportunity  
to either own or lease  
free standing brick office building  
in Uptown Charlotte*

*Near Panther Stadium and  
Charlotte Knights Baseball Park*

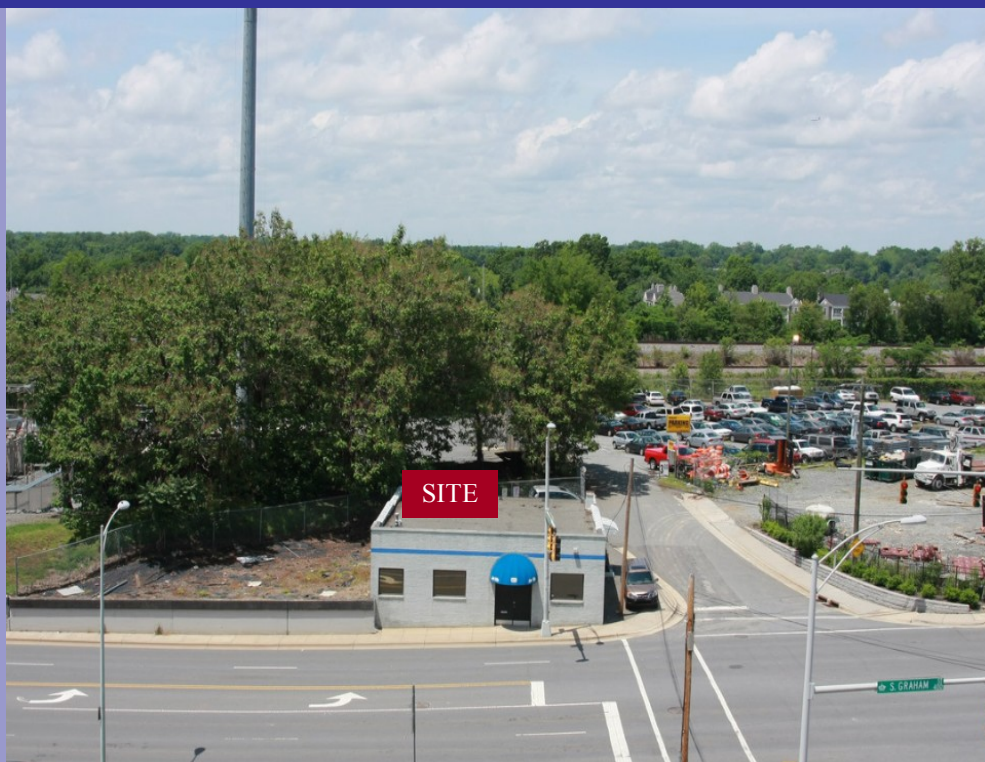
*Zoned UMUD*

*Located at signalized intersection  
South Graham Street  
and MLK Boulevard*

*Within walking distance  
to Panther Stadium & Uptown*

*Near public transportation*

*Call Jim Emmanuel  
for details at 704-525-8000*



Approx. 2,040 sf

Central HVAC

Reception/Waiting Area

Open Office/Studio Area

Kitchen/Break Area

Storage/File Closet

Adjacent to Panther Stadium and Charlotte Knights Baseball Park

Asking Sale Price: \$625,000

Parcel Approx. 4,160 sf

Parcel Id: 073-17-203

Move-in Ready

2-Individual Offices

Zoned UMUD



6000 Fairview Road  
Suite 1200

Charlotte, NC 28210

Phone: 704-525-8000

E-mail:

[jim@novuscommercial.com](mailto:jim@novuscommercial.com)

Every effort has been made to provide accurate information but no liability is assumed for errors and omissions. Offering is subject to prior sale, change, or withdrawal without notice and approval by owner.

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