

1015 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA 28203

Available For Sale

*Outstanding Opportunity
to own
free standing office building
on East Boulevard*

*Perfect for
Law Firm, Insurance
Agency, CPA, Medical
Professional*

Zoned Office

*High Traffic Count Exposure
on East Boulevard*

*Within walking distance
to restaurants,
shopping center
and public transportation*

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



Approx. 3,713 sf

Reception/Waiting Area

Central HVAC

2-Open Office Areas

Move-in Ready

Kitchen/Break Area

9-Individual Offices

Conference Area

Zoned O-2

3-restrooms

Storage/File Area

19-Dedicated parking spaces

Sale Price: \$1,125,000

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.



6000 Fairview Road

Suite 1200

Charlotte, NC 28210

Phone: 704-525-8000

E-mail:

jim@novuscommercial.com

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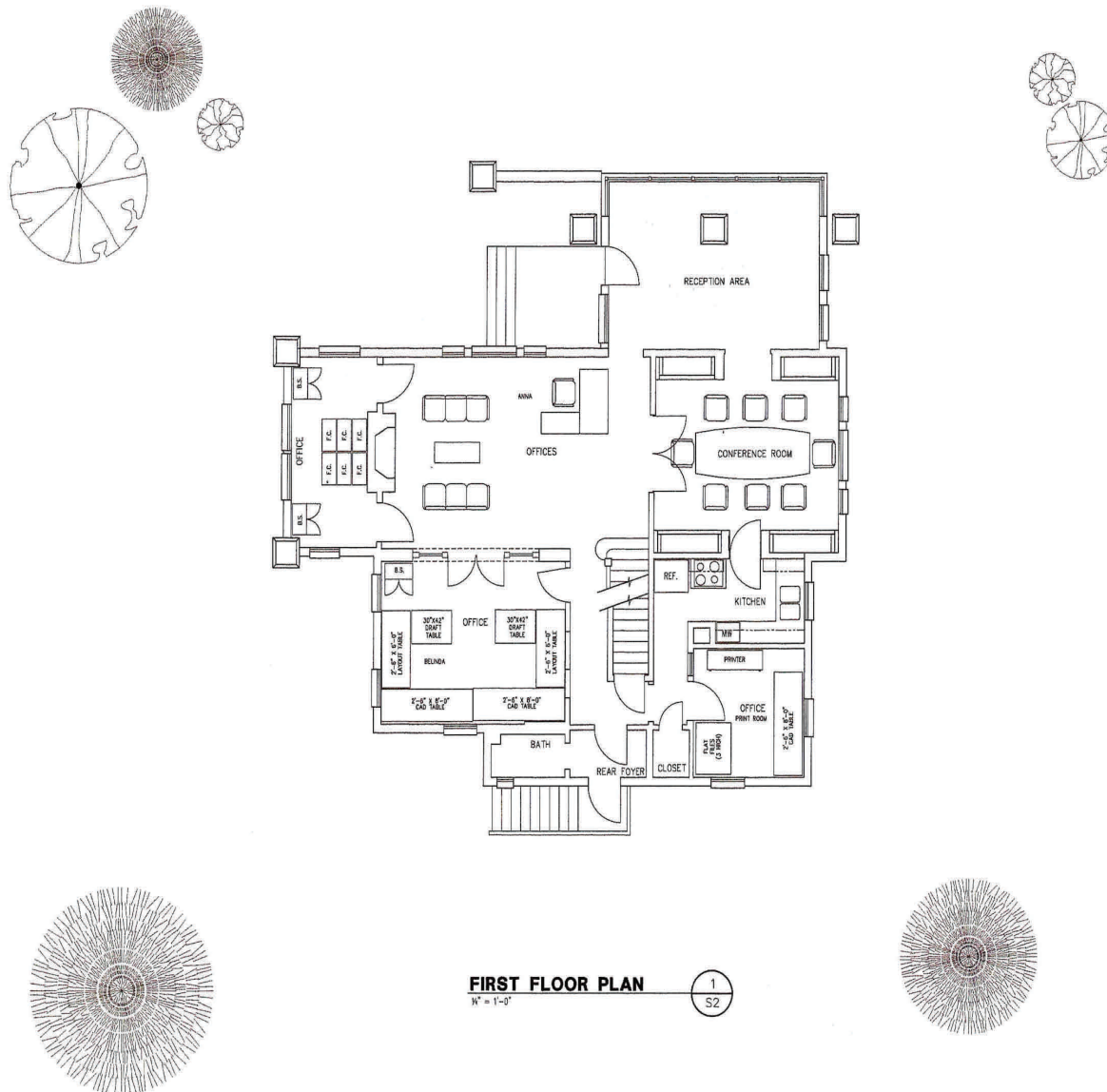
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FLOOR PLAN



For More Information

Please Contact **Jim Emmanuel**

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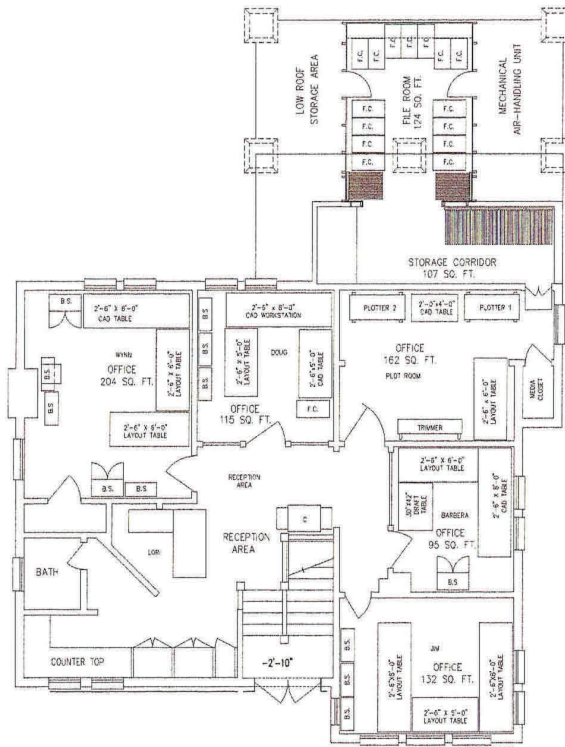
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FLOOR PLAN



FURNITURE LAYOUT PLAN

1
S3

$$y_4'' = 1' - 0''$$

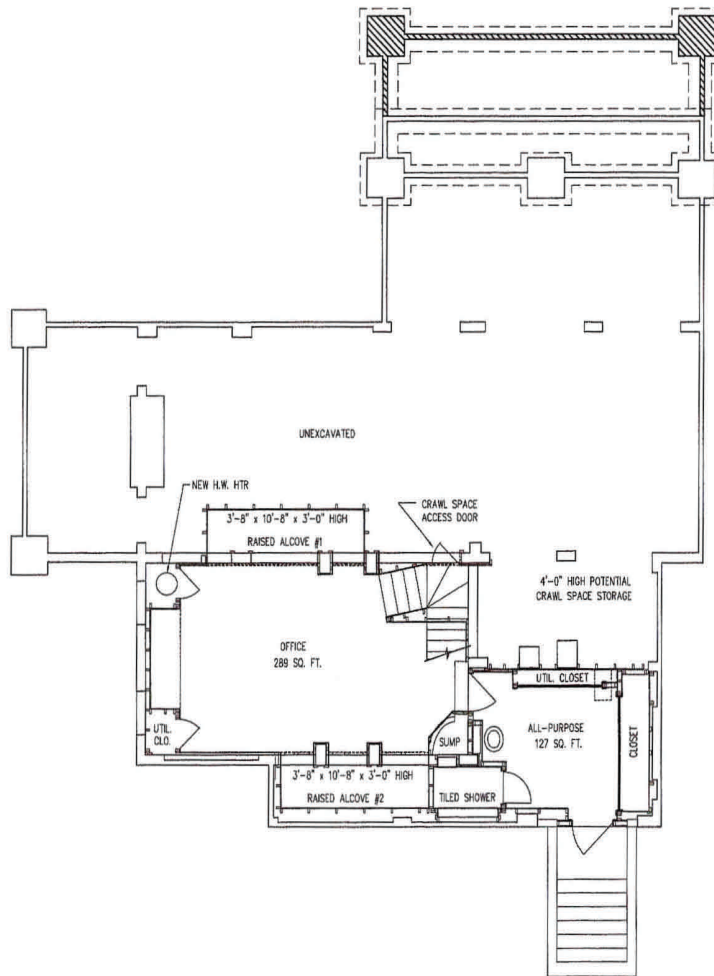
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FLOOR PLAN



LOWER LEVEL FLOOR PLAN 1
W" = 1'-0" R1
AREA OF EXISTING = 416 SQ. FT.

For More Information

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Disclaimer

Novus Commercial Real Estate (the “Agent”) has been engaged as the exclusive agent for the sale of 1015 East Boulevard, as designated by Tax Parcel identification number 12311105, Mecklenburg County, Charlotte, North Carolina (the “Property”). The information Offering Memorandum was prepared by Agent and is based in part upon information supplied by Seller, and in part upon information obtained by Agent from sources it deems reasonably reliable. The material summaries of any documents are not intended to be comprehensive or all inclusive, but rather only an outline of some of the provisions contained therein. No warranty of representation, expressed or implied, is made by Seller, Agent or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own completeness of the information contained herein or as to engineering or environmental matters.

Graphics are only a representation of property features, and may not be to scale and subject to change. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Prospective purchasers should make their own projections and conclusions without reliance upon materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at this site. The Property is being offered for sale in an “as-is, where-is” condition and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Agent or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest of offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. Agent is not authorized to make any representations or agreements on behalf of Seller.

The Seller will be responsible for any commission due the Agent in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any buyer’s agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.