

7,000 SF OFFICE / RETAIL - KANNAPOLIS



FOR LEASE
\$5.00/SF NNN

297 East 22nd Street
Kannapolis, NC 28083

+/- 7,000SF of office or retail space available for \$5.00/SF + \$1.48/SF operating expenses (\$3,780 total rent per month).

Located five minutes from I-85 and revitalizing Downtown Kannapolis.

PID: 161003



5 min to I-85



National retailers nearby



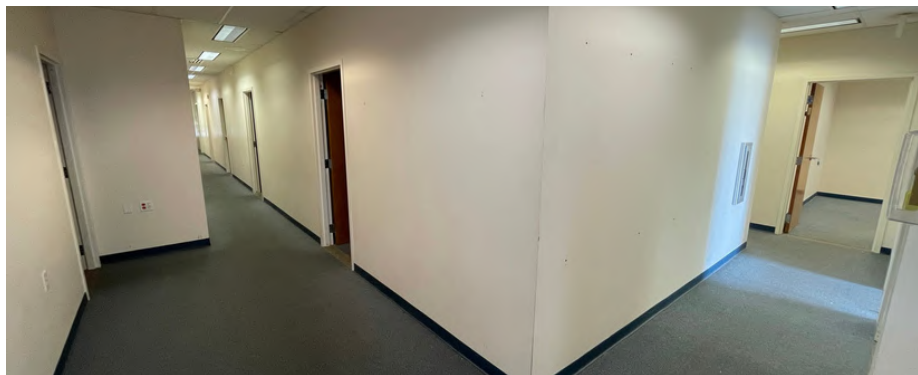
C-2 zoning (Kannapolis)



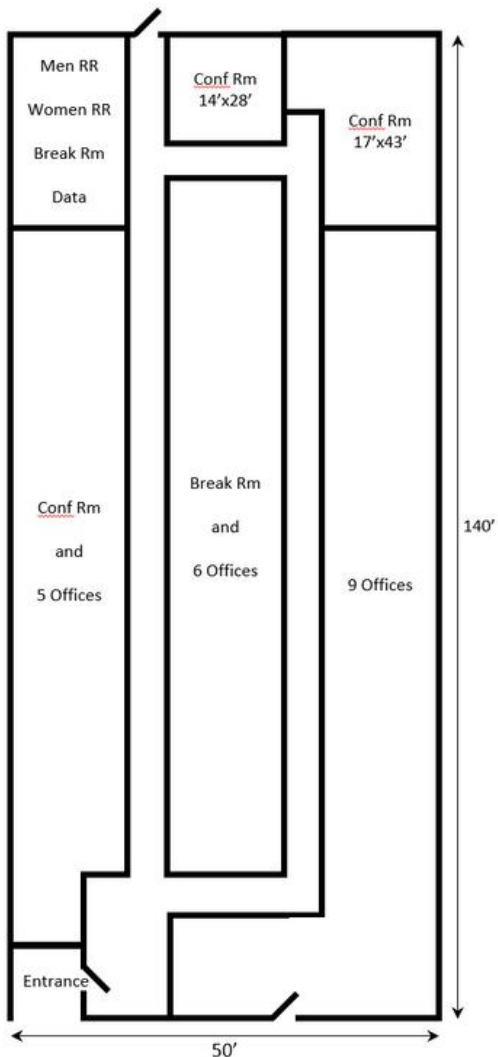
High Visibility (25,000 VPD) signalized intersection

**All information needs to be independently verified.*

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- 20 Offices (10'x12' avg)
- 3 Conference Rooms
- 2 Break Rooms
- 1 Extra Large Conference Room with Projection Screen

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