

MULTI TENANT OFFICE



FOR LEASE
AVAILABLE SUMMER 2024

2339 Odell School Rd
Concord, NC 28027

Introducing a newly constructed office building designed to accommodate a range of professional tenants. This property features ample natural lighting, spacious offices, and a functional courtyard. The building's unique design includes ample parking, a communal café-style break room, and restrooms in each wing. Anticipated completion and certificate of occupancy is **scheduled for November of 2024.**

- ✓ \$22/SF BASE RENT
- ✓ \$4.25/SF ESTIMATED TICAM
- ✓ 16,813 TOTAL BUILDING SF
- ✓ +/- 997 - 2,772 SF AVAILABLE
- ✓ LANDSCAPED COURTYARD
- ✓ 8 MIN TO I-85

**All information needs to be independently verified.*

OFFICE SPACES AVAILABLE - 2339 ODELL SCHOOL RD

PHOTOS AS OF SEPTEMBER 2024



OFFICE SPACES AVAILABLE - 2339 ODELL SCHOOL RD

SUITES C AND B



OFFICE SPACES AVAILABLE - 2339 ODELL SCHOOL RD

COMMON AREA BATHROOMS AND BREAKROOM



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FINAL SITE RENDERINGS









All available suites have the ability to be combined or partitioned upon request



KEY

1,891 SF of Common area built into SF

-  Suite A - 6,189 RSF **Leased**
-  Suite B - 2,772 RSF **Available**
-  Suite C - 997 RSF **Available**
-  Suite D - 6,855 RSF **Leased**
-  Shared Cafe / Break room
-  Restrooms

**All information needs to be independently verified.*

Aerial Overview



8 minutes from Afton Ridge

8 minutes to I-85

11 minutes Concord Mills

13 minutes to Kannapolis



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REAL ESTATE ADVISORS