



#### MULTI TENANT OFFICE



## FOR LEASE AVAILABLE SUMMER 2024

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.

## 2339 Odell School Rd Concord, NC 28027

- ✓ \$22/SF BASE RENT
- ✓ \$4.25/SE 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

PHOTOS AS OF SEPTEMBER 2024





#### SUITES C AND B





#### COMMON AREA BATHROOMS AND BREAKROOM





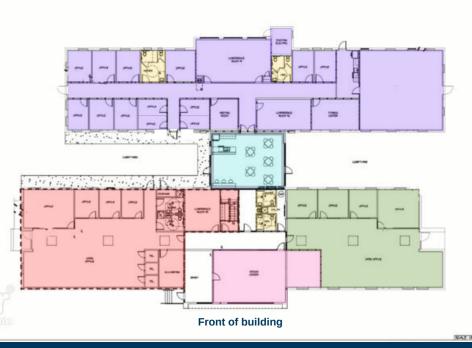
#### FINAL SITE RENDERINGS







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



#### **KEY**

#### 1,891 SF of Common area built into SF



## **Aerial Overview**



8 minutes from Afton Ridge 8 minutes to I-85 11 minutes Concord Mills 13 minutes to Kannapolis



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