

**NORTHSTATE**  
PROPERTY ADVISORS

**47 UNION ST. NORTH, CONCORD, NC 28025**

**OFFICE | FOR LEASE**



# PROPERTY SPECIFICATIONS

47 UNION STREET NORTH , CONCORD, NC 28025

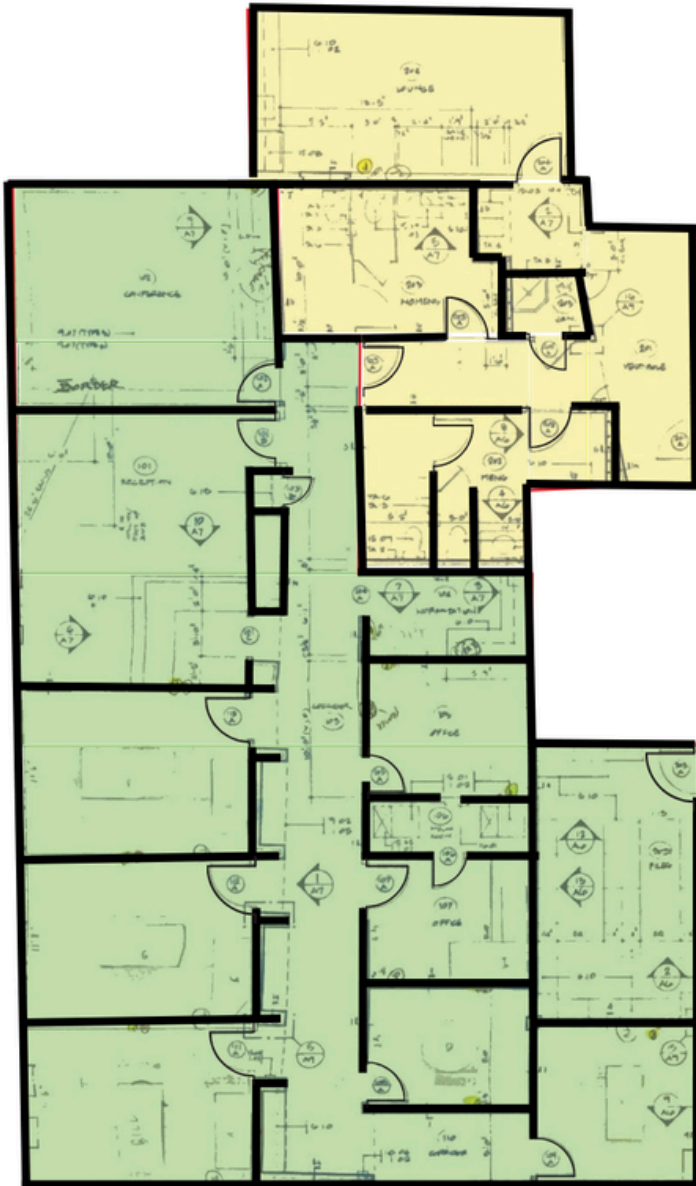
PARCEL ID	<u>56208834260000</u>
COUNTY	CABARRUS COUNTY
ZONING	CC
MARKET	CHARLOTTE MSA
YEAR BUILT	1964
AVAILABLE SPACE	±2,755 SF
LAND SIZE	±0.70 AC
BUILDING TYPE	OFFICE - SINGLE TENANT
OFFICES	7
BATHROOMS	2
LEASE RATE	\$24/SF
TICAM	\$3.38/SF
LEASE TYPE	MODIFIED GROSS
PARKING	AMPLE
ADDITIONAL	CONFERENCE & RECEPTION



# FLOOR PLAN

47 UNION STREET NORTH, CONCORD, NC 28025

## Common Areas



- ***Downtown Concord Office for Lease - 2,755 SF***
- ***Lease Rate: \$24/SF Modified Gross***
- ***Utilities Included***
- ***\$3.38 TICAM***
- ***Professional Office Layout***
- ***Private, Secure Access with Ample Parking***
- ***7 Private Offices***
- ***Large Confrence Room***
- ***Large Reception***



# LOCATION OVERVIEW

49 UNION STREET NORTH, CONCORD, NC 28025

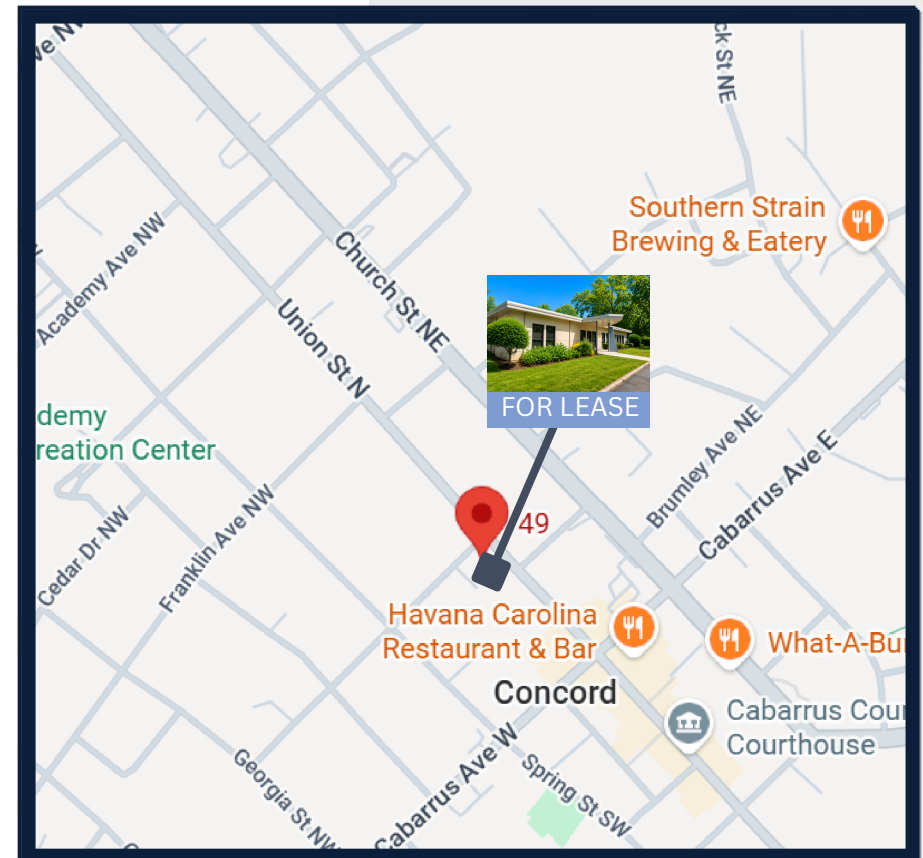
## Downtown Concord Office Building for Lease

In the heart of downtown Concord, this 2,755 SF office space offers a rare combination of prime location, dedicated on-site parking, and secure, convenient access. Formerly a law office, the space features a traditional professional layout ideal for firms needing private offices, meeting rooms, and focused work areas. A shared common area (not included in the rentable square footage) provides a breakroom and dual restrooms, maximizing the efficiency of the dedicated office space. Enjoy all the amenities of downtown Concord while benefiting from the ease of private parking and a building that stands on its own. Don't miss this rare opportunity to secure a well-located, functional office environment in one of Concord's most desirable districts.



### Proximity to...

INTERSTATE 85	±2.9	miles
ATRIUM HOSPITAL	±2.7	miles
CAROLINA MALL	±2.4	miles
CAB. COUNTY COURTHOUSE	±0.3	miles



# CONTACT

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EXCLUSIVELY PRESENTED BY:



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Visit us online

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