



Park Cedar Office Park

10020 Park Cedar Drive, Pineville, NC

- **FOR LEASE - THREE INDIVIDUAL OFFICES**
- May be combined or leased separately
- Excellent South Charlotte location - great small-user spaces
- Located on the second floor of a 2-story office building (stair access only)
- +/- 240 usf space is currently vacant and available immediately
- +/- 270 usf space is currently occupied, but available with short notice
- +/- 440 usf space available March of 2008
- First two spaces are adjacent and can be combined for +/- 510 usf
- Rates include ALL utilities and CAM! Also include 570 sf of common area (bathrooms/halls/stairs) not reflected in above square feet

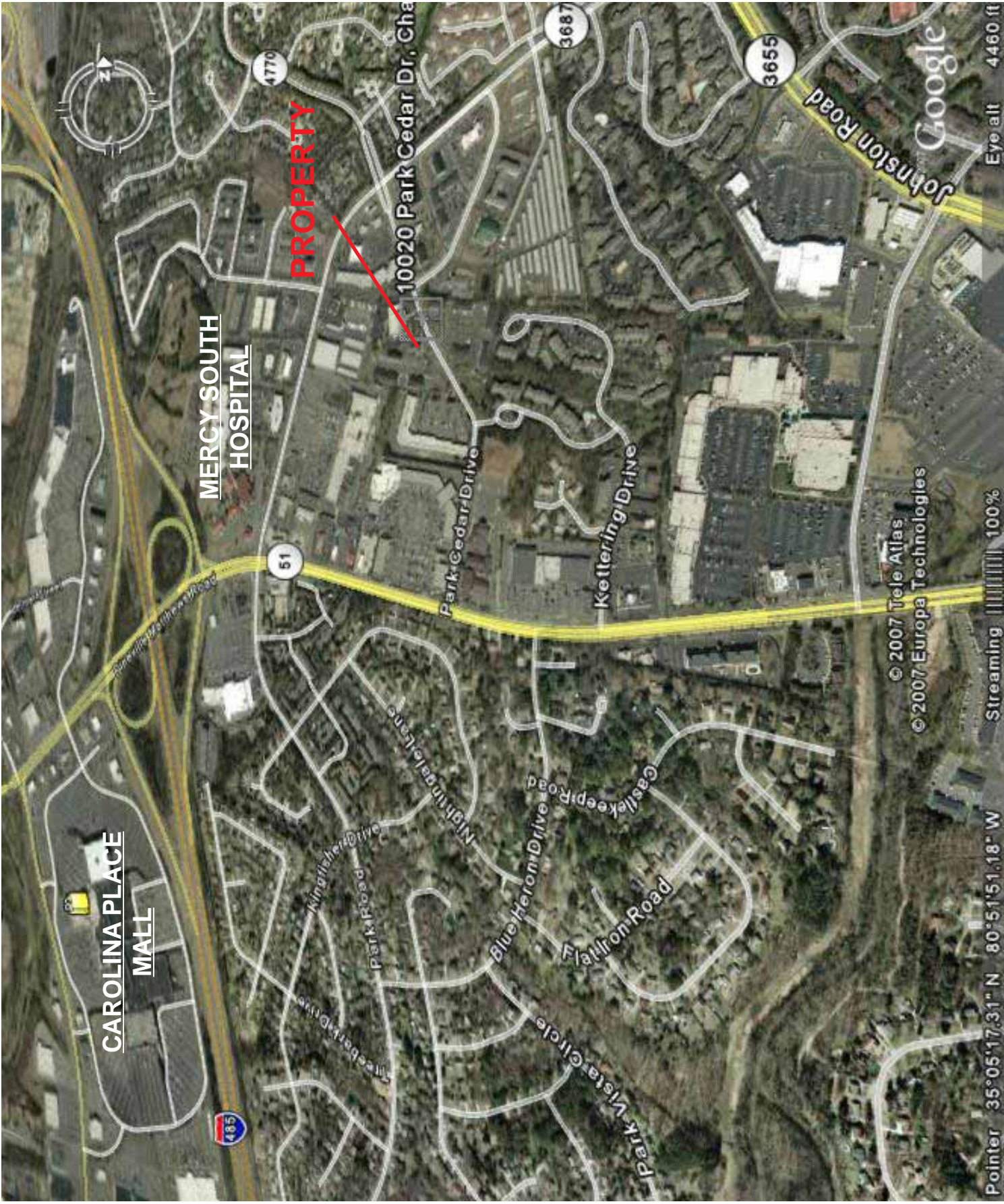


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CAROLINA PLACE
MALL

MERCY SOUTH
HOSPITAL

PROPERTY

10020 Park Cedar Dr, Charlotte, NC

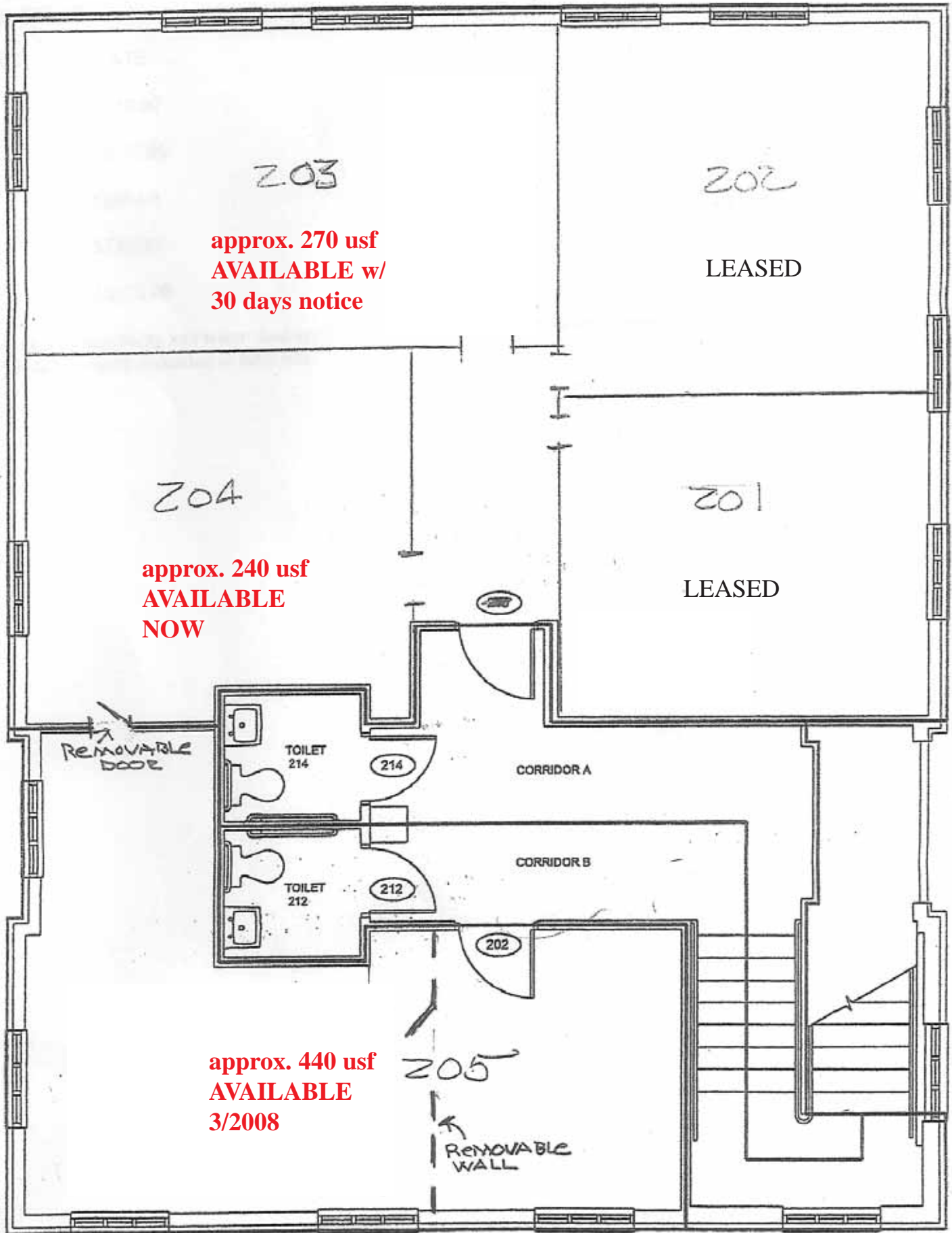
Pointer 35°05'17.31" N 80°51'51.18" W

© 2007 Tele Atlas
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Streaming 100%

Eye alt 4460 ft

Google

SECOND FLOOR



**approx. 270 usf
AVAILABLE w/
30 days notice**

**approx. 240 usf
AVAILABLE
NOW**

**approx. 440 usf
AVAILABLE
3/2008**

LEASED

LEASED

REMOVABLE DOOR

REMOVABLE WALL

TOILET
214

TOILET
212

CORRIDOR A

CORRIDOR B

203

202

204

201

205

214

212

202

Park Cedar Office Park
2007 Lease Rates

Suite 203	+/- 270 net useable sf	\$650/month
Suite 204	+/- 240 net useable sf	\$550/month
Suite 205	+/- 440 net useable sf	\$1050/month

All utilities and CAM included in rates. Tenant responsible for their own janitorial. Approximately 570 sf of common area consisting of 2 bathrooms, halls and stairs also included in rates.