



# 1720

GALLERIA

1720 Galleria Blvd | Charlotte, NC 28270



# Full Building Opportunity

## 105,587 RSF

### OVERVIEW

1720 Galleria Blvd offers a rare full building opportunity with easy access to East Independence Boulevard. This premier office property features abundant parking, nearby food options, and a prime location combining suburban charm with urban accessibility. With a location within the I-485 loop, this opportunity offers a strong presence with excellent accessibility to key areas of Charlotte and Matthews in less than 20 minutes.



### PROPERTY HIGHLIGHTS

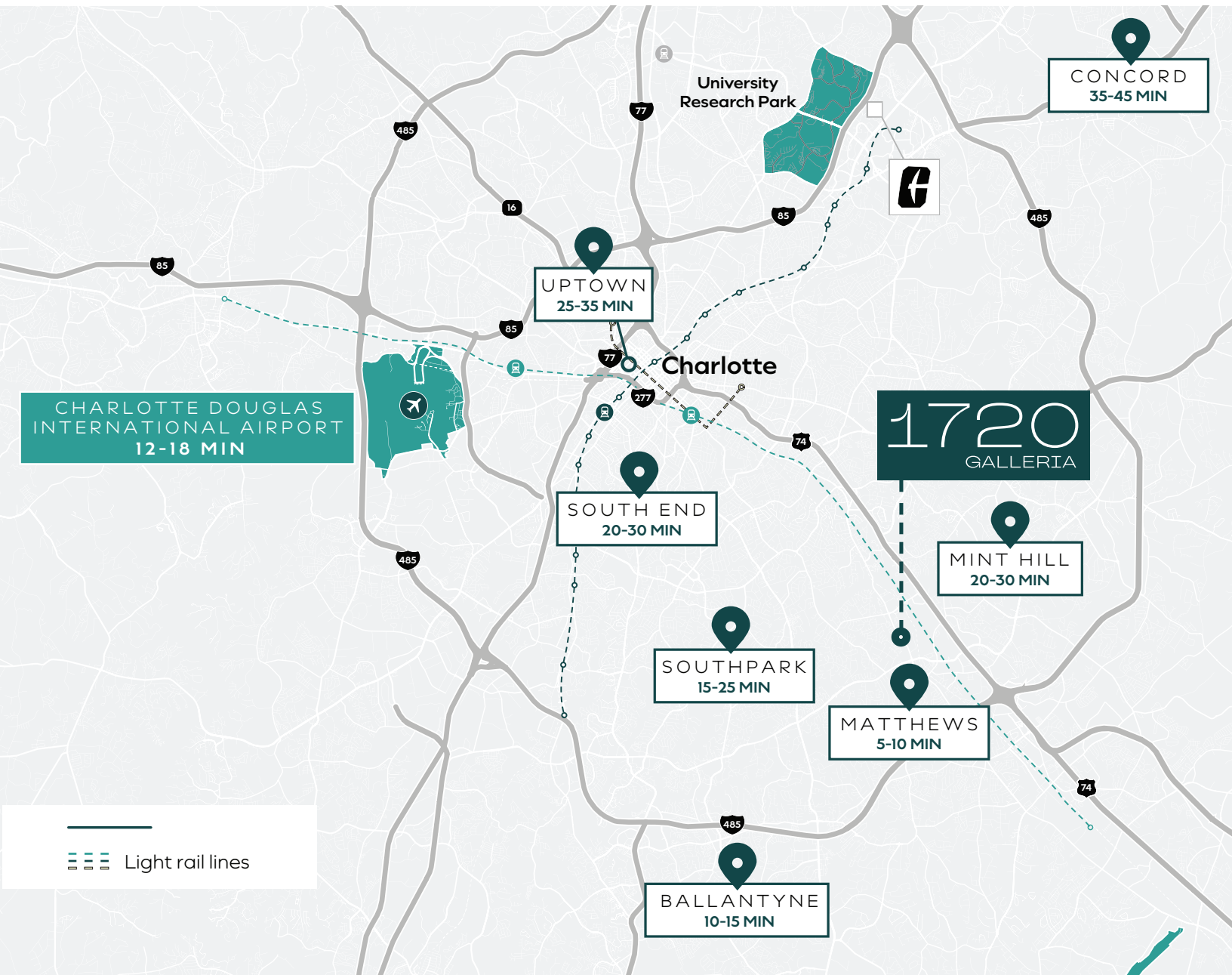
- Parking: +8.0/1,000
- 3 Floors Available
- +/- 35,000 RSF Floorplates
- Well located off Sardis Rd and Monroe Rd
- Easy access to East Independence Blvd
- Less than two minutes from 15+ food and beverage options



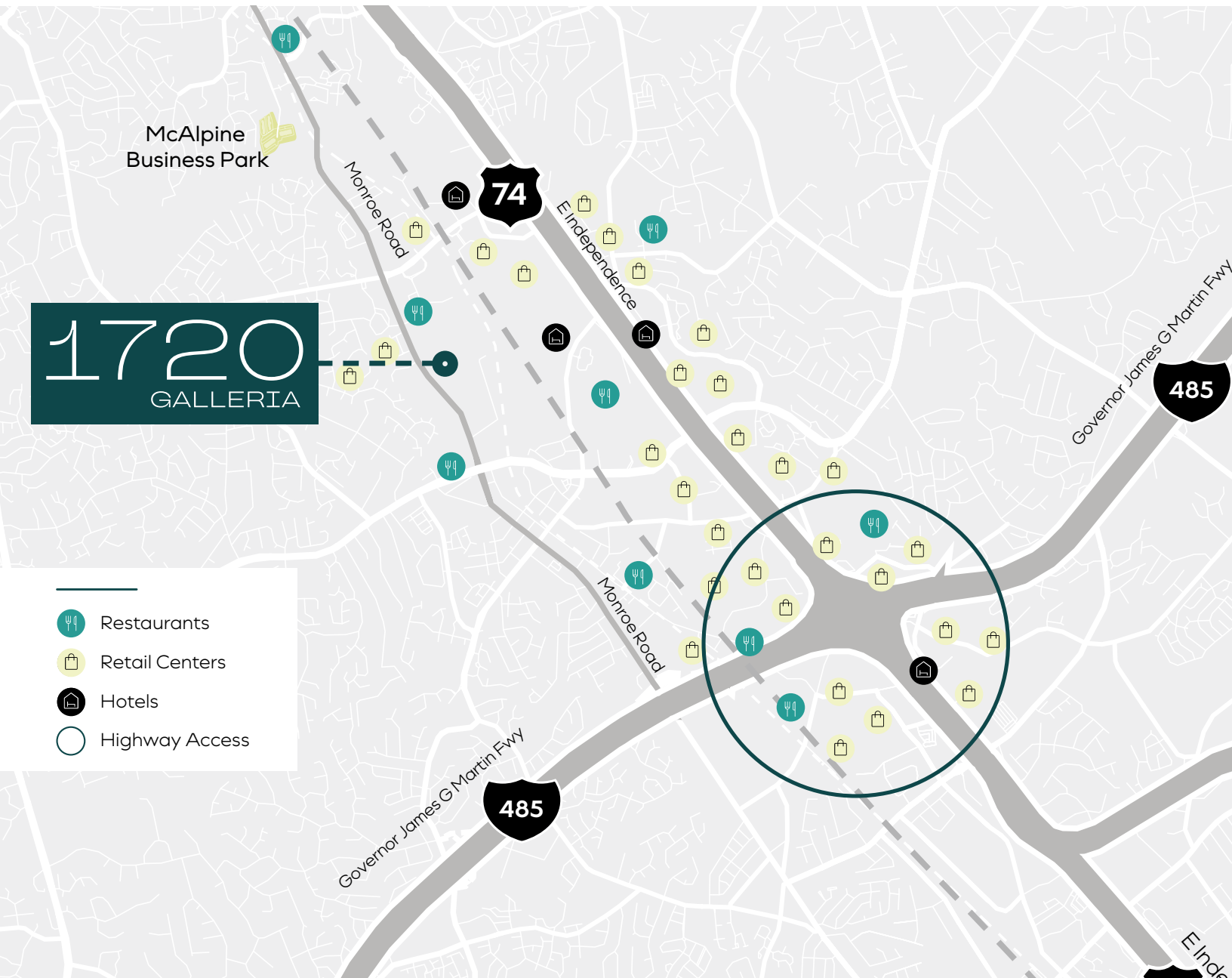
1720  
GALLERIA

# Prime Location

# URBAN ACCESSIBILITY



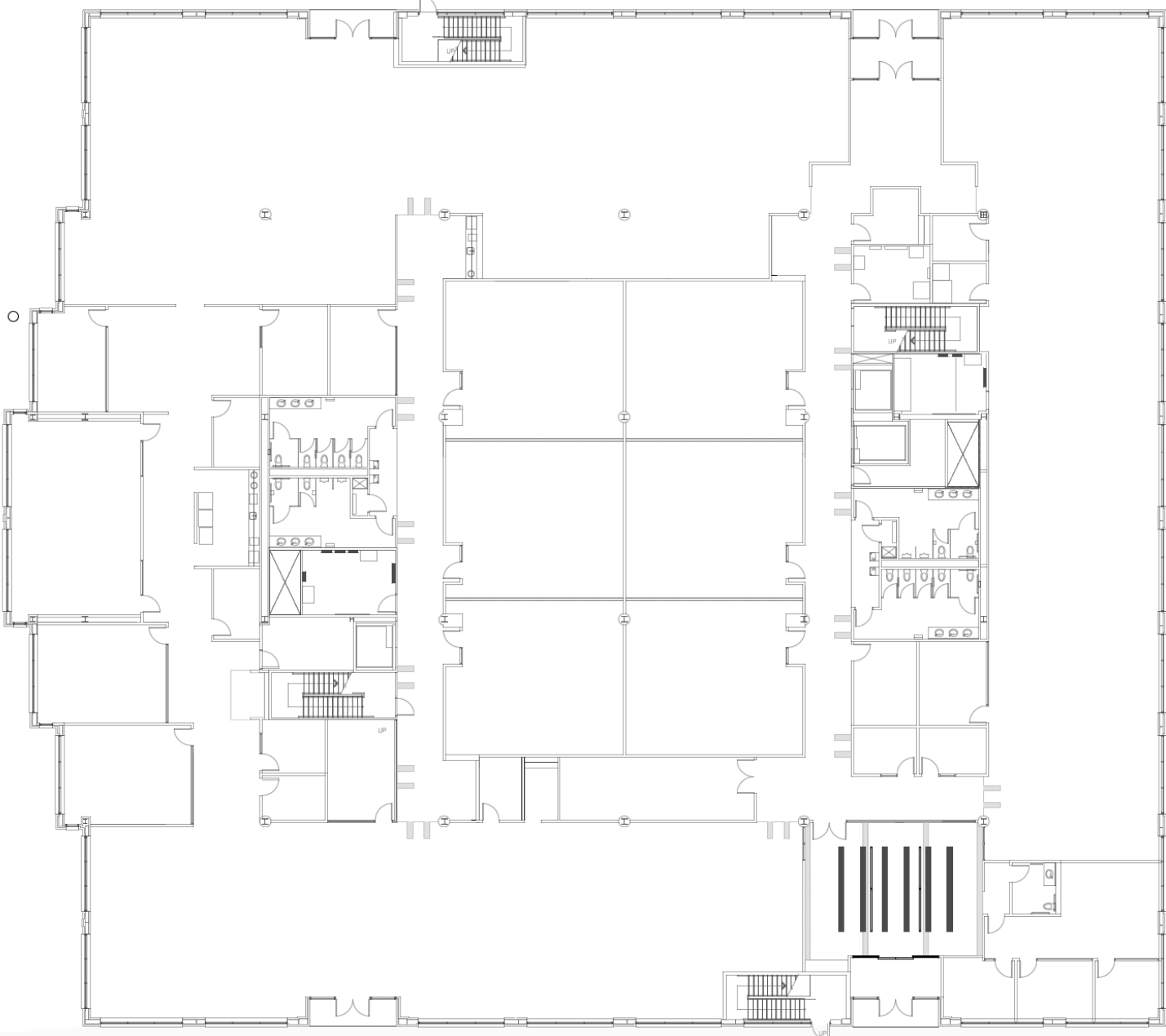
# Surrounded By AMENITIES



# 1st Floor

## 35,112 RSF

CURRENT FLOOR PLAN



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# 2nd Floor 35,112 RSF

CURRENT FLOOR PLAN



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# 3rd Floor

## 35,363 RSF

CURRENT FLOOR PLAN



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