



# 4525

SHARON ROAD

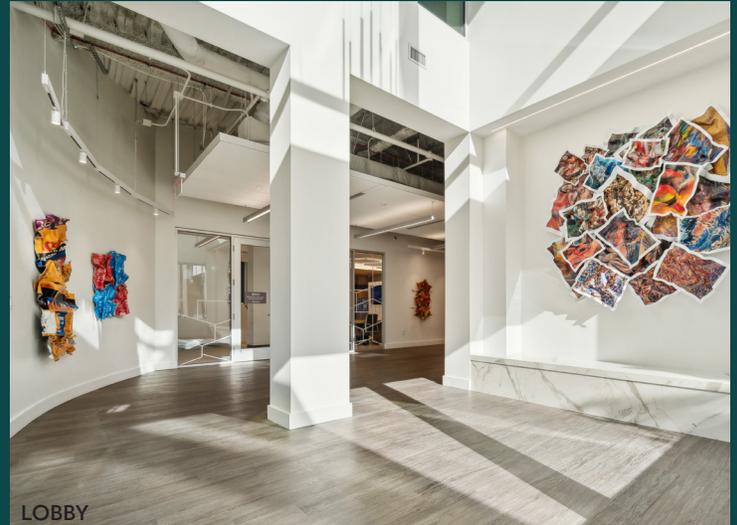
4525 Sharon Road | Charlotte, NC 28211



# Find your piece of SouthPark at 4525 SHARON

## OVERVIEW

4525 Sharon Road is a Class A boutique office building located in the prestigious SouthPark area of Charlotte. Distinguished by its high-end interior finishes and prominent location, the property offers an exclusive workspace environment. This sophisticated building is perfect for tenants seeking a boutique office experience in one of Charlotte's most desirable submarkets.

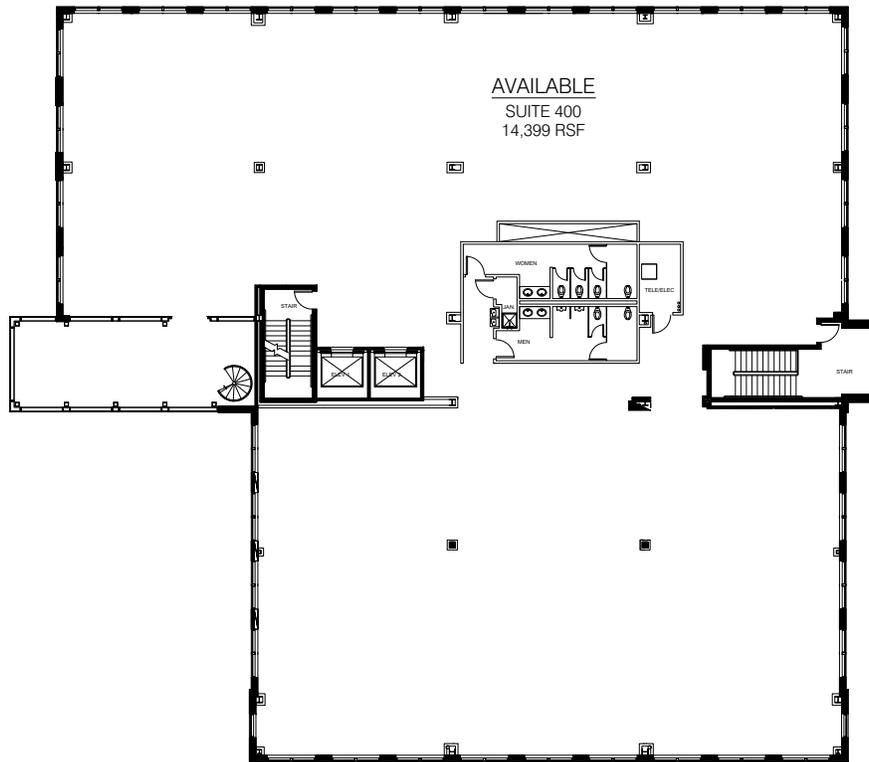


## PROPERTY HIGHLIGHTS

- 51,435 SF
- Parking: 3.5/1,000
- A modern Class A office building with high-end interior finishes
- Monument and building signage available
- Easy egress and ingress on Sharon Road and Coltsgate Road
- Class A finishes in common areas and restrooms
- Near Apex SouthPark, Morrocroft Centre, Phillips Place and SouthPark Mall, all offering new to market retail and luxury brands

# 4th Floor AVAILABILITY

## FLOOR PLAN



Suite 400 - ±14,339 SF

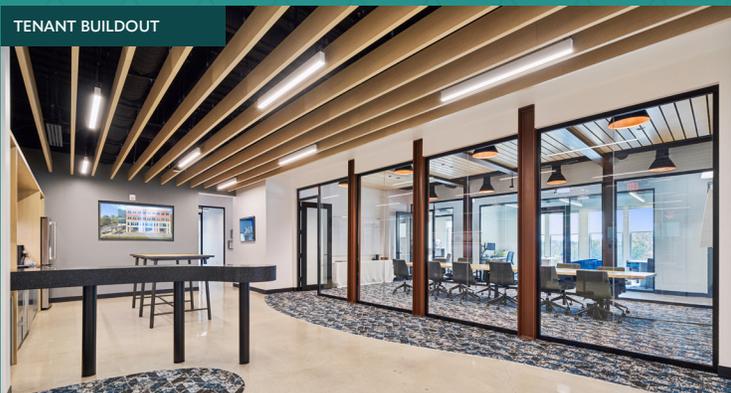
Shell condition

Ceiling heights +15'

Can be demised to two spaces

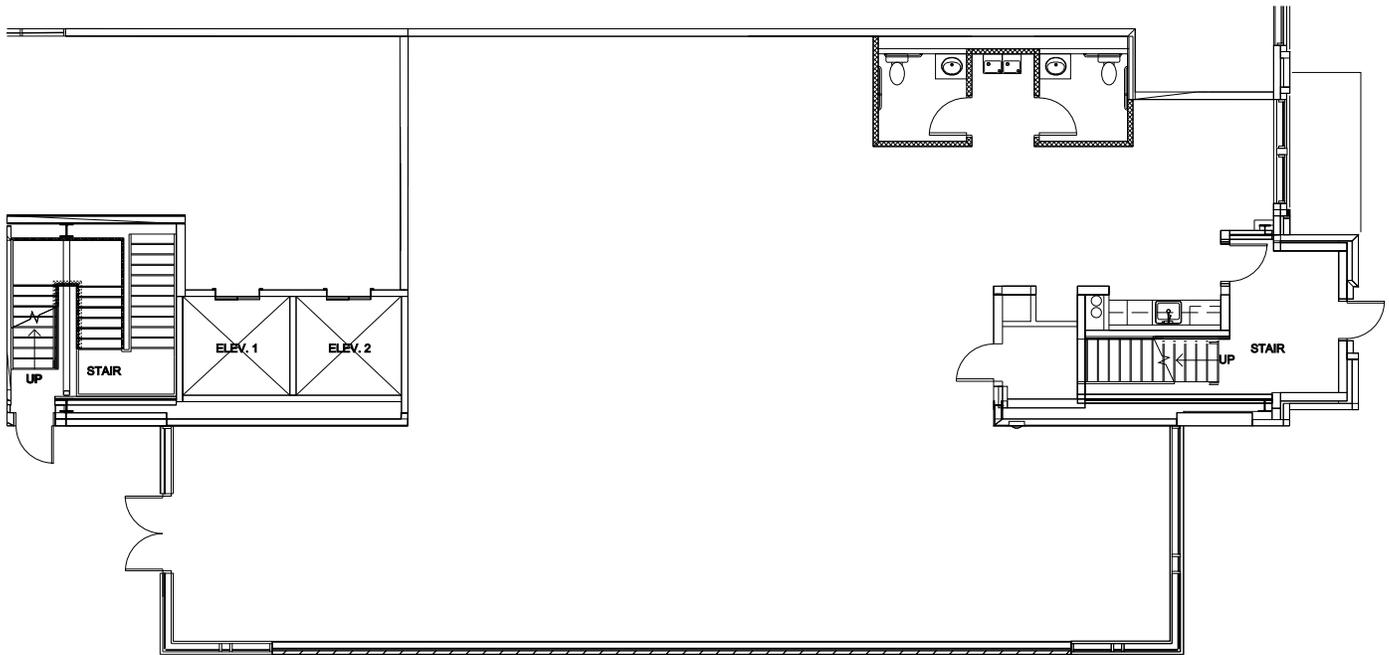
Tons of glass with amazing SouthPark view

Unique double high space



# 1st Floor AVAILABILITY

## FLOOR PLAN



Suite 150 - ± 3,929 SF

Shell condition

Direct access to exterior

Prime ground floor space

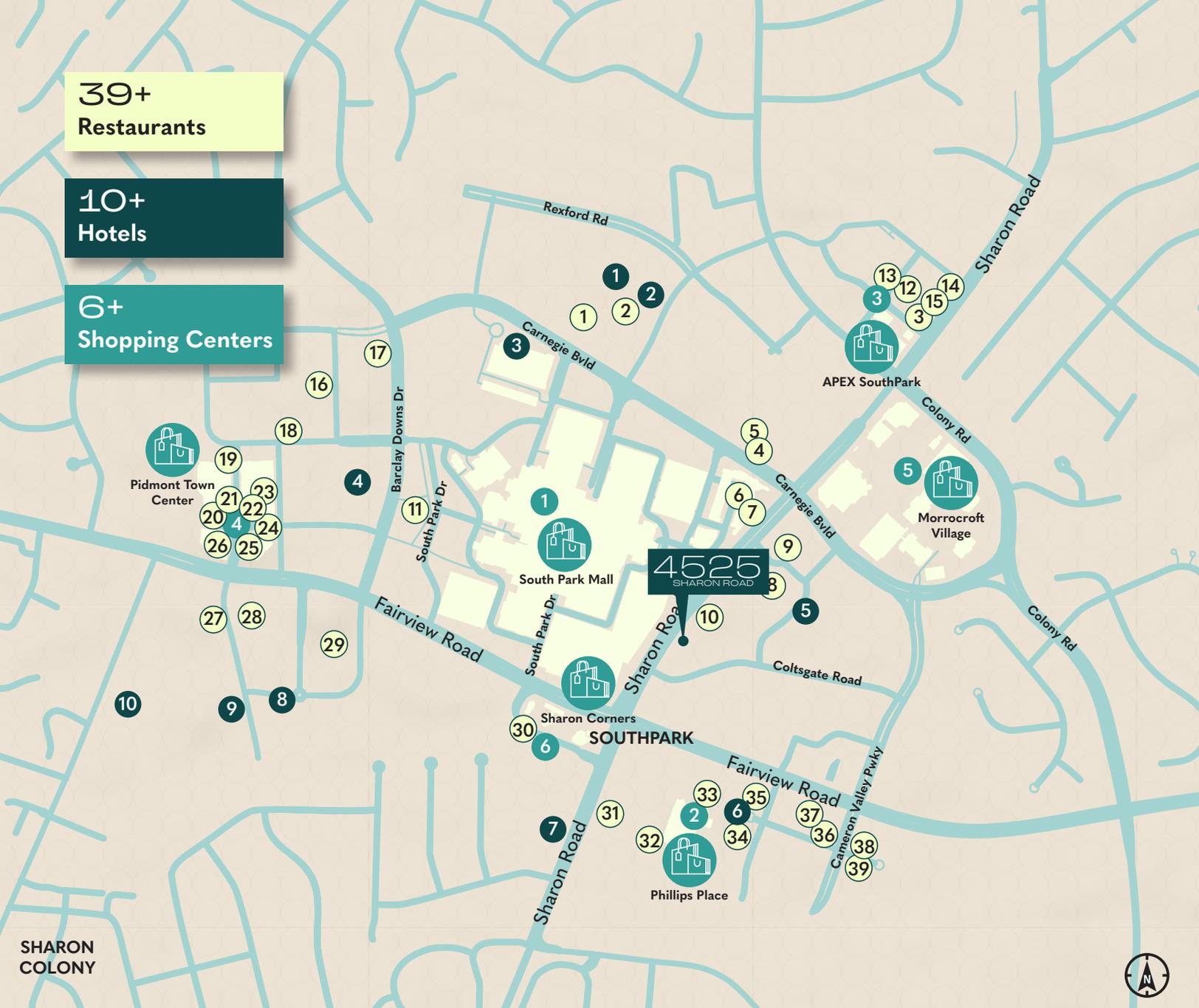
Bathroom currently installed in space



39+  
Restaurants

10+  
Hotels

6+  
Shopping Centers



18 Min Drive to Uptown Charlotte

22 Min Drive to CLT Douglas Intl Airport

## FOOD

- ① BrickTop's
- ② Paco's Tacos and Tequila
- ③ Firebirds
- ④ Rooster's
- ⑤ Copain Bakery
- ⑥ Cowfish Sushi
- ⑦ Bulla Gastrobar
- ⑧ BAKU
- ⑨ Steak 48
- ⑩ Little Mama's Italian
- ⑪ JINYA Ramen Bar
- ⑫ YAFO Kitchen
- ⑬ Mano Bella
- ⑭ Stella Nova Restaurant
- ⑮ Sabor Latin Street Grill
- ⑯ Rhino Market & Deli
- ⑰ Village Tavern
- ⑱ Legion Brewing
- ⑲ Peppervine
- ⑳ Bentley's Restaurant
- ㉑ Duckworth's Grill & Taphouse
- ㉒ Mal Pan
- ㉓ Summit Coffee
- ㉔ J. Sam's
- ㉕ Leo's Italian Social
- ㉖ Del Frisco's
- ㉗ 131 MAIN Restaurant

- ⑳ Ruth's Chris Steak House
- ㉑ Bobby's Burgers
- ㉒ Original Pancake House
- ㉓ Oak Steakhouse
- ㉔ Rusty Bucket Restaurant and Tavern
- ㉕ Cafe Monte
- ㉖ Southern Pecan
- ㉗ The Palm - Charlotte
- ㉘ 800 DEGREES
- ㉙ BAR ONE Lounge
- ㉚ RH Rooftop Restaurant
- ㉛ Limani

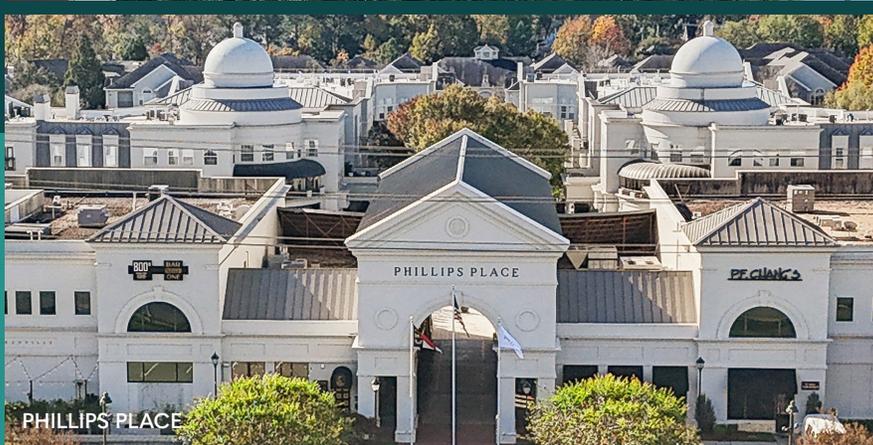
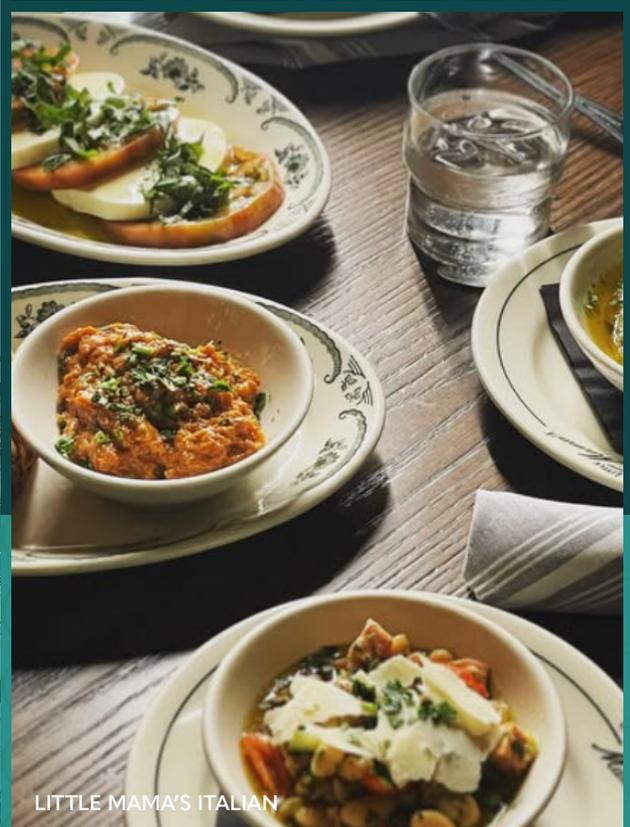
## HOTEL

- ① Charlotte Marriott
- ② AC Hotel
- ③ DoubleTree Suites by Hilton Hotel
- ④ Renaissance Hotel
- ⑤ Hyatt Centric
- ⑥ Hampton Inn & Suites
- ⑦ Hilton Garden Inn
- ⑧ Canopy by Hilton
- ⑨ Residence Inn
- ⑩ Courtyard

## RETAIL

- ① SouthPark Mall
- ② Phillips Place
- ③ Apex SouthPark
- ④ Piedmont Town Center
- ⑤ Morrocroft Village
- ⑥ Sharon Corners

# Surrounded by AMENITIES



# 4525

SHARON ROAD

4525 Sharon Road | Charlotte, NC 28211

ELIZABETH MCMILLAN

+1 704 235 8946

[elizabeth.mcmillan@jll.com](mailto:elizabeth.mcmillan@jll.com)

