

JLL SEE A BRIGHTER WAY

For Sublease

1327 Wood Branch Drive, Charlotte, NC 28273

20,000 -72,000 SF Available
EXP 6/30/2030

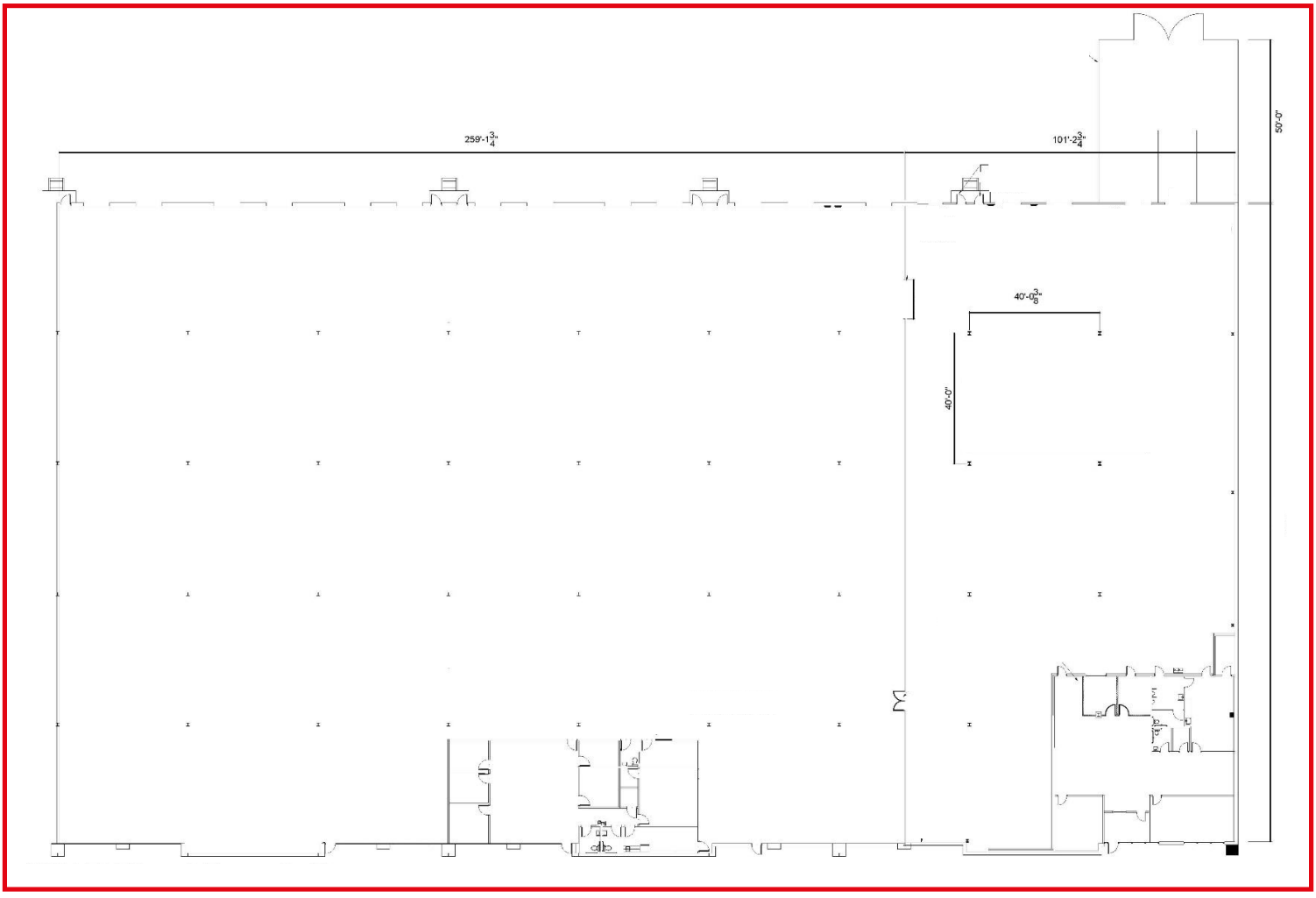
Natalie Ceva
natalie.ceva@jll.com
973 769 2824

Maria Downs
maria.downs@jll.com
802 881 1867

Property specifications

Address	1327 Wood Branch Drive | Charlotte, NC
Available SF	72,000 SF
Office SF	5,904 SF (between 2 office pods) Left office: 2,771 SF Right office: 3,133 SF
EXP	6/30/2030
Clear height	24’
Zoning	ML-2
Loading	16 DH (8’x10’) 2 DI
Fire protection	ESFR sprinkler system
Column Spacing	40’ x 40’
Depth	160’ deep
Power	(3) 225amp panels, 208/120V, 3ph (1) 200amp panel, 208/120V, 3 ph (1) 30amp panel, 277/480V, 3ph (1) 30amp panel, 240V, 3ph
Availability	12/1/2026

Option A

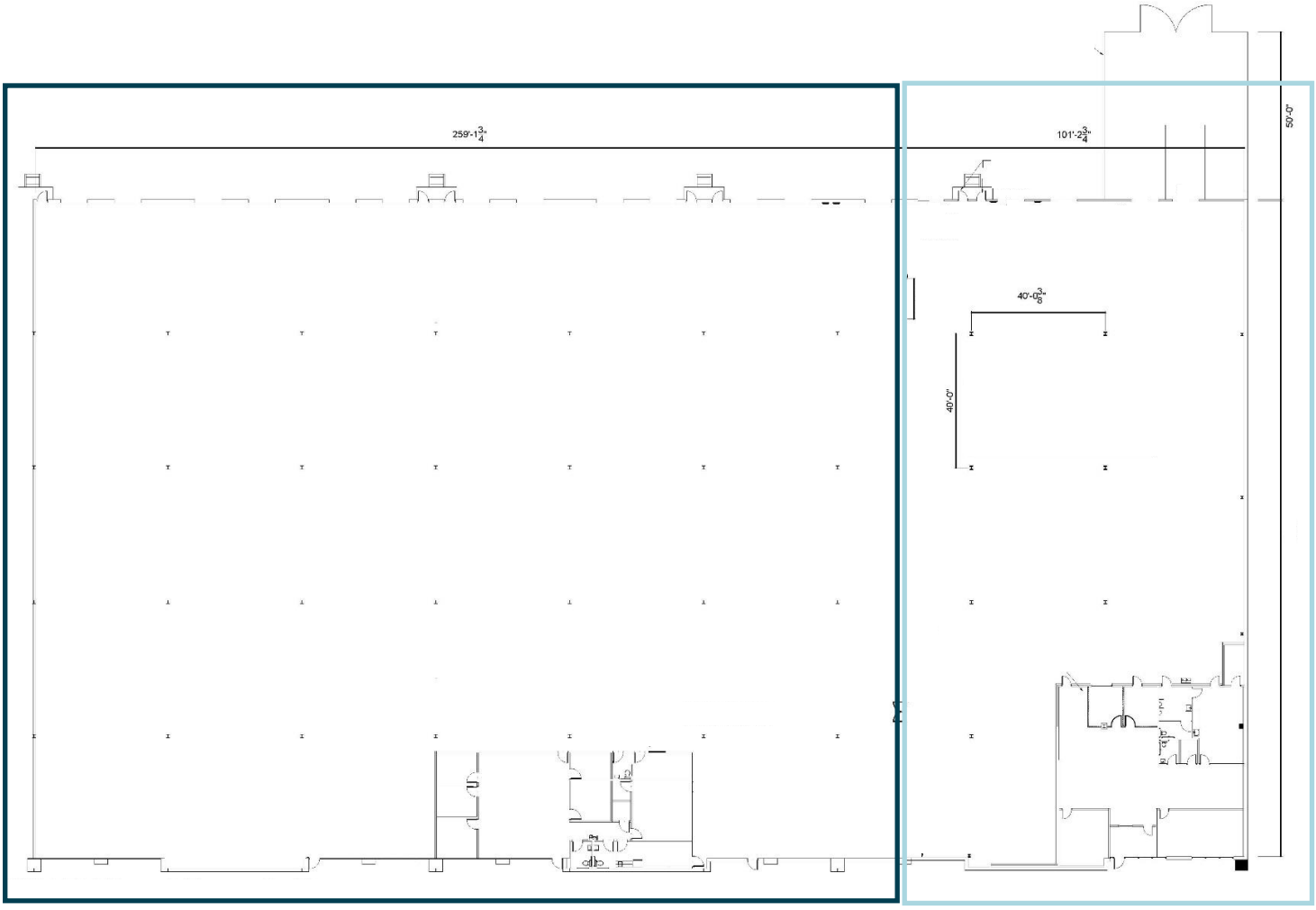


Option B

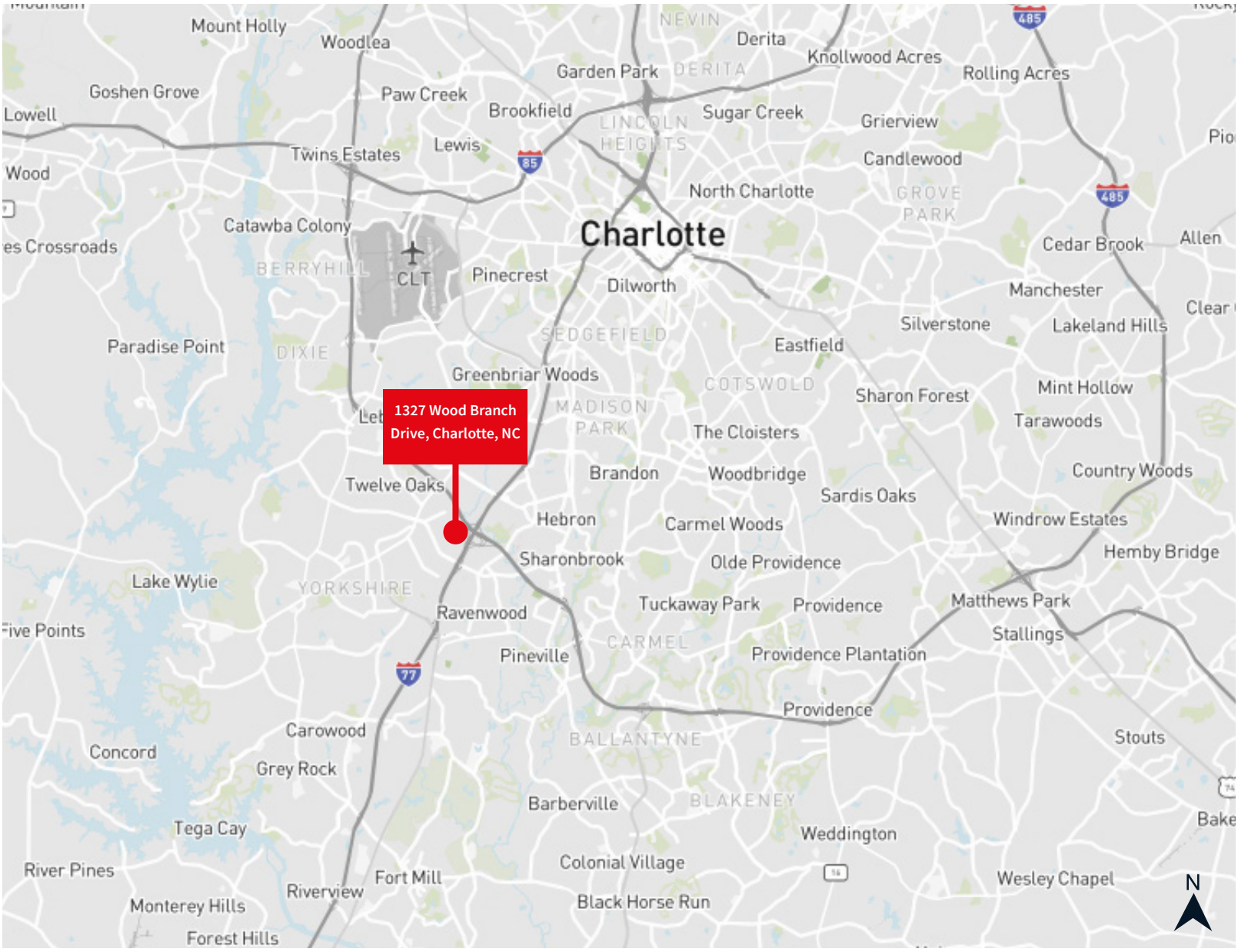
Available SF	52,000 SF
Office SF	2,771 SF
Loading	12 DH (8’x10’) 1 DI (14’x14’)
Power	(1) 200amp, 208/120V, 3ph panel (2) 225amp, 208/120V, 3ph panels
Availabiliy	12/1/2026

Option C

Available SF	20,000 SF
Office SF	3,133 SF
Loading	4 DH (8’x10’) 1 DI (8’x10’)
Power	(1) 225amps, 208/120V, 3ph panel
Availabiliy	12/1/2026



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2 mins
Interstate 485

2 mins
Interstate 77

19 mins
CLT Airport

20 mins
Interstate 85

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