



## RATES + TERMS THROUGH 6.30.25

- Nonprofit 10-year lease rate: \$21.63/sq. ft., full service
- Short-term lease rate: \$33.00/sq. ft., full service
  - Short-term lease options: 3 or 5-year
- Tenant improvement allowance: 10-year lease only

## BUILDING FEATURES

- Located in uptown Charlotte, at the corner of 5th and Davidson
- Common areas: break rooms and tech-enabled meeting spaces
- Onsite parking for clients/guests with adjacent paid lots
- Easy access to light rail and transit center
- Onsite security during business hours



**SUITES AVAILABLE**  
SEE PG. 2-4 FOR MORE INFORMATION

Suite 500  
Suite 140  
Suite 150

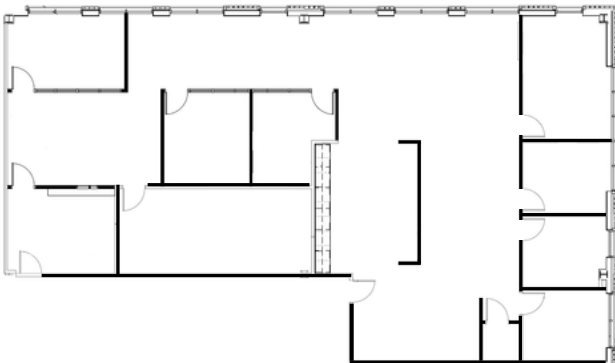
## NONPROFITS IN THE BUILDING

Ascend Nonprofit Solutions  
Arts +  
BirthRight, Inc.  
Charlotte Lit  
Communities In Schools  
Community Link  
Council for Children's Rights  
Housing Collaborative  
Just Do It Movement, Inc.  
RAIN  
Renaissance West  
Safe Alliance  
Smart Start of Mecklenburg County  
Supportive Housing Communities  
United Way of Greater Charlotte

## SUITE 500



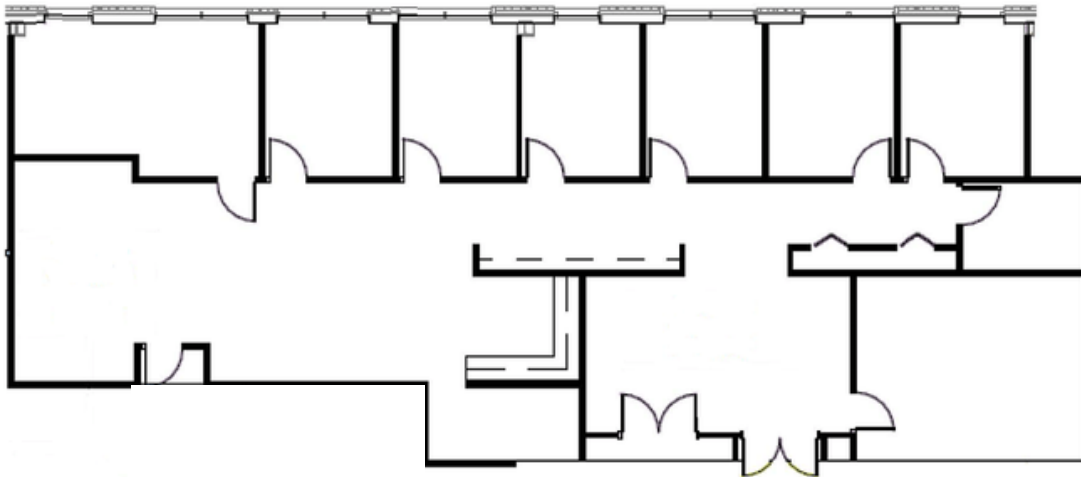
- 4,965 rentable square feet
- Enclosed lobby
- Seven private offices
- One conference room
- One storage closet
- New cabinetry installed in 2022
- Tenant improvement allowance with 10 year lease



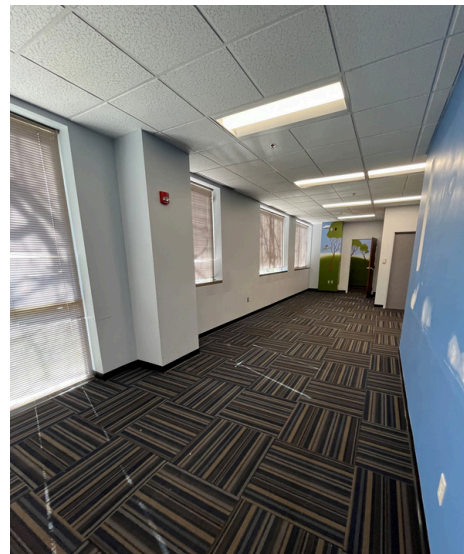
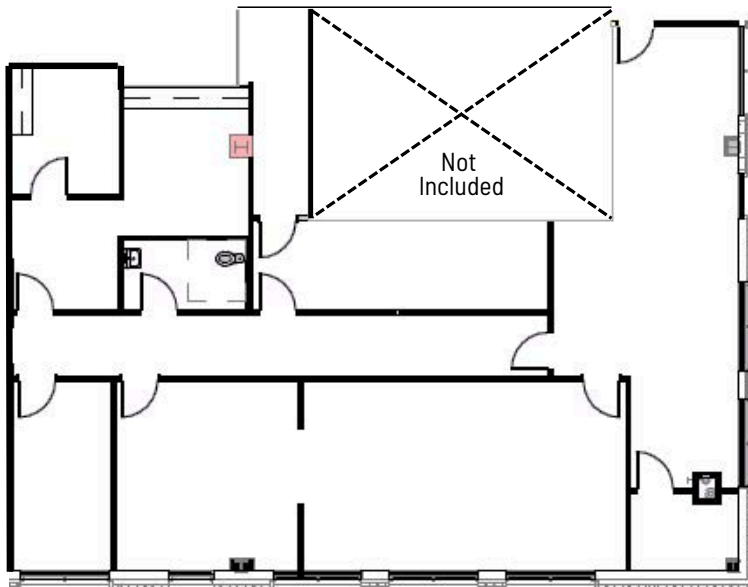
## SUITE 140



- 4,156 rentable square feet
- Seven private offices
- One conference room
- Three storage closets
- Ample cabinetry for storage
- Tenant improvement allowance with 10 year lease



## SUITE 150



- 3,596 rentable square feet
- Enclosed lobby
- Large file/storage area
- Private bathroom
- Potential for a private break room with sink and refrigerator
- Tenant improvement allowance with 10 year lease