

FOR LEASE

CLASS A OFFICE SPACE

INTERNATIONAL BUSINESS PARK AT CONCORD

4540 FORTUNE AVENUE NW

Concord, NC 28027



- + **75,198 square foot Class A single story office building**
- + Site can accommodate up to 750 parking spaces (10/1,000 SF ratio).
- + Adjacent site available to construct another 50,000 square foot building.
- + Located within the International Business Park at Concord (www.internationalbusinesspark.com) near the intersection of I-85 and Highway 73 (Exit 55).



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www.cbre.com/charlotte

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FOR LEASE

INTERNATIONAL BUSINESS PARK AT CONCORD

4540

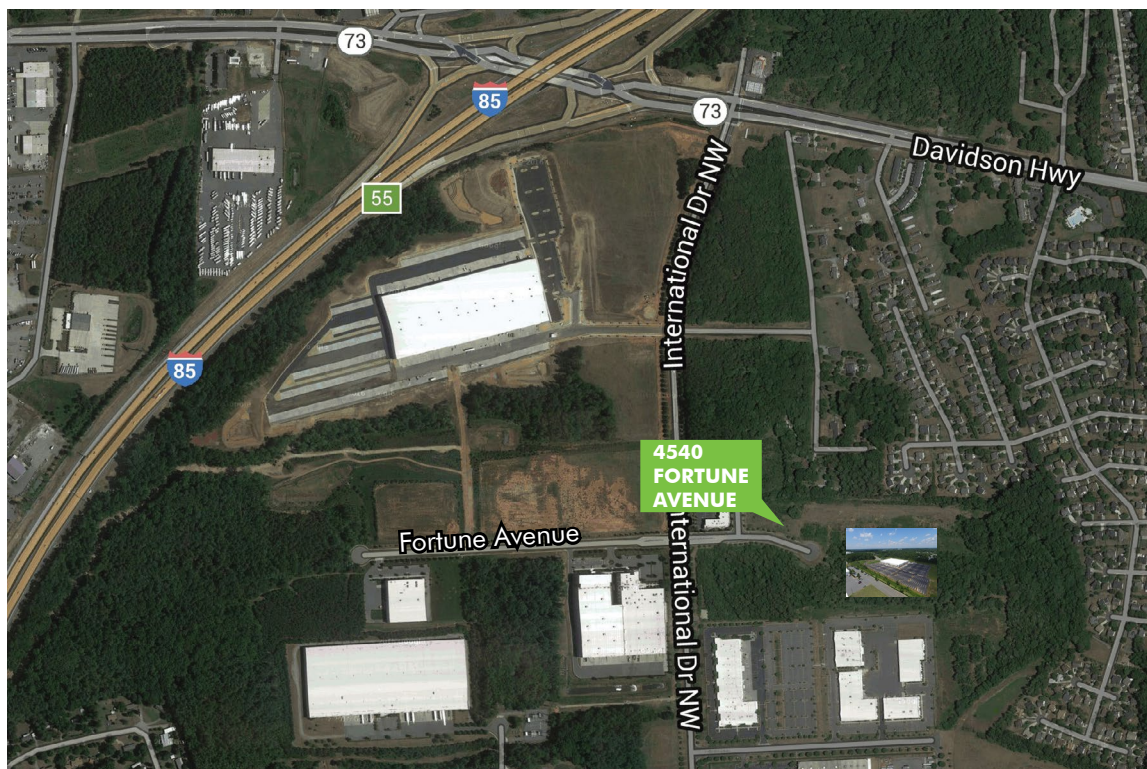
FORTUNE AVENUE

Concord, NC 28027

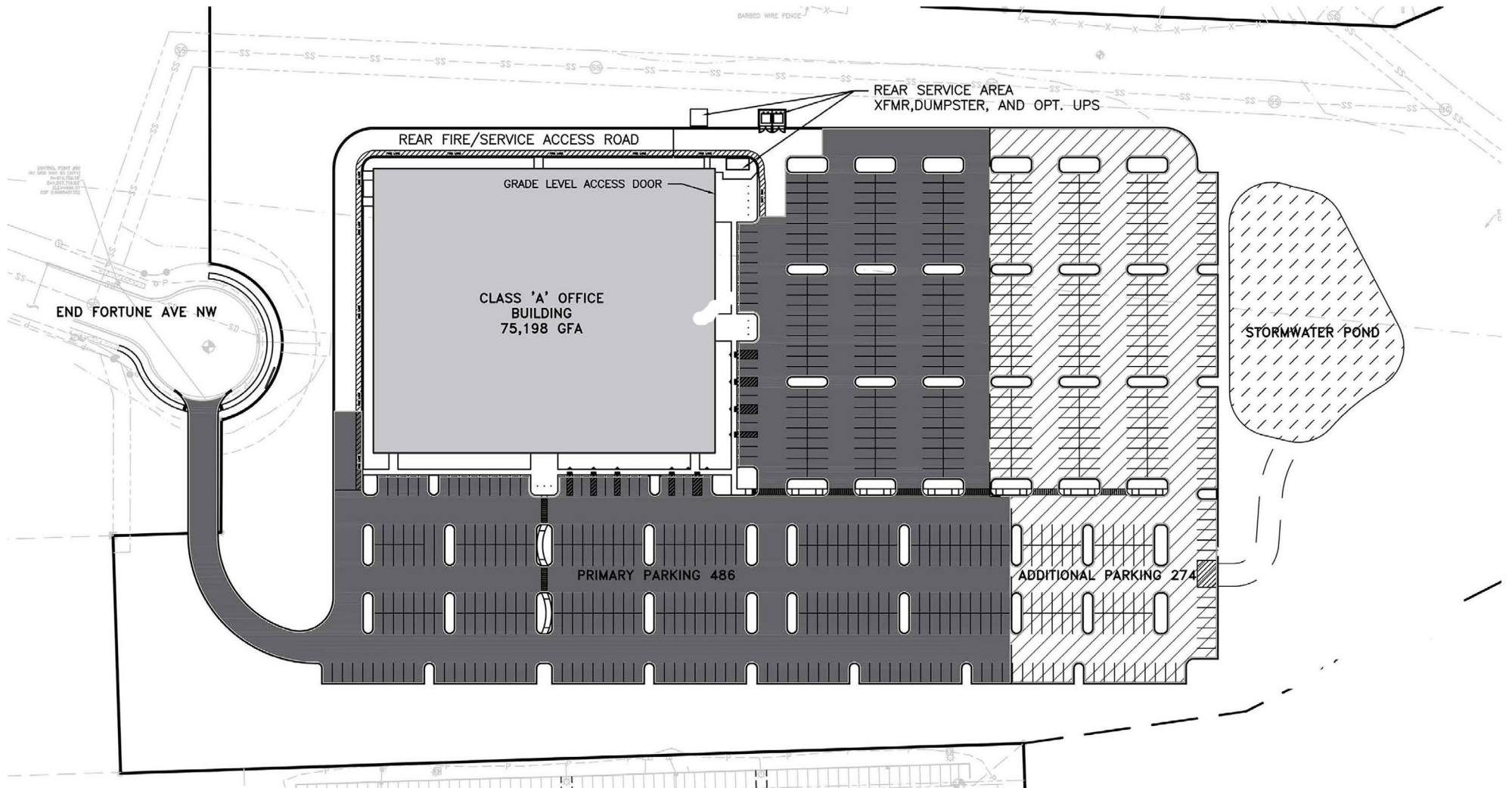


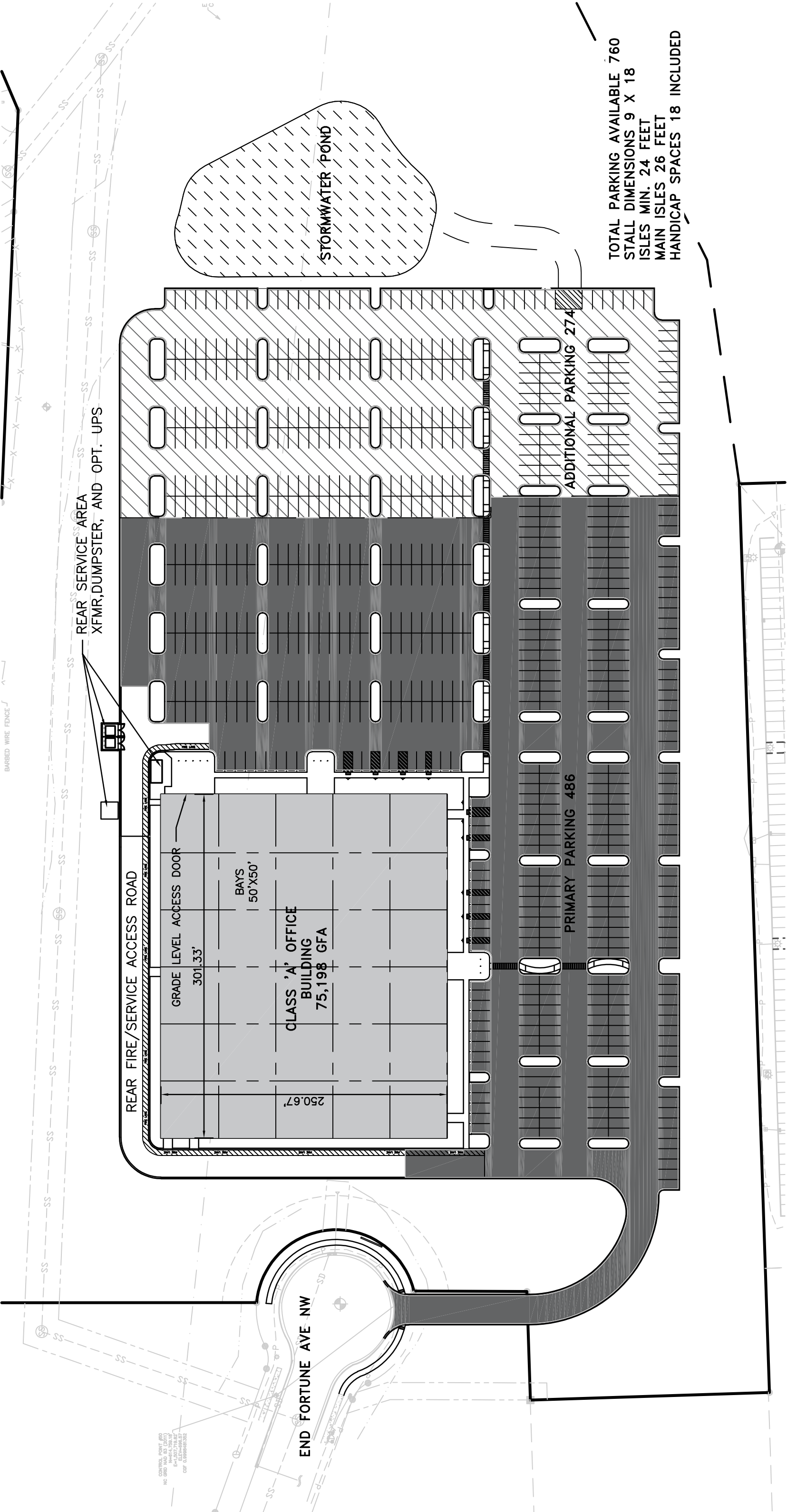
PROPERTY INFORMATION

- + Available Space: 35,000 - 75,198 Square Feet
- + Tilt wall construction with expansive glass
- + Site designed to accommodate up to 750 parking spaces (10/1,000 SF ratio)
- + To be delivered in shell condition and ready for tenant's specific upfit
- + 250' x 300' building footprint
- + 18' ceiling height
- + Fully sprinklered
- + Located within high end business park (www.internationalbusinesspark.com)
- + Adjacent site available to construct an additional building



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4540 FORTUNE AVENUE
CONCORD, NC





CLASS "A" OFFICE BUILDING
4540 FORTUNE AVE. NW
CONCORD, NORTH CAROLINA

