



PARKWOOD BUILDING

4530 Park Rd | Charlotte, NC

Boutique Small Suites available!

1st Floor: 3,421 RSF

2nd Floor: 1,896 - 4,110 RSF

3rd Floor: 6,826 RSF

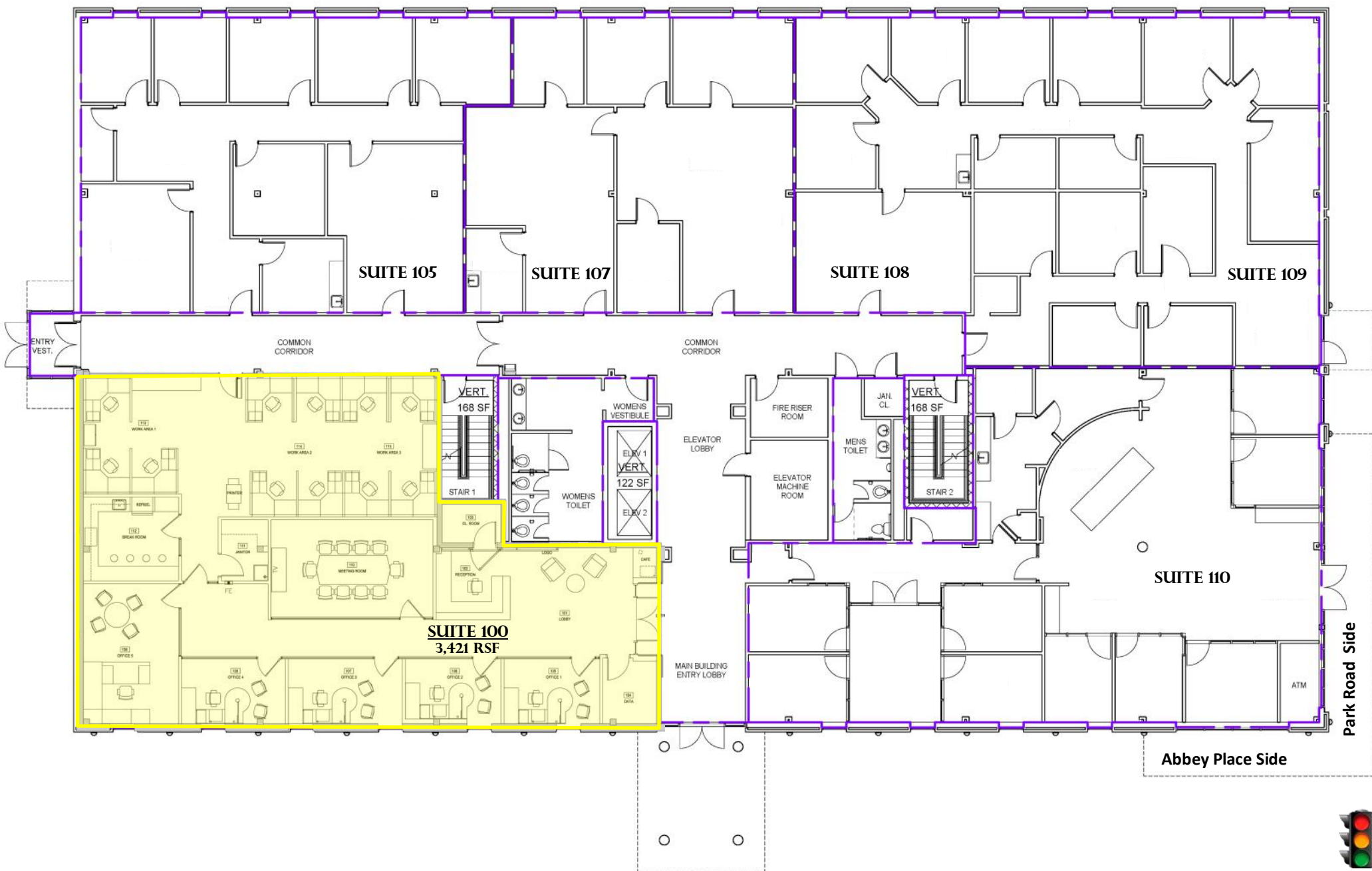
4th Floor: 2,158 - 4,487 RSF

- 4-story professional office building
- Served by two elevators, updated in 2020
- On-site property management & maintenance

Location:

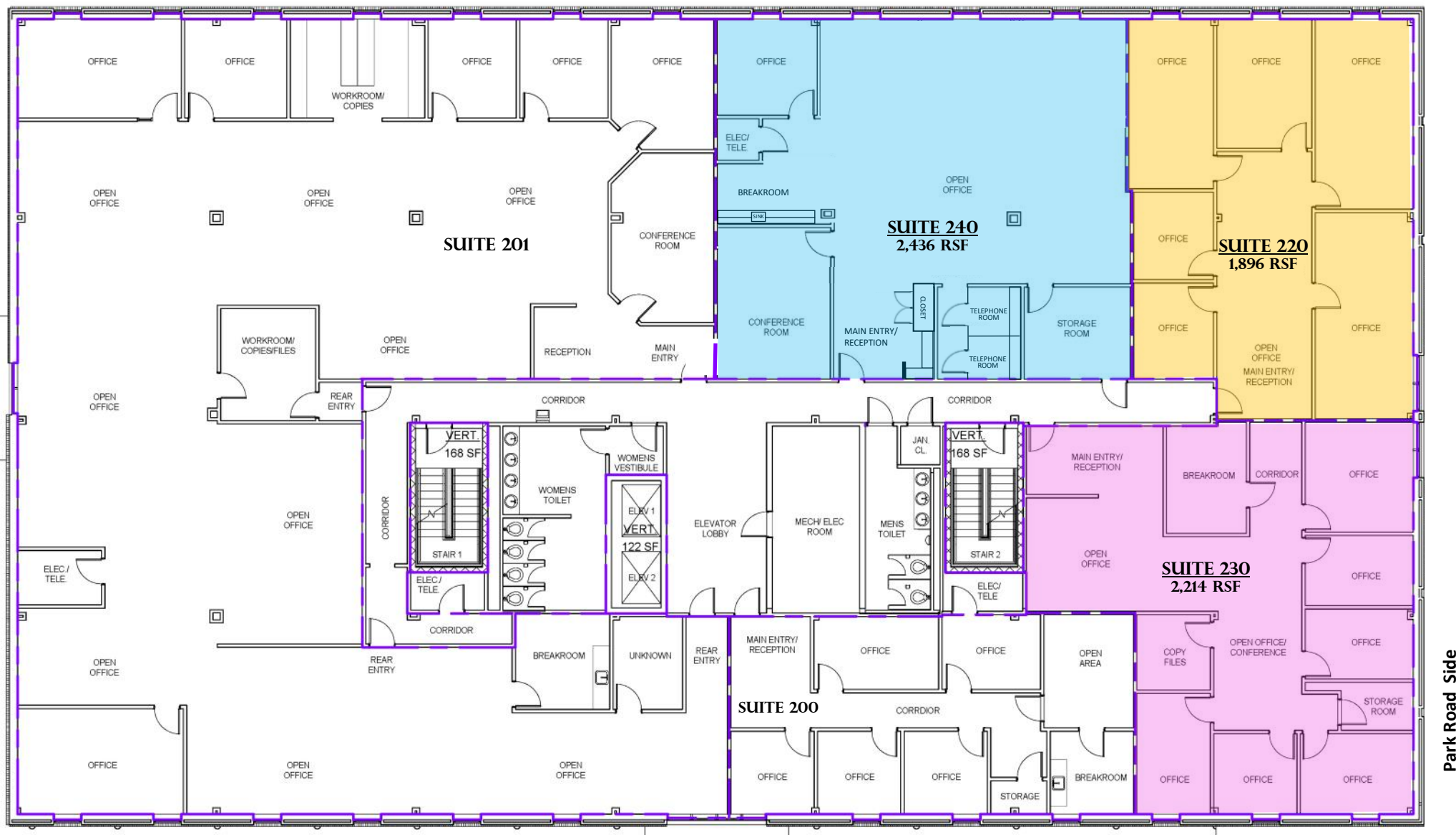
- Situated on Park Road between Uptown, South Park, CLT airport & major highways
- Walk to numerous restaurants and shops along Montford and Park Road Shopping Center
- Easy access to Park Road via signalized intersection





PARKWOOD 2ND FLOOR

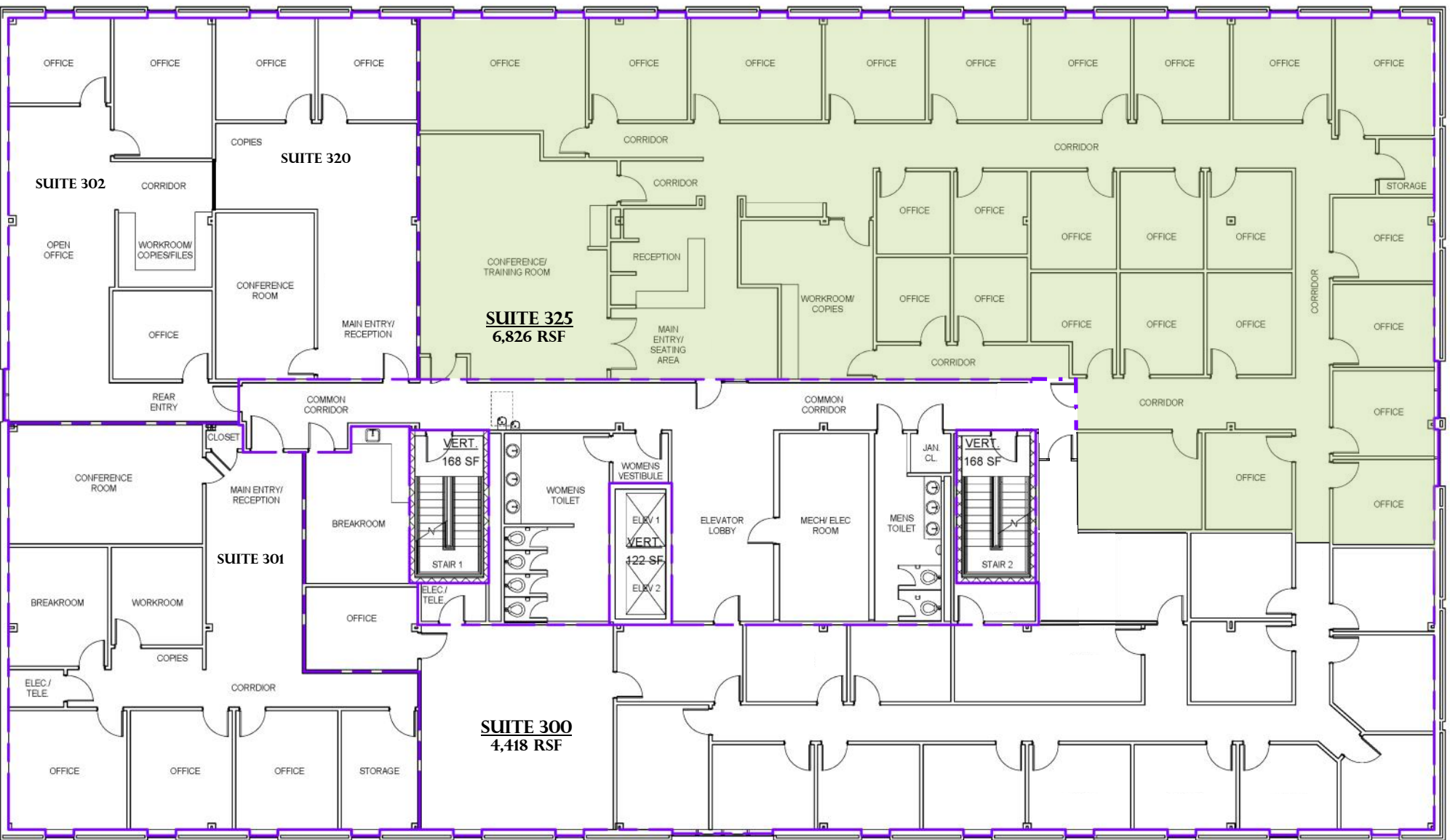
1,896 - 4,110 RSF AVAILABLE



Park Road Side

Abbey Place Side

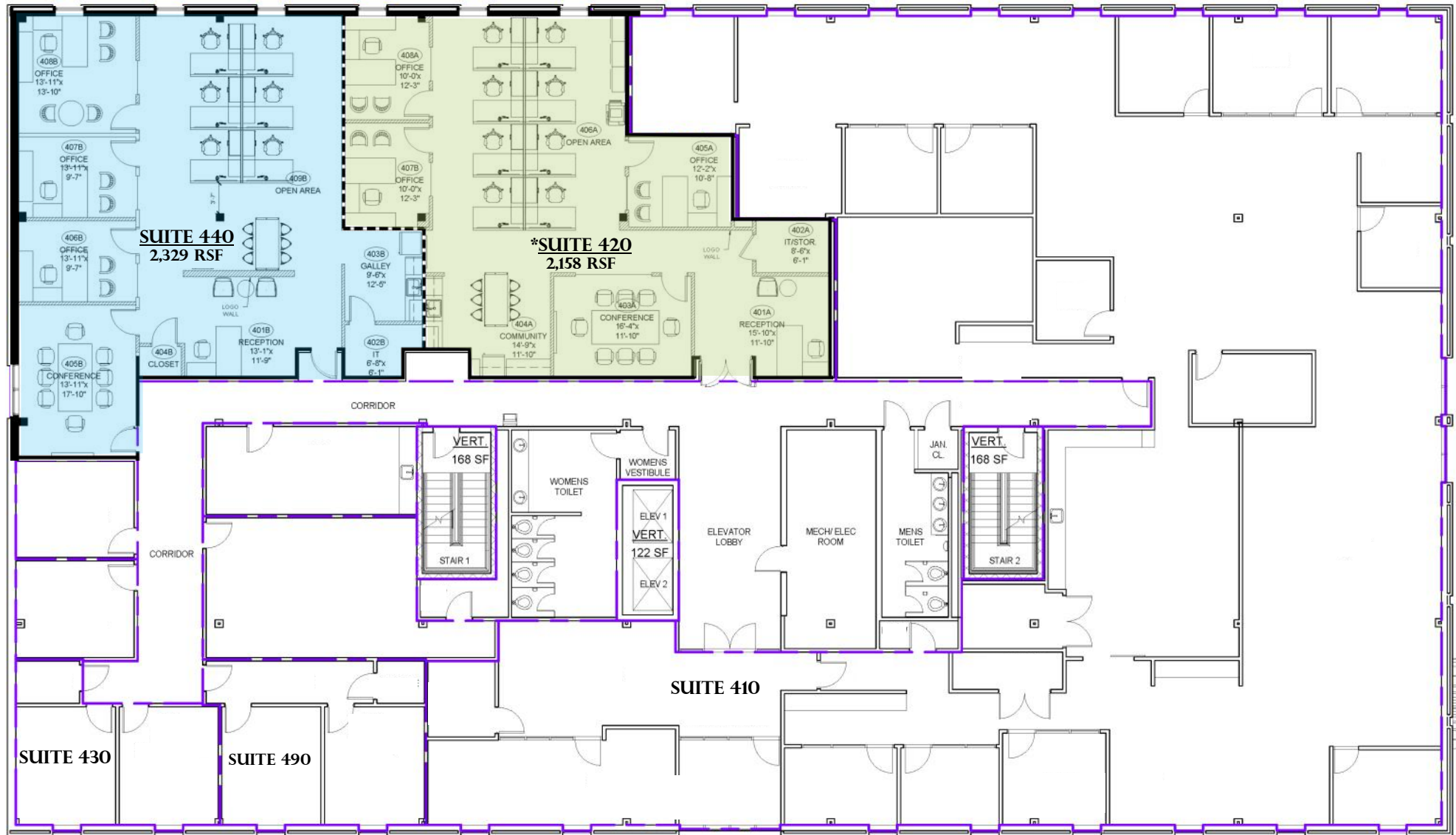




PARKWOOD 4TH FLOOR

2,158 - 4,487 RSF AVAILABLE

**Conceptual Buildout*



Park Road Side

Abbey Place Side





Aerial facing Uptown Charlotte



Suite 240



First Floor Lobby



Suite 440 Spec Upfit





Montford Park is the Charlotte, NC neighborhood located along Park Road from Selwyn Avenue to Reece Road behind Park Road Shopping Center. The neighborhood encompasses one-third of a square mile and has become an employment and retail destination with more than **3,200 employees**, **80 retail businesses**, and more than **50,000 cars** driving through it daily.