

# SENECA COMMONS

4805 PARK ROAD • CHARLOTTE, NC 28209



## RETAIL & OFFICE SPACE FOR LEASE

1,834 SF: Modified Gross - Second Floor Office

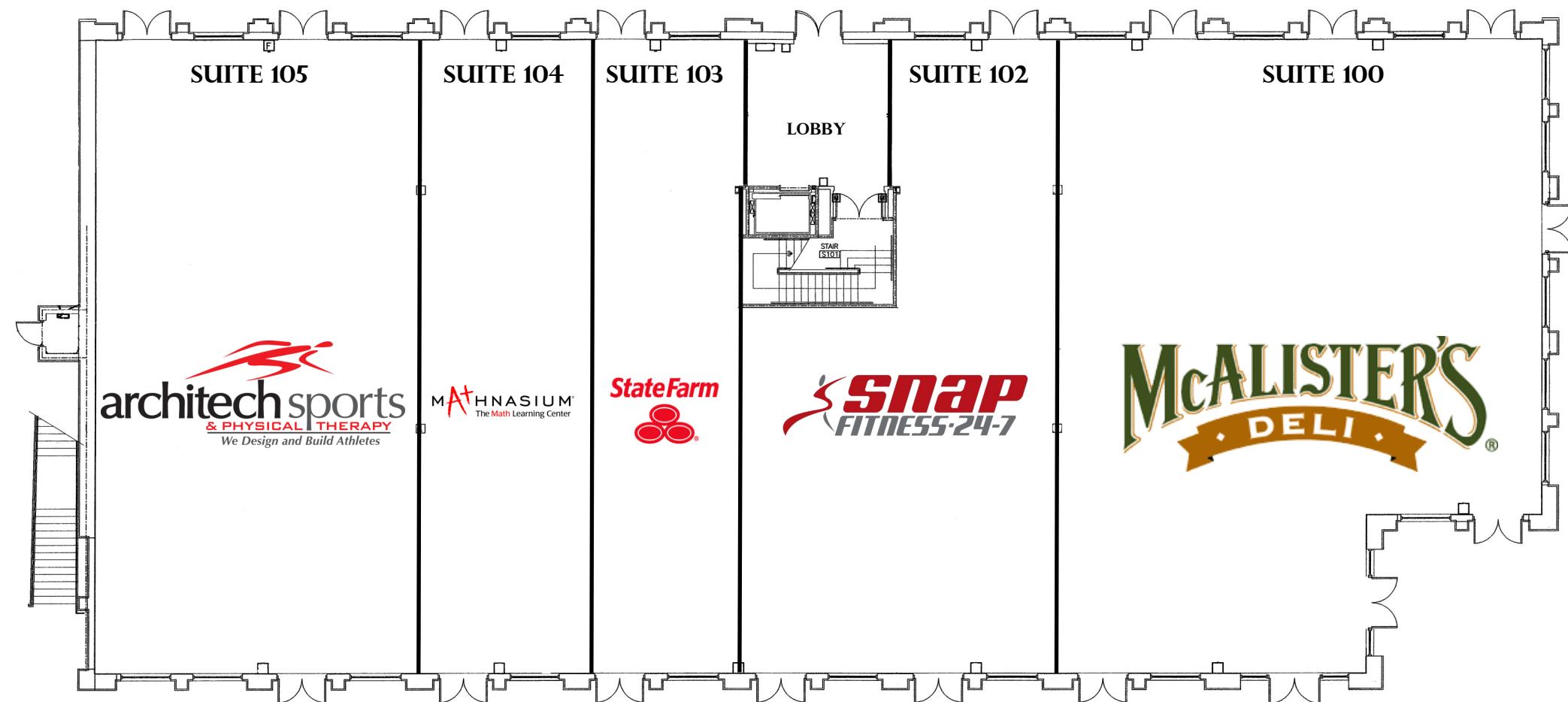
- ◆ Lighted intersection offers efficient ingress / egress from Park Road
- ◆ 17,000 SF of high end restaurant / retail space next door
- ◆ 1,290 apartments + 400,000 SF retail within a half mile
- ◆ 8 minute walk to Montford & 4 minute walk to Brawley's





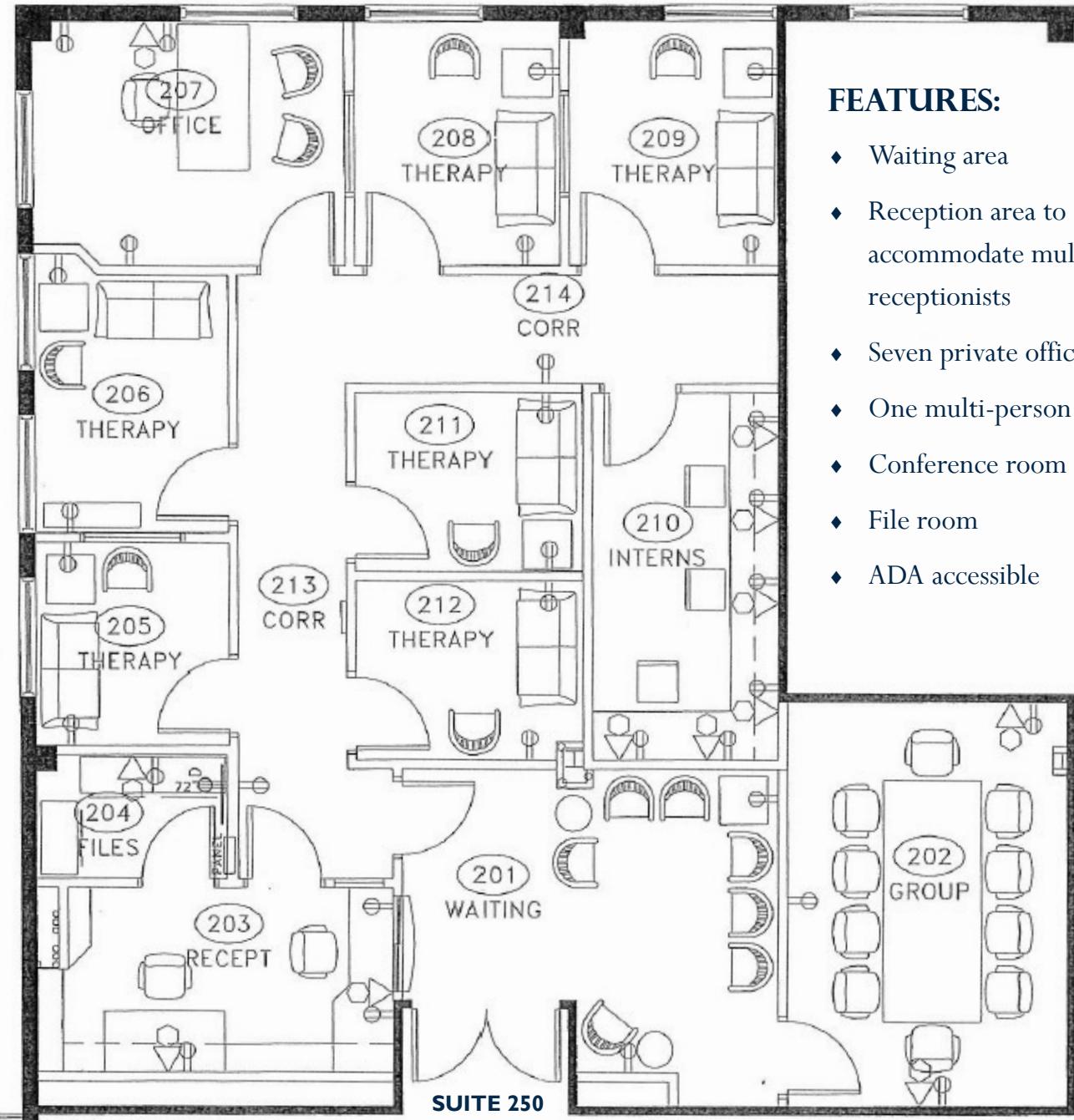
**Montford Park** is the Charlotte, NC neighborhood located along Park Road from Selwyn Avenue to Reece Road behind Park Road Shopping Center. The neighborhood encompasses one-third of a square mile and has become an employment and retail destination with more than **3,200 employees**, **80 retail businesses**,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





Park Rd.





## FEATURES:

- ◆ Waiting area
- ◆ Reception area to accommodate multiple receptionists
- ◆ Seven private offices
- ◆ One multi-person office
- ◆ Conference room
- ◆ File room
- ◆ ADA accessible

