



1920 Abbott Street

Suite 301 | Charlotte, NC 28203

Fully Leased

+/- 1,730 SF Loft-Style Office Space in South End

1920 Abbott Street Available for Lease

Exceptional loft-style office condominium located in the heart of Charlotte's highly sought-after South End. This light-filled space presents a rare opportunity to lease in one of the city's most dynamic submarkets.

Suite 301 features a modern industrial aesthetic with soaring open-beam ceilings, creating an expansive and airy work environment. The thoughtfully designed layout includes multiple private work areas alongside open collaborative spaces, ideal for creative, technology, and professional users. Recent partitioned upfit enhances both functionality and privacy, but can be removed as desired. Spacious parking with beautiful landscaping.

Situated within a multi-tenant office condo development, the building attracts a diverse mix of technology, fintech, creative, and design-oriented tenants.

The unit is located just three blocks from the East/West Light Rail Station, providing exceptional accessibility for employees and clients alike.

Property Details

Address 1920 Abbott St, Suite 301 | Charlotte, NC 28203

Square Footage +/- 1,730 SF Available for Lease

Use Office

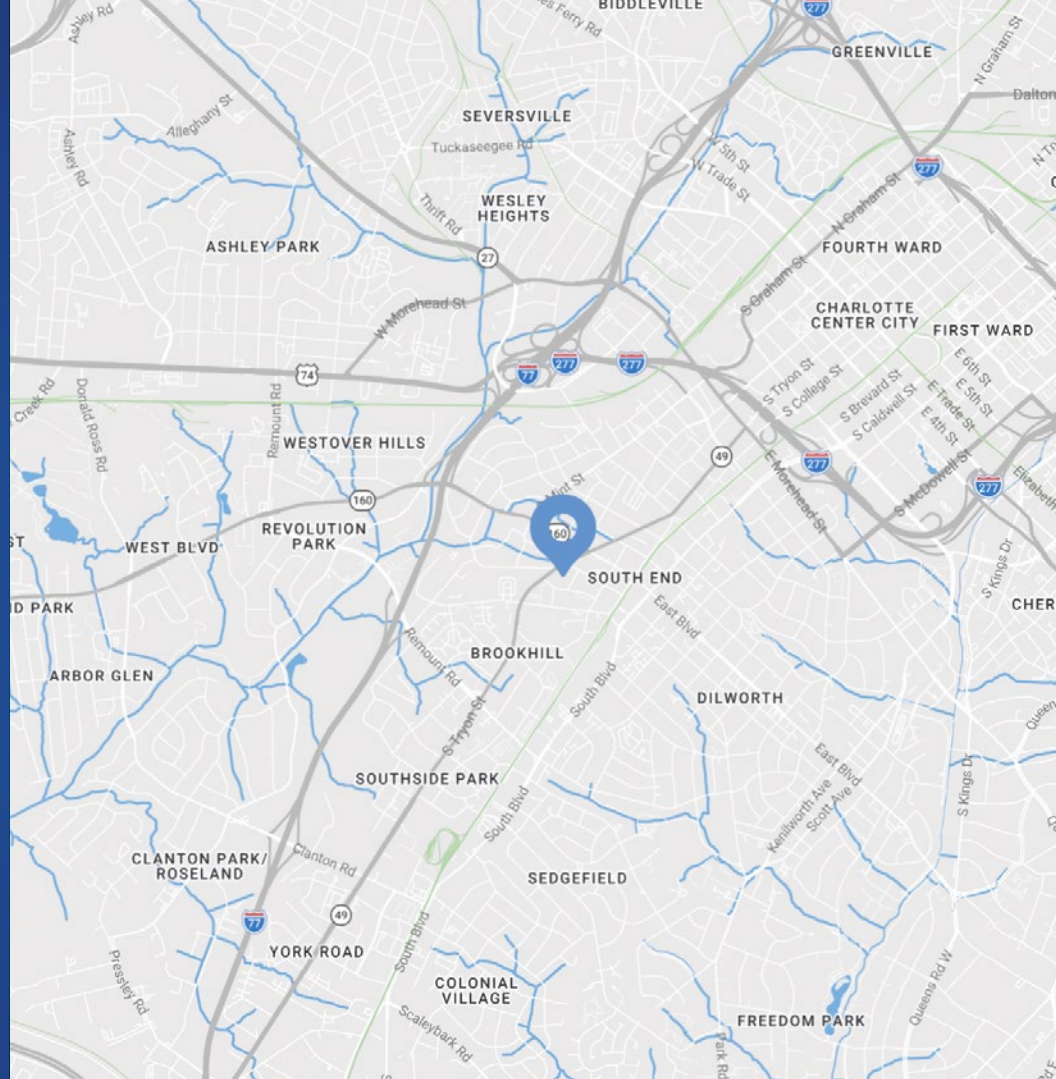
Zoning TOD-MUDD

Parking On-site parking

Traffic Counts S Tryon St | 21,500 VPD
I-77 | 136,000 VPD

TICAM Call for Pricing

Lease Rate Call for Leasing Details



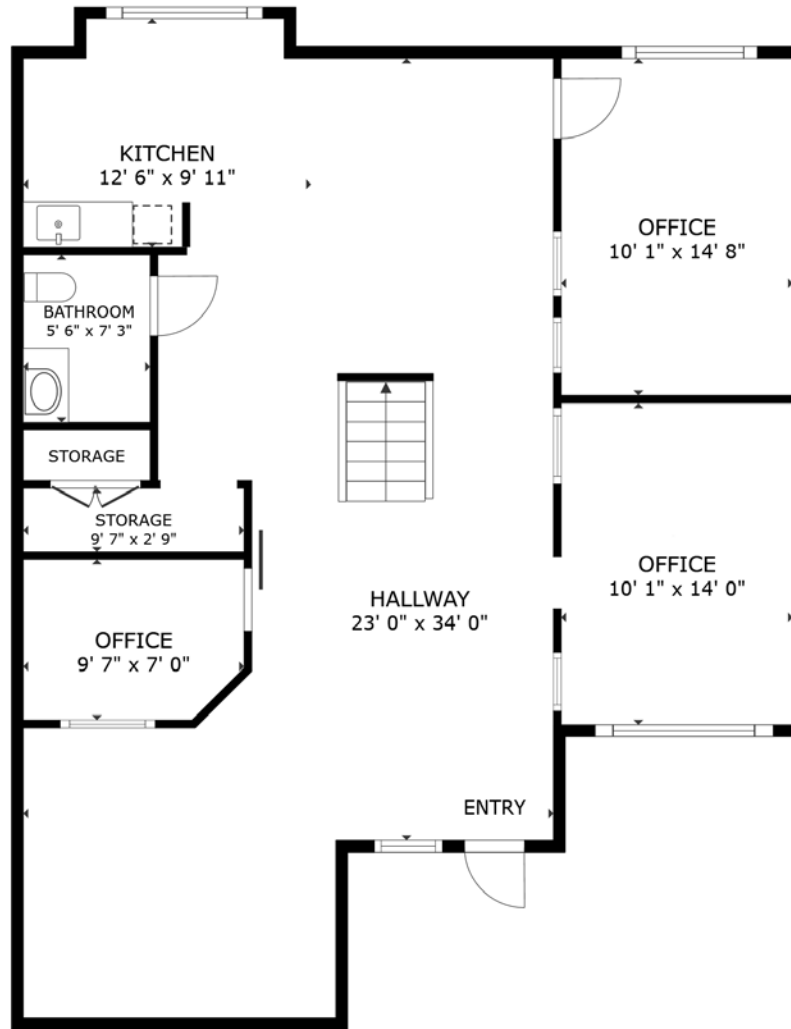
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	21,116	124,455	256,361
Avg. Household Income	\$132,999	\$140,624	\$137,880
Median Household Income	\$147,348	\$147,650	\$140,783
Households	13,325	65,223	124,586
Daytime Employees	22,172	151,662	263,407

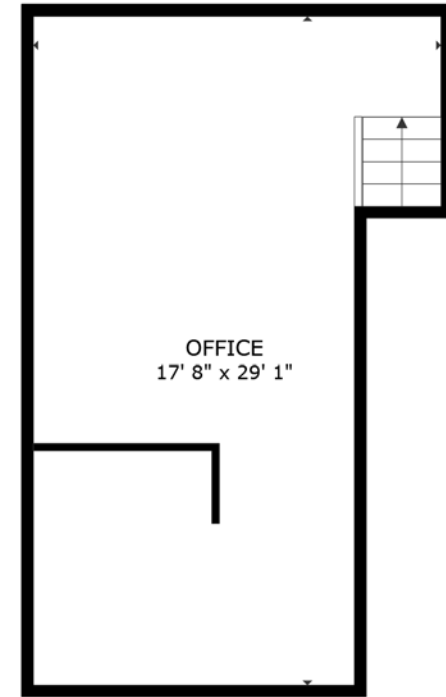
Available

+/- 1,730 SF

 Virtual Tour

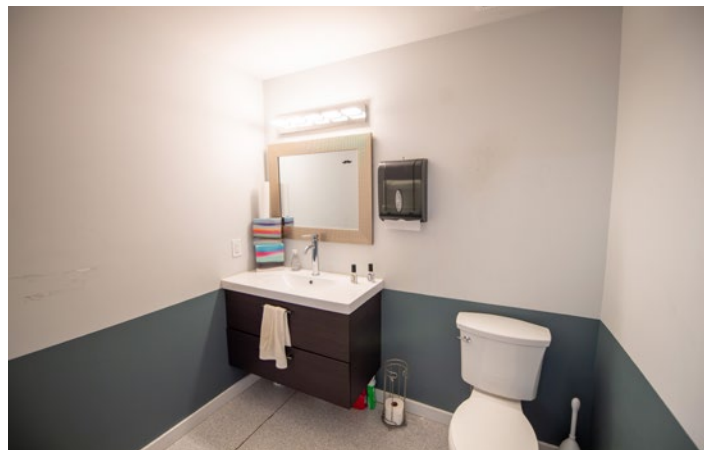
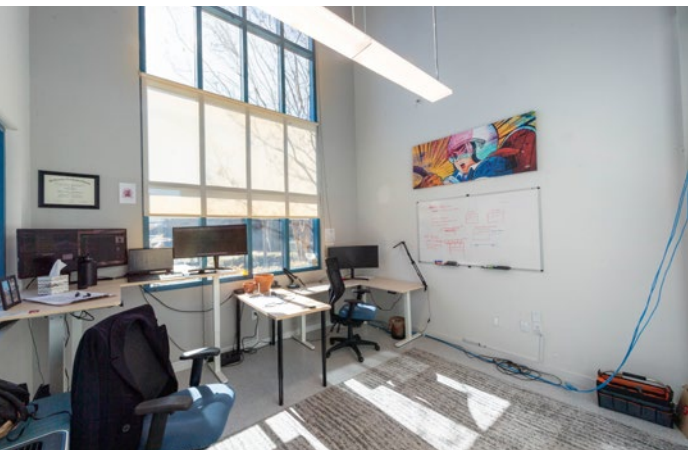


FLOOR 1



FLOOR 2

Property Photos

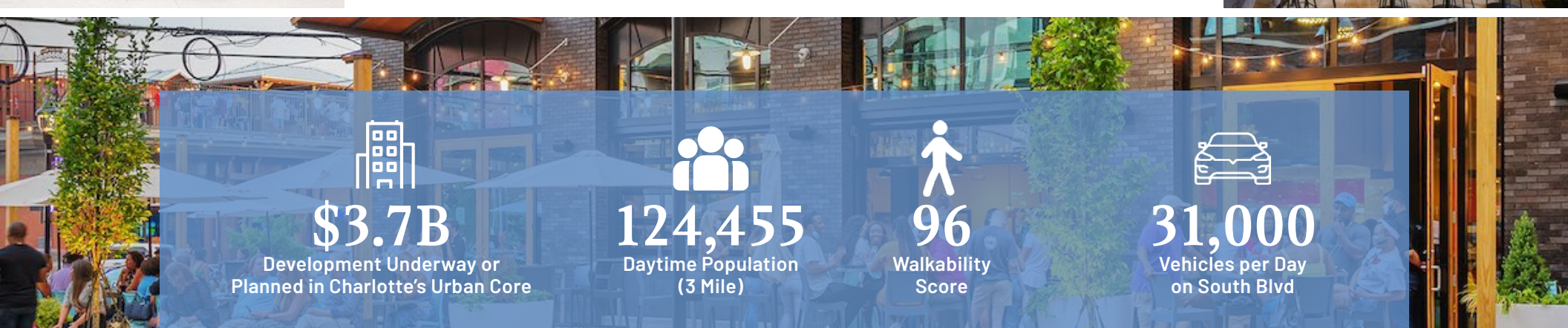
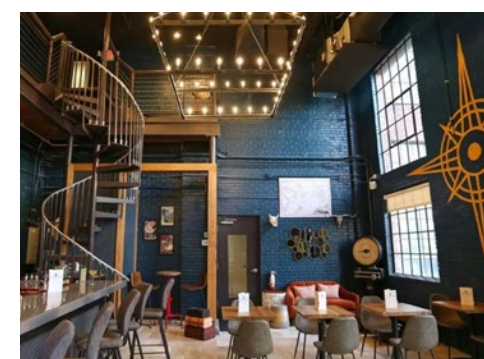




South End

The Pulse of the Queen City

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



\$3.7B

Development Underway or
Planned in Charlotte's Urban Core



124,455

Daytime Population
(3 Mile)



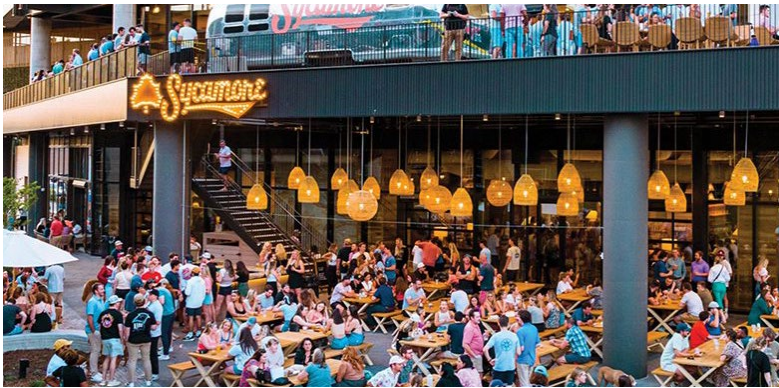
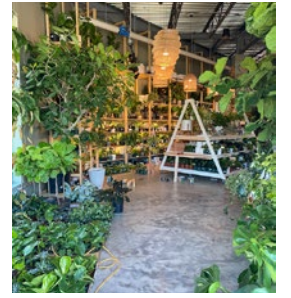
96

Walkability
Score



31,000

Vehicles per Day
on South Blvd





Uptown

South End

Site

Contact for Details

Scott Jackson

(928) 756-9888

scott@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.