



**Office Leases up to 7,000sf next to Lowes Motor Speedway**  
**Below market rates \$10 to \$12/sf/yr**  
**Convenient to Hwy 29, I-85, I-485 & Hwy 49**



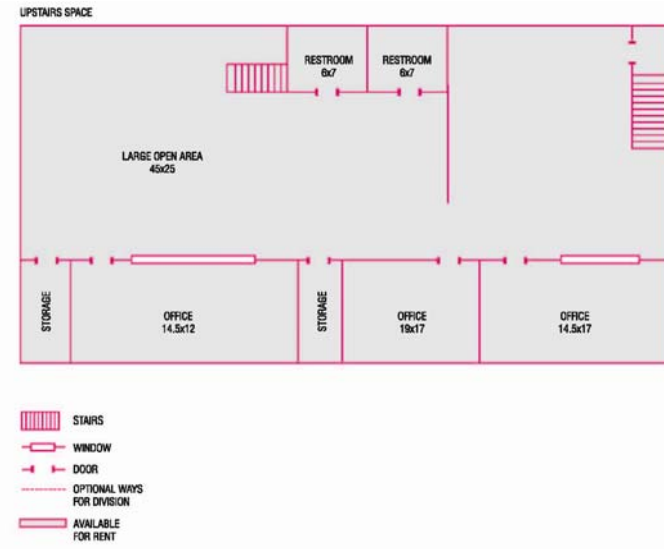
37 Union Street South  
Concord, NC 28025  
704.796.7460 • 704.721.3555 fax  
ed@locusrealestateadvisors.com  
Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.

# Overview

- 12,000sf facility with 7,000sf available, formerly Cotter Communications, current tenants Whirlwind Design and Zocam Plumbing.
- Can be subdivided into any size from 7,000sf to 200sf, many rooms are large open spaces, others are individual offices. Key man spaces also available.
- Internet connection and phone wiring provided for each office space.
- Ample parking in peaceful setting, property has security system.



37 Union Street South  
Concord, NC 28025  
704.796.7460 • 704.721.3555 fax  
ed@locusrealestateadvisors.com  
Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.

**6525 Hudspeth Road**



**Professional key man offices start at \$250/month  
Entire office suites or entire 7,000sf for just \$10/sf/yr**



37 Union Street South  
Concord, NC 28025

704.796.7460 • 704.721.3555 fax

ed@locusrealestateadvisors.com

Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.



**Choose your paint colors, fresh paint provided for each space. Lots of space configurations available, call today to get the choice spaces and largest offices. Each area has its own hvac unit and thermostat.**



37 Union Street South  
 Concord, NC 28025  
 704.796.7460 • 704.721.3555 fax  
 ed@locusrealestateadvisors.com  
 Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.



37 Union Street South  
Concord, NC 28025  
704.796.7460 • 704.721.3555 fax  
ed@locusrealestateadvisors.com  
Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.