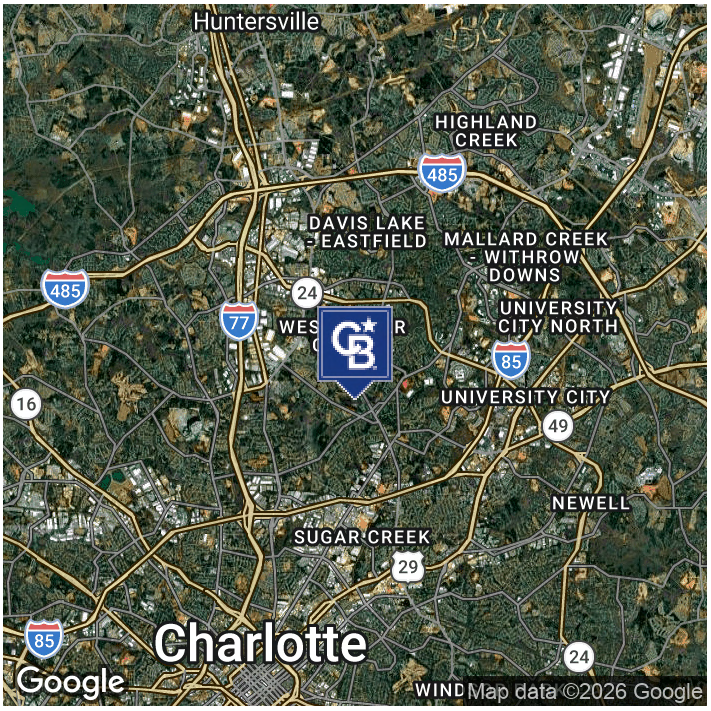
For Lease

Zion Renaissance Campus

3165 Zion Renaissance Lane, Charlotte, NC 28269





OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	±21,000 SF
Available SF:	±21,000 SF
Lot Size:	±10.75 Acres
Year Built:	1998
Zoning:	INST (CD)
Parking:	±175 (surface)
Market:	Charlotte
Submarket:	Northeast/I-77

PROPERTY OVERVIEW

3165 Zion Renaissance Lane, Charlotte, NC offers a ±21,000 SF leasing opportunity in a ±10.75-acre private, campus-style setting in north Charlotte. Combining extensive office space with flexible meeting, dining, and outdoor gathering areas, the property provides a versatile foundation for organizations seeking multiple functions in one location.

The floor plan features 16 enclosed offices, an additional shared office/inventory area, four adjoining conference spaces with operable partitions, and a separate meeting room. A central lobby and reception area support daily operations, while the kitchen, serving line, spacious dining hall, board dining room, and staff break room accommodate meals, training sessions, and special gatherings. Two outdoor gazebos enhance the grounds, providing attractive settings for wedding ceremonies, receptions, and community events.

PROPERTY FEATURES

- Commercial Kitchen
- Conference Hall
- Event Hall (seats ±400)
- Lobby & 16 Offices
- Campus Setting
- Private, wooded, no through traffic

IDEAL FOR

- Charter or private school
- PACE center or adult day health program
- Corporate or nonprofit headquarters
- College, seminary or training campus
- Conference and retreat center
- Ministry or faith-based organization campus

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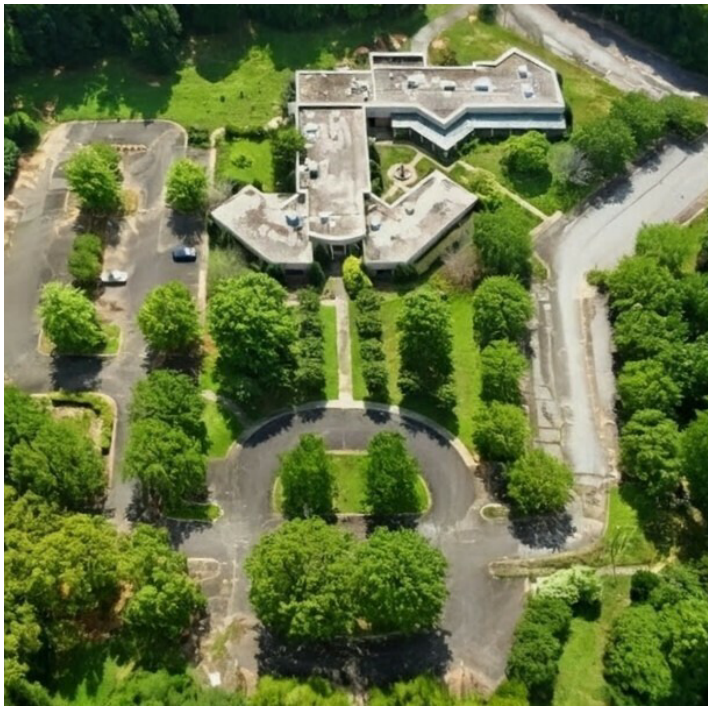
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PROPERTY DESCRIPTION

The building was designed as two wings that read as one. The front wing is the professional side, with a central lobby and reception, 16 private offices, and a conference wing whose operable walls divide it into four meeting rooms for seminars and training. A board dining room with a wet bar and a separate meeting room complete the wing.

The rear wing is built for gatherings. A large reception hall with a stage opens onto a commercial kitchen and serving line, and the architect's banquet layout seats about 400. Two gazebos and ±10.75 wooded acres round out a campus suited to schools, training programs, and organizations that host events alongside daily operations.

LOCATION DESCRIPTION

Tucked away off West Sugar Creek Road, the Zion Renaissance Campus offers a private, wooded, campus-style setting with quick access to W.T. Harris Boulevard, I-85, and I-77. University City, University Research Park, and the dining and entertainment of NoDa are all close by, making this a practical location for organizations serving employees, clients, and visitors throughout Charlotte.

North Charlotte continues to attract business investment, including R.E. Mason's 64,000-square-foot headquarters relocation to Three Resource Square in University Research Park. The property is approximately 8 miles from Uptown Charlotte and 14 miles from Charlotte Douglas International Airport.

LEASE OPPORTUNITY

The building is offered as is, and ownership will consider meaningful rent concessions in exchange for tenant-funded improvements.

This structure is well suited to an experienced operator, such as a school or multi-site program, seeking a long-term home on a private campus. Full floor plans are available upon request.

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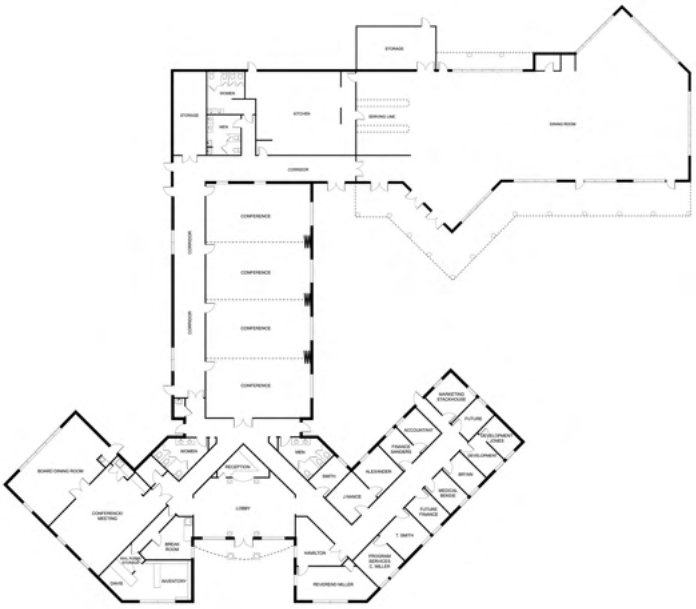
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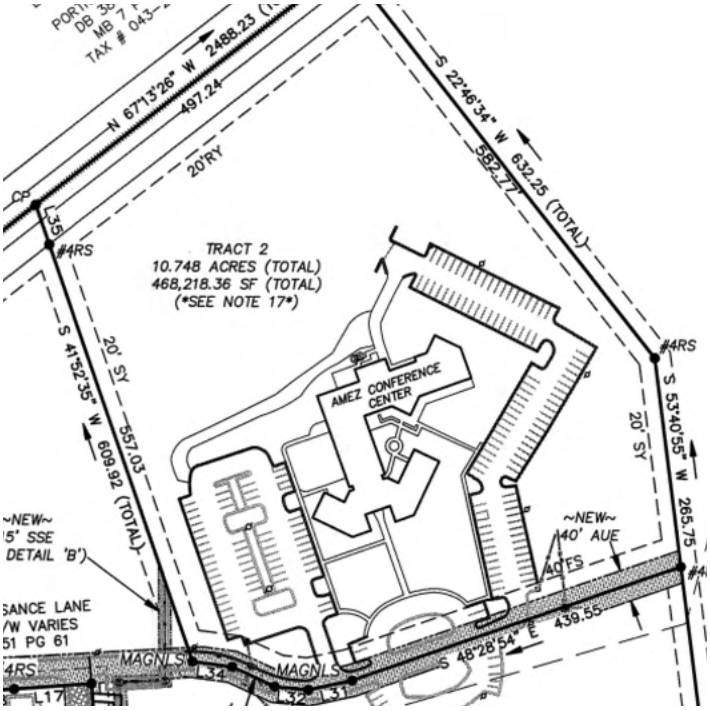
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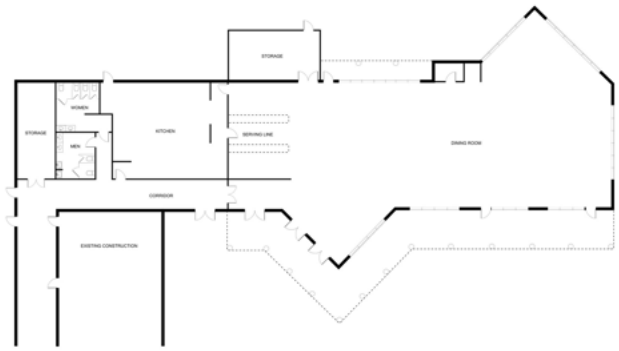
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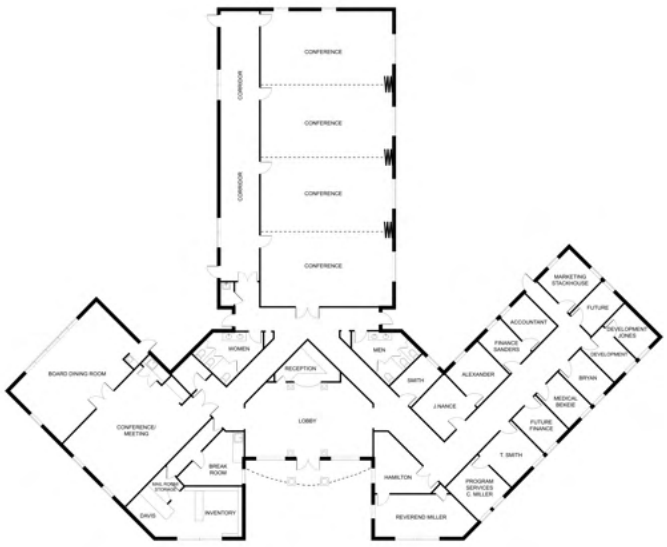
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Rear Wing



Front Wing

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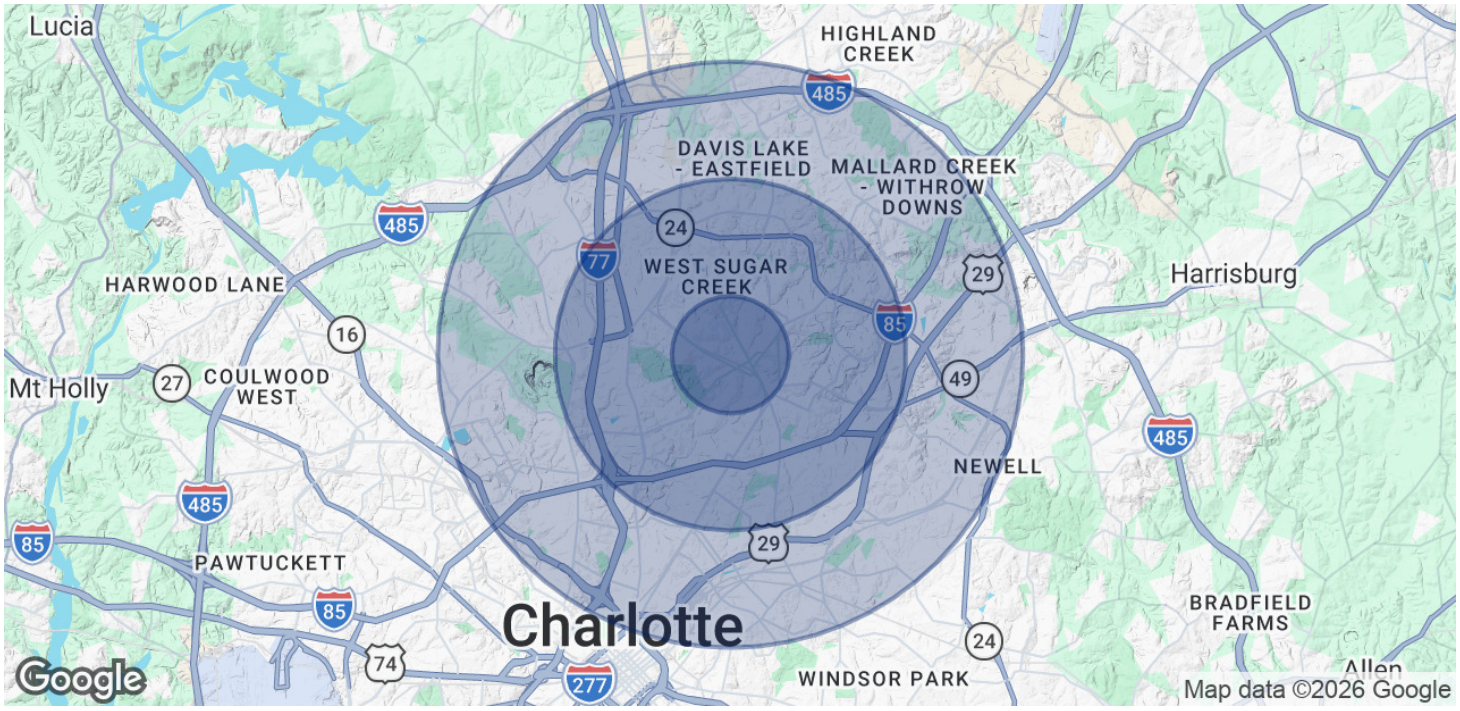
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POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	11,467	77,860	223,593
2030 Projected Population	12,471	84,801	244,149
Annual Growth, 2020 to 2025	2.1%	2.3%	2.6%
Median Age	36.4	35.2	34.8
Bachelor's Degree or Higher	26%	31%	35%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2025 Households	4,211	29,840	88,771
Average Household Income	$78,155	$84,468	$86,402
Median Household Income	$61,899	$65,689	$64,515
Annual Education & Daycare Spending	$6.0M	$43.9M	$135.4M

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Daytime Employees	891	30,585	91,791
Businesses	169	3,016	9,650
Education & Health Services Employees	138	4,172	14,900

Source: CoStar. 2025 estimates and 2030 projections.

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