



Available Office Space for Lease

101 Matthews

101 E. Matthews Street | Matthews, NC

ABOUT

+/- 18,343 RSF office building located at the signalized intersection of East Matthews Street and North Trade Street in downtown Matthews. The single story building offers newly updated common areas with fresh paint and carpet and has a current tenant mix that includes medical, technology and real estate. It is within a mile of Novant Medical Center and adjacent to Matthews Station, Matthews Depot, Town Hall and Mecklenburg County Library.

PROPERTY DETAILS

- +/- 18,343 RSF
- +/- 822 and 1,601 SF Available
- Suite 800 Available May 2019
- 2.01 Acres
- Zoning: HUC (Historic Urban Care)
- Lease Rate: \$24/SF Modified Gross

PROPERTY FEATURES

- 5' x 16' locked storage space available to each tenant at no charge
- Ample Parking: 5 spaces/1,000 SF



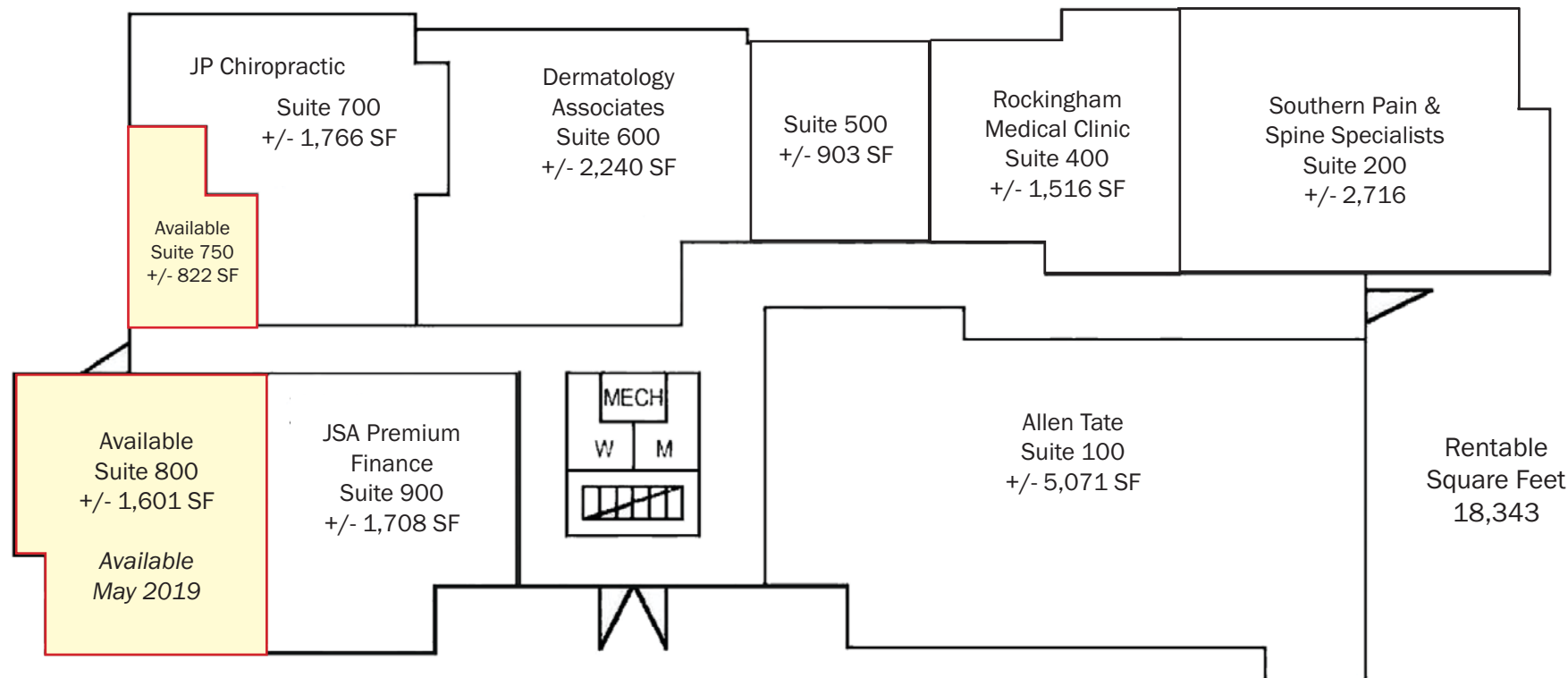
DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,273	57,302	156,492
Average HH Income	\$71,785	\$96,413	\$95,096
Daytime Population	8,201	27,298	55,427
Traffic Counts: Matthews Township Parkway (Hwy 51) 30,000 VPD			
North Trade Street - 14,500 VPD			

PROPERTY PHOTOS



East Matthews Street



JOSH BEAVER | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798
 Josh@thenicholscompany.com | www.thenicholscompany.com | 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.