



# 4345 Morris Park Drive

Mint Hill, North Carolina 28227



## Available for Lease

+/- 12,000 - 14,000 SF Office/Flex Space



## Property Overview

# 4345 Morris Park Drive Available for Lease

Office Flex Space available for lease (+/- 12,000 - 14,000 SF. The first floor offers 12,000 SF of fully renovated, modern office space and a Flex space of 6,000 SF. The second floor is 12,000 SF of Traditional and Executive Office space plus the option of adding some Flex space 2,000 SF for storage. Ideal space for a wide variety of uses: ie. e-commerce, light manufacturing, R&D, creative professionals and artists, design companies, construction, brewers off-site facility office and warehouse, furniture maker and wholesaler, technology, design and marketing firms, smaller training center, etc. The space is conveniently located just off Matthews-Mint Hill Rd, less than 5 miles to I-485 and Hwy 74.

## Property Details

**Address** 4345 Morris Park Drive | Mint Hill, NC 28227

1st Floor | +/- 12,000 -14,000 SF Available for Lease:  
Office +/- 6,000 SF with Flex +/- 6,000 SF

### Availability

2nd Floor | +/- 12,000 - 14,000 SF Available for Lease:  
Office +/- 12,000 SF and optional Flex +/- 2,000 SF

**Acreage** +/- 2.25 AC

**Total Building** +/- 32,487 SF

**Parcel ID** 135-301-40

**Year Built** 1988

**Zoning** ML-1

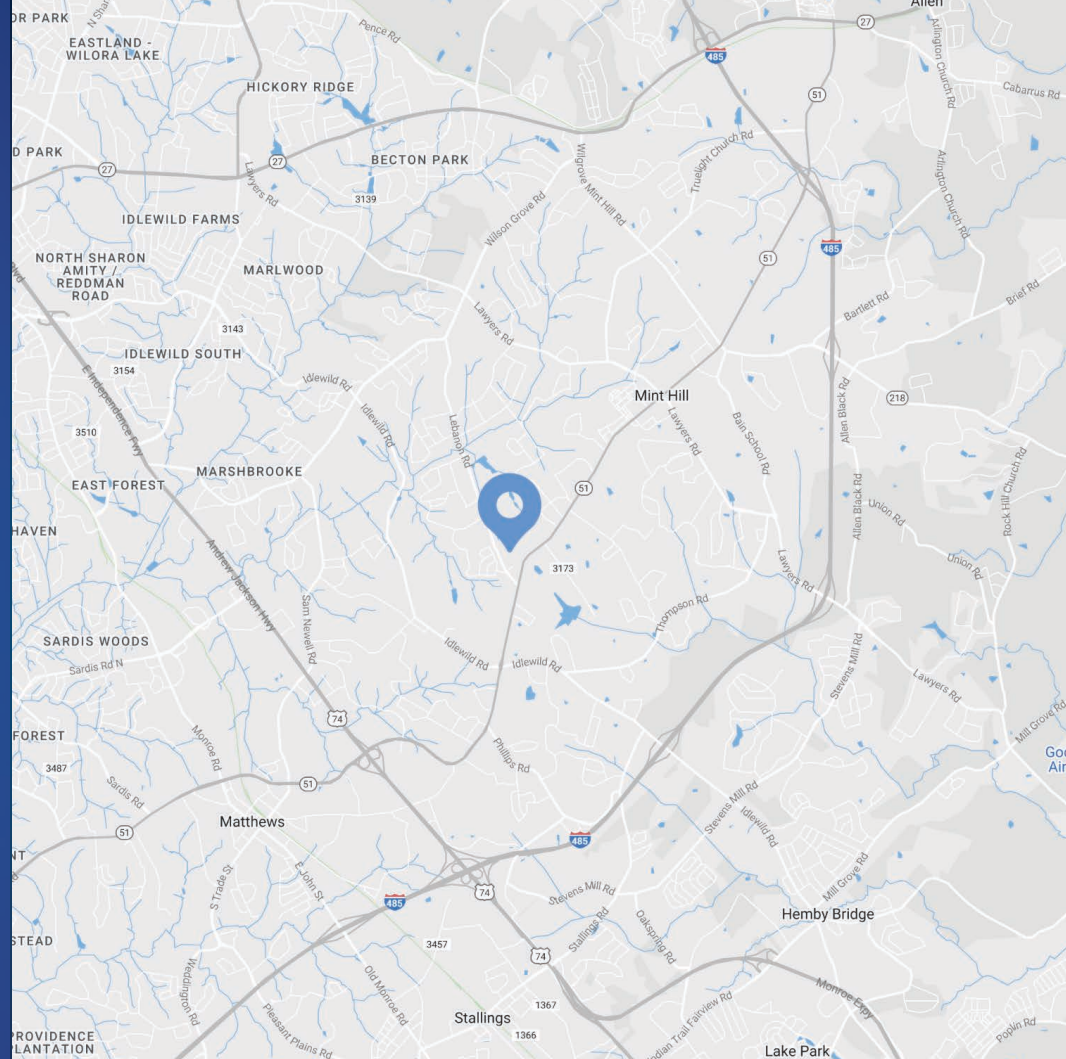
**Building Class** B

**Parking** 1.63/1,000 SF

**Doors** 2 Drive-In Door Grade Level, 1 Roll Up Door Grade Level

**Traffic Counts** Matthews-Mint Hill Road | 14,000 VPD

**Lease Rate** Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	3,905	47,351	155,066
<b>Avg. Household Income</b>	\$127,183	\$106,033	\$99,487
<b>Median Household Income</b>	\$98,429	\$81,765	\$72,001
<b>Households</b>	1,556	18,447	59,037
<b>Daytime Employees</b>	1,320	20,631	55,656

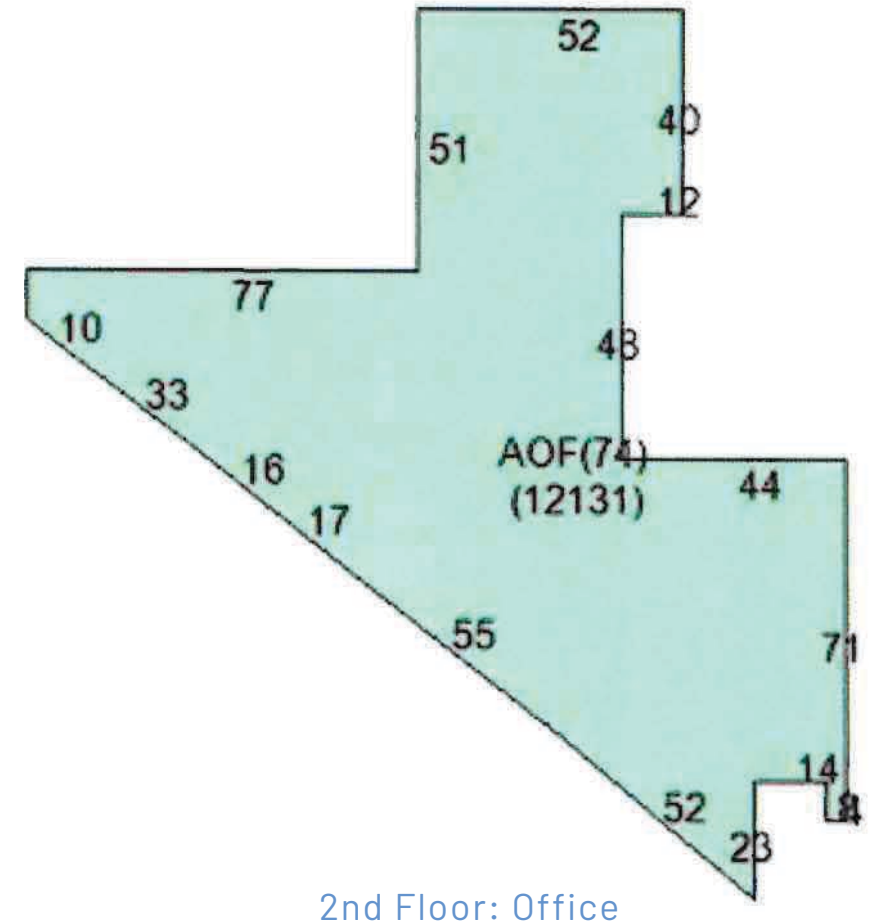
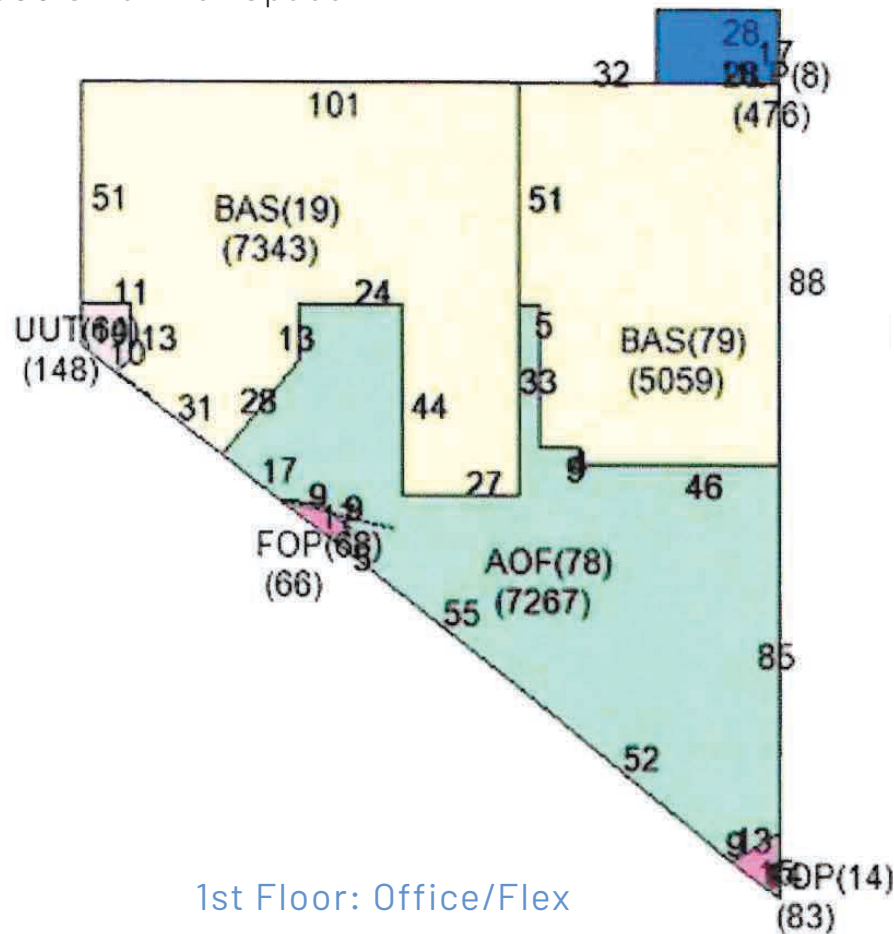
## Available

+/- 14,000 SF Office/Flex

### Virtual Tour | 2nd Floor

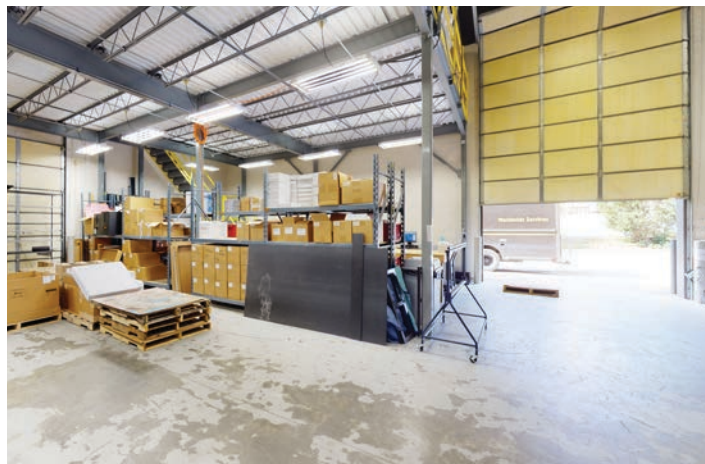
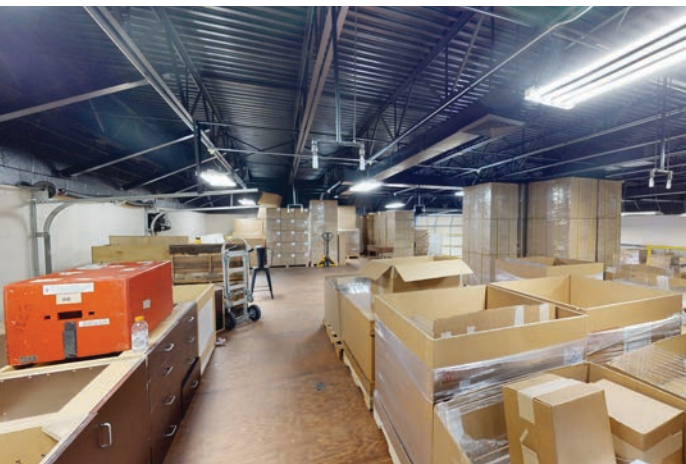
Second Floor +/- 12,000 SF Traditional Office

Optional +/- 2,000 SF of Flex Space



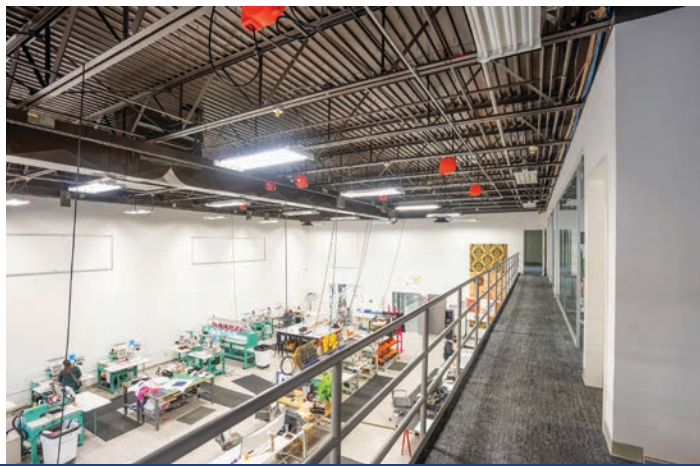
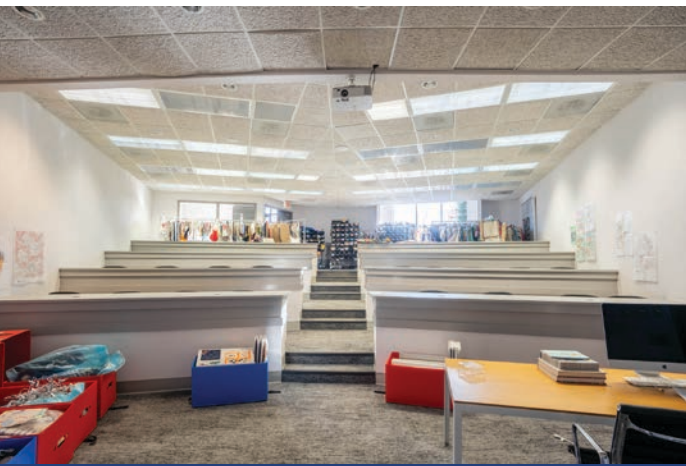
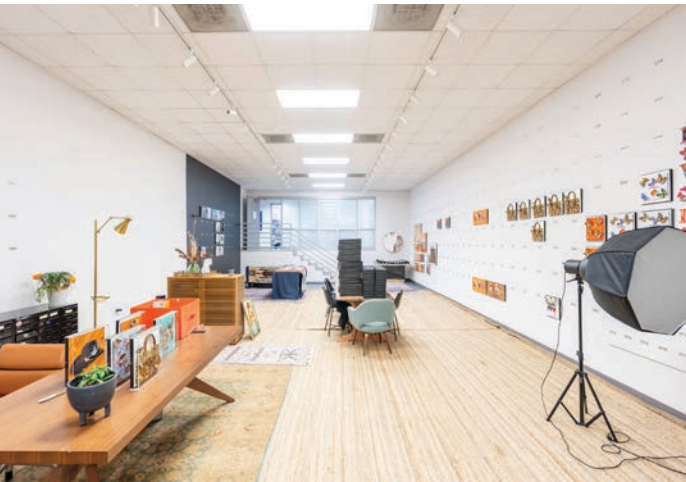


Interior Photos | 2nd Floor Office with Optional Flex





Interior Photos | 1st Floor Office and Flex







Contact for Details

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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.