

Full 2nd Floor Office Space Available for Lease

Rare Urban Feel in a Suburban Setting

435 N. Trade Street, Matthews, NC 28105



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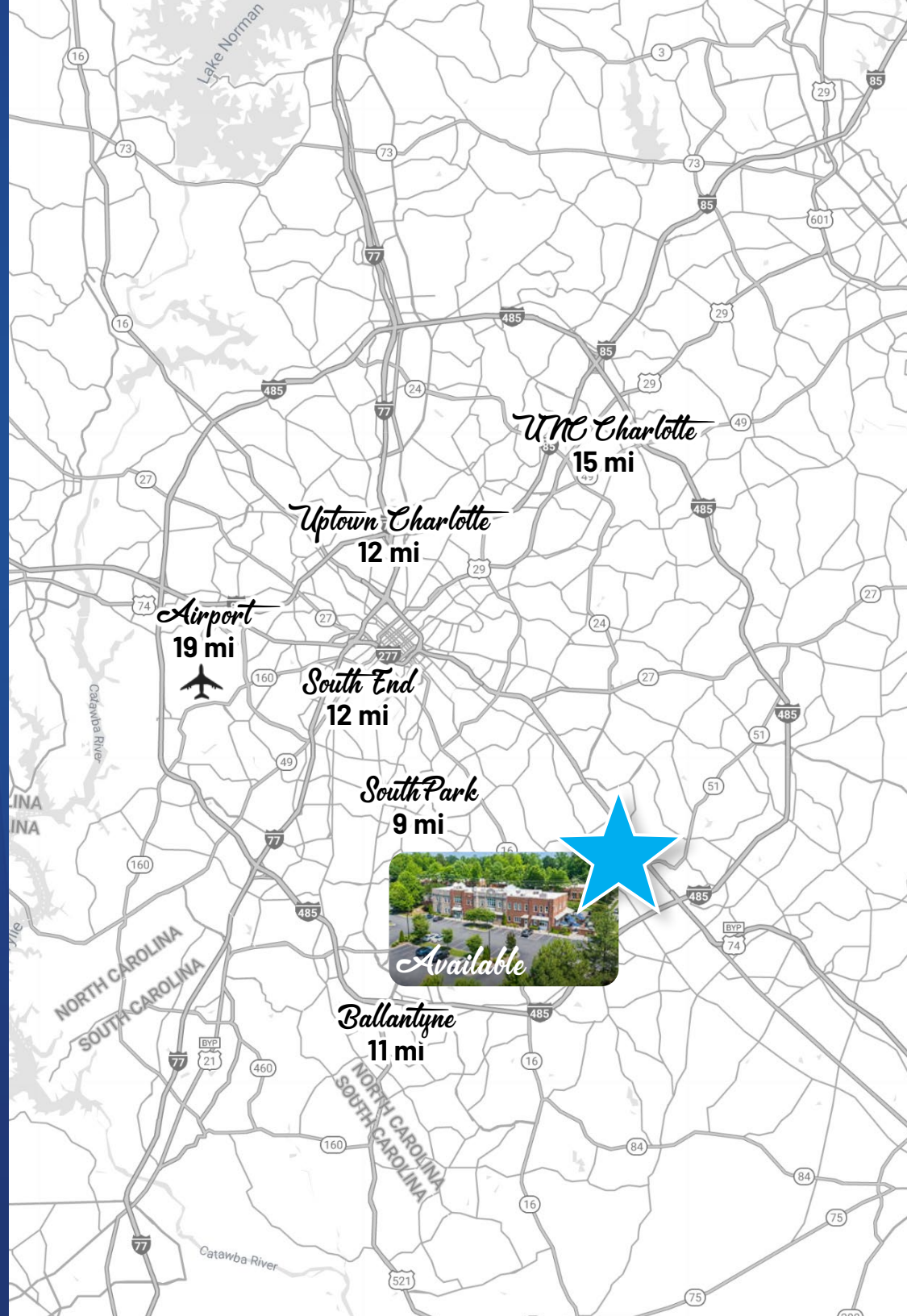
Available for Lease

+/- 9,000 SF Full 2nd floor office available. The space is turnkey, furnished, and includes multiple private offices. The property offers dual power sources.

Located in an affluent suburb of Charlotte, the property has an urban feel surrounded by amenities and walking distance to historic downtown Matthews.

- Easy access to highway 74 and 51 and to the 485 outer loop
- 20 minutes to Uptown Charlotte
- 30 Minutes to Charlotte Douglas International Airport
- 15 Minutes to Ballantyne
- 20 Minutes to UNC Charlotte campus

Total GLA	+/- 18,316 SF
Availability	Second Floor: +/- 9,000 SF Office for Lease
Parking	3.50/1,000 SF
Use	Office/Medical
Traffic Counts	N Trade Street / 14,500 VPD, Highway 74 / 51,000 VPD, Highway 51 / 30,000 VPD
Zoning	B-1(CD)
Road Frontage	370 FT on N Trade, 277 FT on Overbrook Drive
Lease Rate	Call for Leasing Details



Available

+/- 9,000 SF Full 2nd Floor Available

Virtual Tour



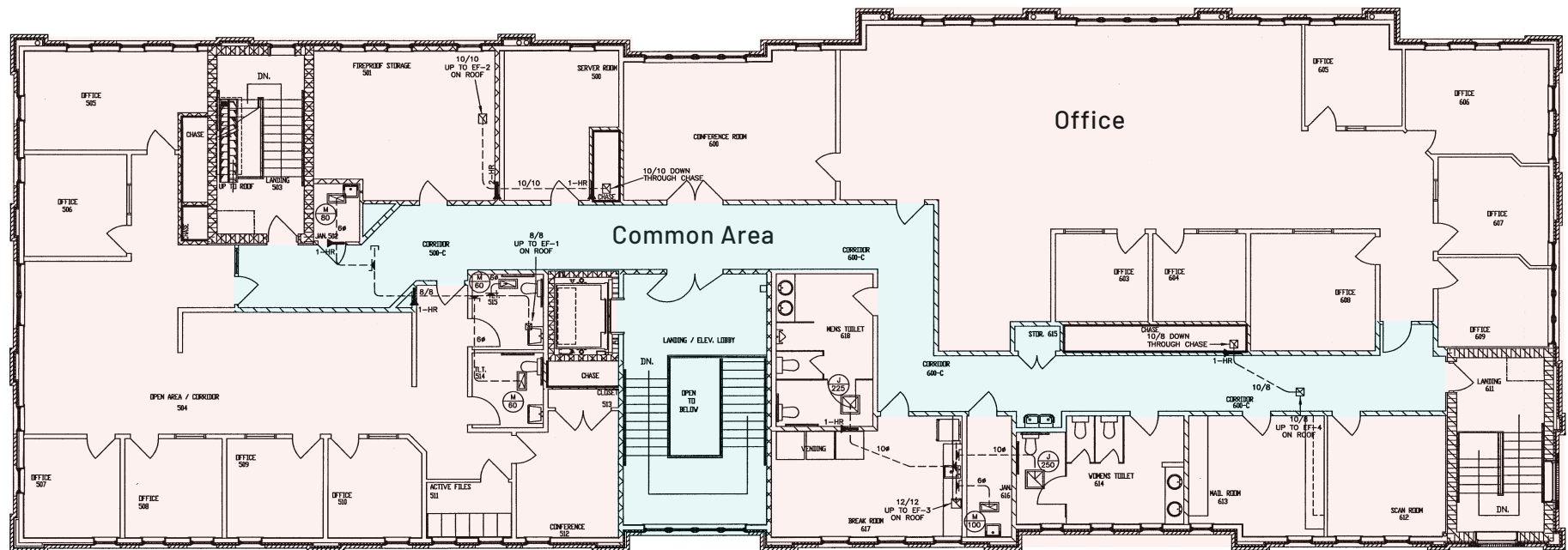
 Second Floor

Features

Office

- 21 private offices
- 17 cubicles
- 4 restrooms
- Kitchenette
- Office/fireproof storage
- Utility/storage room

Parking Lot



Exterior
(+/- 161' x 56')

N. Trade Street

Interior Photos





Uptown
Charlotte

74
51,500 VPD

51
30,000 VPD



Apartments

Single Family
Townhomes

Matthews
Lofts



Downtown
Matthews

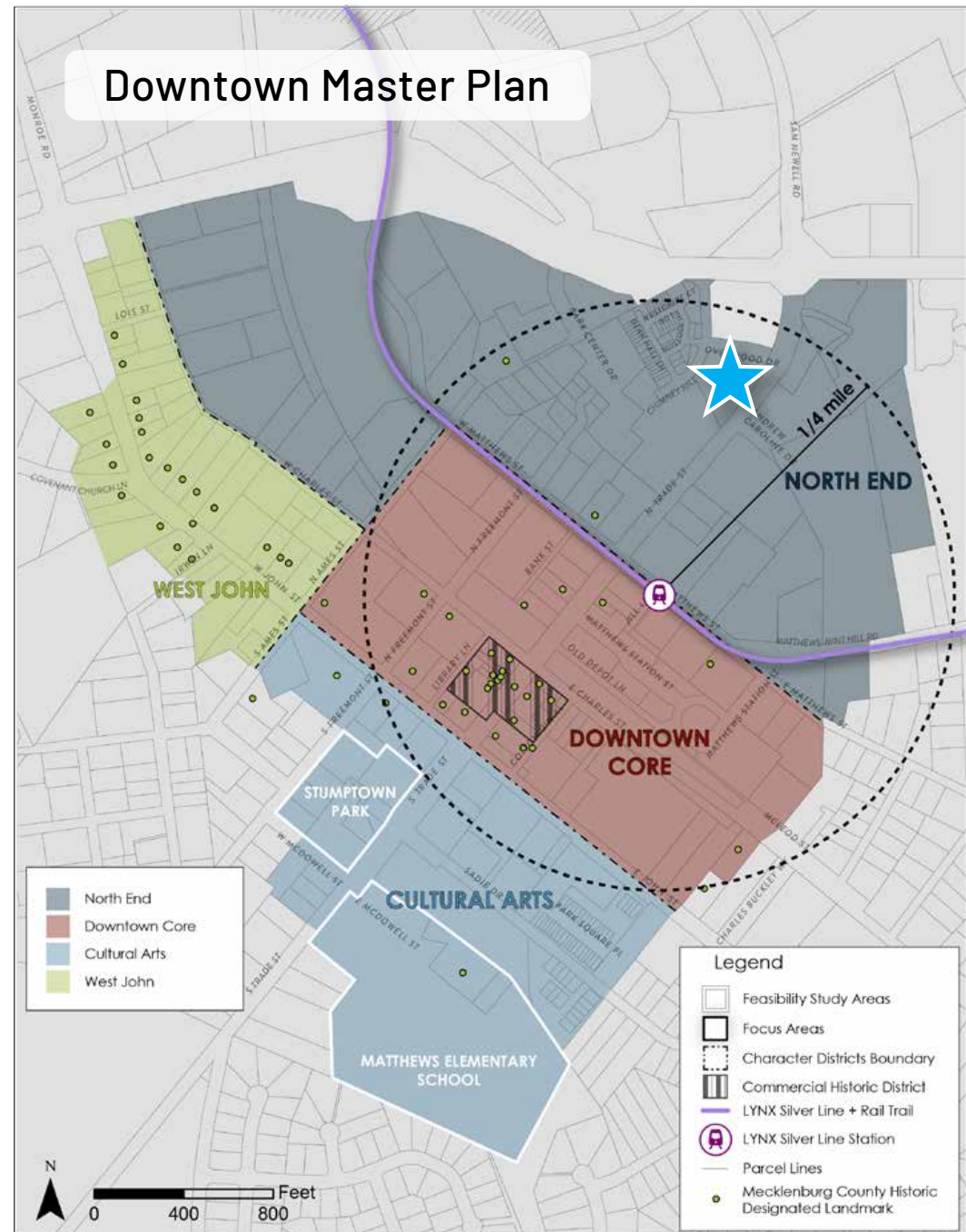
N Trade St

14,500 VPD

Matthews North Carolina

Matthews dates back to the early 1800s. Stumptown was incorporated in 1872. To manage growth, a Downtown master plan was adopted in May of 2024.

Matthews, a suburb of Charlotte with a population of 30,000, is one of the best places to live in North Carolina. Matthews offers residents a dense suburban feel. Matthews has plenty of restaurants, coffee shops, and parks with cultural events occurring all year round. Many young professionals and families choose the area because of the highly rated schools and easy commute to Uptown Charlotte.





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