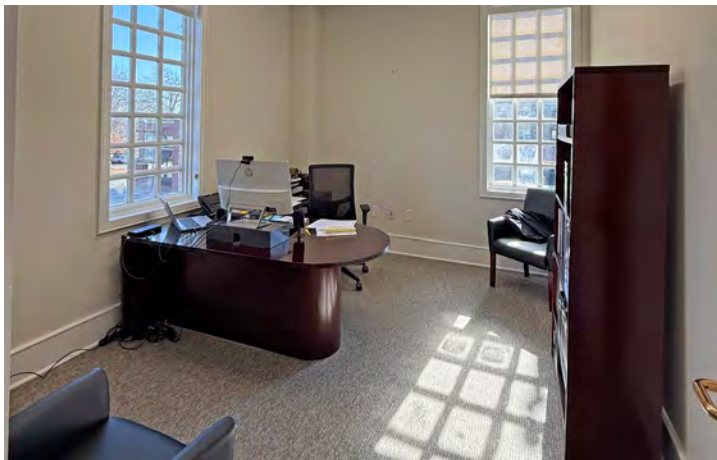




Position your business in downtown Belmont's most iconic building. This second floor office suite in the historic Stowe Building presents a rare opportunity to lease space along a revitalized Main Street corridor with growing demand, strong visibility, and unmatched walkability to surrounding shops and restaurants. The Stowe Building was recently fully renovated and includes free parking and beautifully furnished common areas.

AUSTIN HOLLAND
c 704 340 5268
aholland@mecacommercial.com





PROPERTY INFORMATION

RENTABLE SF' - 4,448 SF

SHARE OF BUILDING - 29.96%

KEY SUITE FEATURES

- Two executive offices, four private offices
- Board room, break room, bullpen & large flex workroom
- Two private restrooms
- Great natural light
- Access controls for doors
- Private elevator
- Upfit completed in 2021

BUILDING FEATURES

- Historic Building
- Completely renovated in 2020/2021
- Ideal, center of town location
- Abundant dedicated parking
- Beautifully furnished common areas

LEASE RATE

\$28.50 per SF NNN Annually

Space Available June 1, 2026.

AUSTIN HOLLAND

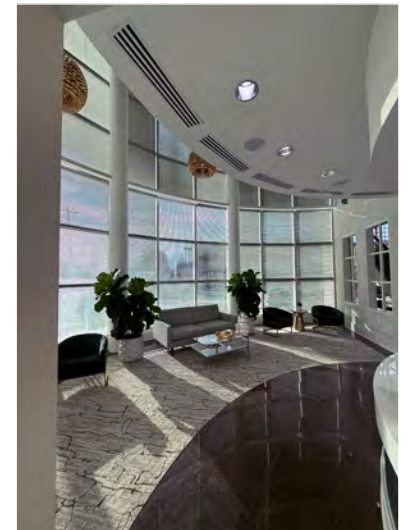
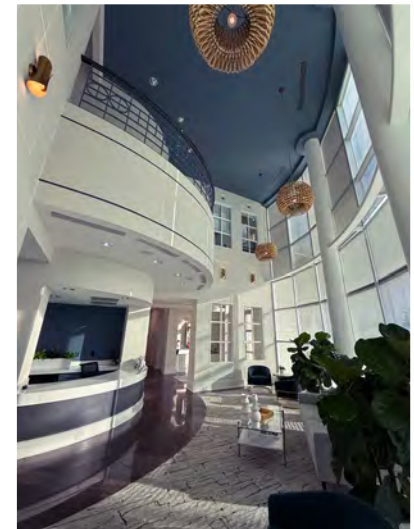
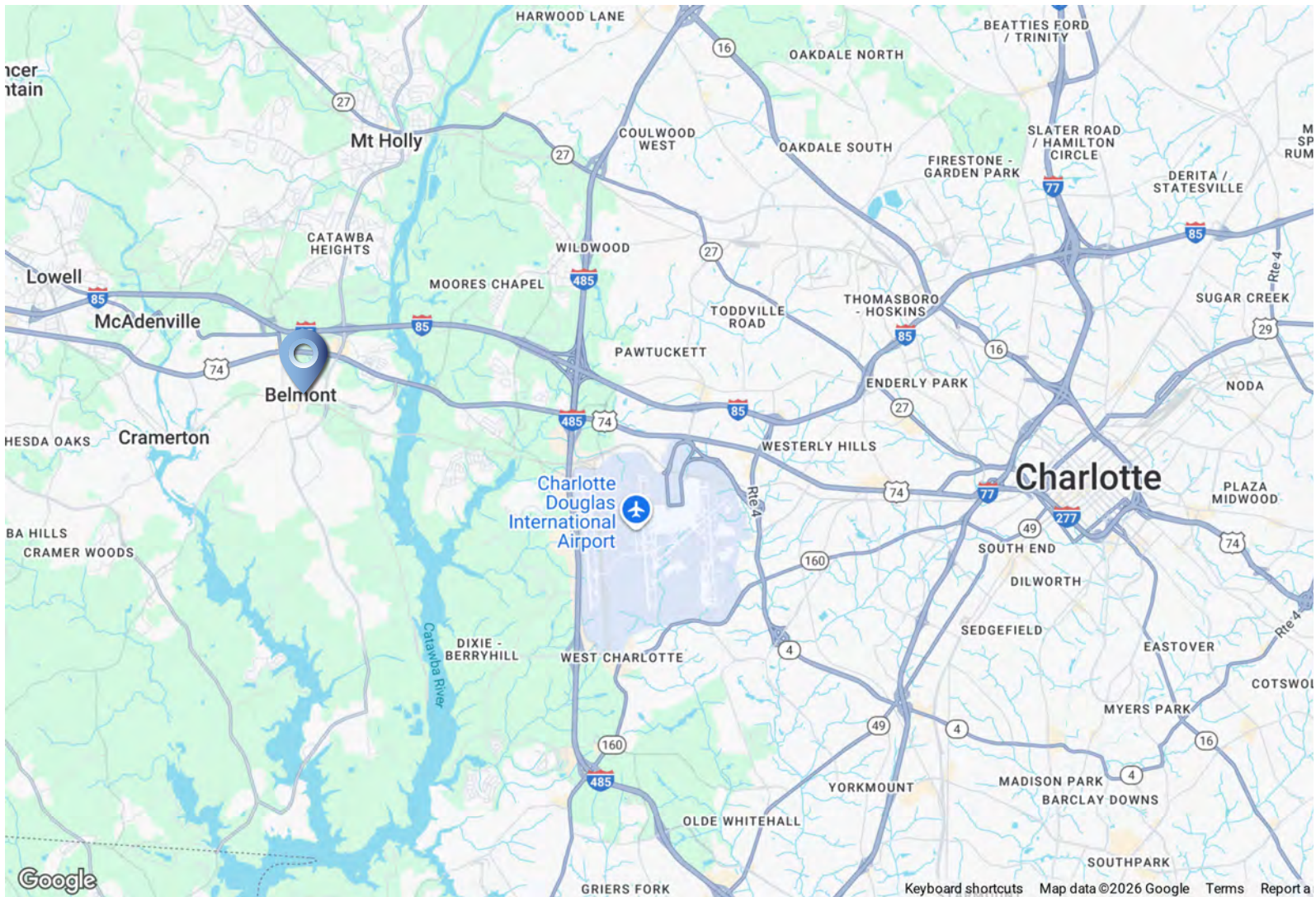
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Commercial Real Estate
102 Main Street, Suite 110
McAdenville, NC 28101
704 971 2000



MECA
COMMERCIAL REAL ESTATE





\$335M

AWARDED TO WIDEN
I-85 AT BELMONT
INTERCHANGES

240+

APARTMENTS & RETAIL
WILL RESULT IN THE
CHRONICAL MILLS
TRANSFORMATION

2024

BELMONT CONTINUES
TO WIN NC MAIN
STREET AWARDS

49%

POPULATION GROWTH
SINCE 2010 CENSUS

44.7%

PREDICTED JOB
GROWTH OVER THE
NEXT 10 YEARS

BELMONT, NC

Belmont, North Carolina is special because it blends small-town charm with big-city convenience. Located just minutes from Uptown Charlotte and Charlotte Douglas International Airport, it offers easy access to the region while maintaining its own unique identity. The historic downtown, with its walkable streets, preserved architecture, and thriving local businesses, gives Belmont a welcoming, community-focused atmosphere. Surrounded by the Catawba River, Lake Wylie, and nearby Crowders Mountain, it's also a hub for outdoor recreation, from kayaking and hiking to exploring the Daniel Stowe Botanical Garden. Belmont continues to grow, with new retail, residential, and cultural developments, yet it has held onto the character that makes it feel like a true Southern small town. This balance of history, natural beauty, and modern opportunity makes Belmont an increasingly popular place to live, work, and visit.



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.