

19810 W Catawba Avenue #F2, Cornelius, North Carolina 28031-4057

19810 W Catawba Avenue #F2, Cornelius, North Carolina 28031-4057

Lease \$: **\$3,000**

MLS#: **4293878**

Category: **Commercial Lease**

County: **Mecklenburg**

Status: **ACT**

Parcel ID: **005-121-65**

Acres: **1.03**

Legal Desc: **UNIT F BLD1 U/F 506**

Tax Val: **\$466,900**

Zoning: **VC**

Deed Ref: **38103-766**

OSN: **Canopy MLS**

Complex Name:

Comm Loc: **Freestanding**



General Information

Type: **Office**
Second Type: **Business**
Sale/Lse Inc: **Fixtures**
Documents: **Floor Plan**
In City: **Yes**
Restrictions: **Use**
Rstrict Cmnts: **See CC&Rs**

Bldg Information

New Const: **No**
Builder:
Year Built: **1999**
Const Status:
Const Type: **Site Built**
of Bldgs: **1**
of Rentals: **11**
of Units:
Baths Total: **1**
of Stories: **2**

Square Footage

Total: **1,297**
Min SF Avail: **1,297**
Max SF Avail: **2,350**
Min Lse\$/SF: **\$3,000.00**
Max Lse\$/SF: **\$6,000.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

of Docks:
Ceiling Hgt:
Flood Plain:
Road Front:
Ownership:
Rd Respons: **Publicly Maintained Road**
Addl Parcels:
Lease Terms: **1 Year**

DriveIn Drs:
Available Date: **09/01/2025**

Rail Service:
Sec Dep:

Bays:
Entry Lvl:

Parking Information

Main Lvl Garage:
Covered Sp:
Driveway:
Parking Features: **On Street, Parking Lot**

Garage:
Open Prk Sp: **No**

Gar Sp:
Assg Sp:
Prkng Desc:

Carport: **No** # Carport Spc:

Features

Lot Description: **End Unit, Level, Paved**
Fixtures Exclsn: **Yes/Copier**
Foundation: **Slab**
Accessibility: **2 or More Access Exits, Door Width 32 Inches or More, Elevator, Handicap Parking**
Exterior Cover: **Brick Full**
Road Surface: **Paved**
Security Feat: **Smoke Detector**
Suitable Use: **Commercial**
Utilities: **Cable Available**
Tenant Pays: **All except water, Other**
Floors: **Laminate Wood**
Property Feat: **Elevator**

Basement Dtls: **No**
Fireplaces:
Construct Type: **Site Built**
Road Frontage: **City Street**
Patio/Porch:
Inclusions: **Fixtures**
Fire Sprinkler: **Wet**

Utilities

Sewer: **City Sewer**
Heat: **Forced Air**
Restrictions: **Use - See CC&Rs**

Water: **City Water**
Cool: **Central Air**

Association Information

Subject to HOA: **Required**

Subj to CCRs: **Yes**

HOA Subj Dues: **No**

Public Remarks

Bright, professional office suite available in a prime Cornelius location on W. Catawba. This spacious layout features eleven private offices, each equipped with built-in solid wood executive desks, plus a large open lobby ideal for a reception area, seating space, or conference setup. Includes a separate copy/workroom for your own equipment, a private restroom on each side, and water is included. Excellent visibility and accessibility in a central location — ready for your business to move in and thrive.

Agent Remarks

See attached floor plan for details. Water included. Power/internet is tenant-responsibility. \$3000 includes the Catawba-facing half of the floor plan, including the office adjacent to the copy/workroom. \$6000 includes the aforementioned, and the remaining half of the floor plan. Door can be installed at the end of the copy room hallway for privacy. Price includes CAM fees.

Showing Instructions, Considerations, and Directions

Call Listing Agent, Sign

		List Agent/Office Information			
DOM:	97	CDOM:	97	DDP-End Dt:	Expire Dt: 02/28/2026
Mkt Dt:	09/03/2025				
Agent/Own:	No				
For Appt Call:	800-746-9464			List Agreemnt:	Exclusive Right To Lease
List Agent:	Wendy Simpson (50111) 			Agent Phone:	971-235-4909
List Team:	Southern Charm Realty & Retreats Team (R40452)				
List Office:	Southern Charm Realty & Retreats INC (R01528)			Office Phone:	704-340-2022
Co-List Agent:	Todd Hill (78570)			CoAgt Phone:	704-340-2022
Co-List Team:	Southern Charm Realty & Retreats Team (R40452)				
Co-List Office:	Southern Charm Realty & Retreats INC (R01528)			CoOff Phone:	704-340-2022
Seller Name:	W/H				
Web URL:	https://southerncharmrealty.com/prope			Full Service:	Full Service

©2025 Canopy MLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 12/09/2025 2:16:03 PM