

Lease

435 East Morehead Street

435 E Morehead St Charlotte, NC 28202



PROPERTY DESCRIPTION

The Mayes House at 435 East Morehead Street offers a rare opportunity to lease office space inside one of Charlotte's most recognizable historic buildings. Built circa 1902 and individually listed on the National Register of Historic Places, the Shingle Style landmark is the sole remaining turn of the century house from Charlotte's old Second Ward. Ownership is completing a comprehensive renovation of the entire property and will occupy one floor. The incoming tenant may choose which floor they prefer to lease.

Options are the $\pm 2,590$ SF first floor or the $\pm 1,918$ SF second floor. Each floor delivers private offices, a dedicated conference room, and private restrooms. The first floor adds a reception area, formal entry lobby, kitchenette, covered porch, and ADA accessible ramp entry. Dedicated on site parking is included, a rare advantage on a corridor where structured parking is typically charged separately. Potential monument signage on East Morehead provides street identity and branding presence for the tenant.

The renovation preserves every historically designated element. Original hardwood floors are being restored. Twenty six decorative light fixtures, including chandeliers, wall sconces, and pendants, are being removed, protected, and reinstalled. Fireplaces and mantels, original mosaic and tile work, interior millwork, mirrors, and period door hardware all remain in place, and existing windows are being refurbished rather than replaced. Modern systems are brought fully current with new LED lighting, low voltage and A/V infrastructure, new plumbing fixtures, addition of kitchenette, and a complete interior repaint.

OFFERING SUMMARY

Lease Rate:	\$40 SF/yr (Full Service)
Number of Units:	2
Available SF:	1,918 - 2,591 SF
Lot Size:	0.368 Acres
Building Size:	4,447 SF

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PROPERTY HIGHLIGHTS

- Total Building Size: ±4,508.5 SF (First Floor ±2,590.5 SF | Second Floor ±1,918.0 SF)
- Available: One full floor. Tenant chooses the first floor (±2,590.5 SF) or the second floor (±1,918.0 SF); ownership occupies the remaining floor
- Asking Rate: \$40.00/SF, Full Service
- Occupancy: Q4 2026
- Lease Term: 3-5 years
- Parking: Dedicated on site parking included
- Signage: Potential monument signage on East Morehead Street (subject to approval)
- Year Built / Style: c. 1902, Shingle Style, a rare intact local example
- Historic Status: National Register of Historic Places (1993, Ref. No. 93000735); Charlotte-Mecklenburg designated historic landmark
- Condition: Full building renovation and upfit currently underway
- Parcel ID: 125-137-04

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,180	3,980	12,195
Total Population	1,897	6,213	21,433
Average HH Income	\$134,206	\$126,179	\$149,765

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FLOOR OPTION 1: FIRST FLOOR (±2,590.5 SF)

- Reception(12'10" X 12'8") and formal entry lobby (19'9" X 10')
- Conference Room: 20' X 14'7"
- Five (5) private offices, including a 16'4" X 13'10" corner office and a 10'4" X 14'2" office
- New Kitchenette: 11'10" X 6'8"
- Two (2) restrooms
- Covered front porch and ADA accessible ramp entry
- Multiple fireplaces with original mantels

FLOOR OPTION 2: SECOND FLOOR (±1,918 SF)

- Conference Room: 16'4" X 14'
- Four (4) private offices, largest at 18'7" X 15'
- Dedicated storage room: 10' X 7'
- Two (2) restrooms
- Extensive build in closet storage throughout
- Original fireplace and mantel

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RENOVATION AND UPFIT (IN PROGRESS)

- New 2 1/4" red oak hardwood flooring (±3,266 SF) with existing original hardwood refinished (±719 SF)
- Complete interior repaint; all wallpaper removed and licensed lead based paint abatement performed
- LED lighting package throughout: 39 recessed LED retrofits, 36 new recessed LED fixtures, all fluorescent fixtures replaced
- 136 new switches, outlets, and wall plates; all circuits tested for operation, grounding, and polarity
- New A/V and low voltage infrastructure; all existing wire toned, traced, and labeled
- New plumbing fixtures and four (4) new toilets; existing wall mounted sinks and cast iron tub cleaned and resurfaced
- New butler's pantry cabinetry, countertops, and new kitchen sink location

RENOVATION AND UPFIT CONT

- Original windows refurbished; interior trim retained in place and refinished
- Interior deep clean, bathroom steam cleaning, window cleaning, and exterior power washing
- Existing chain link fence removed; new fencing, landscaping, and site re-grading

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Historic Character Preserved

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HISTORIC CHARACTER PRESERVED

- 26 decorative light fixtures (chandeliers, wall sconces, pendant lights, and ceiling mounted fixtures) removed, protected, and reinstalled
- Original fireplaces and mantels retained on both floors
- Original hardwood floors restored and refinished
- Original mosaic and tile work preserved
- Interior millwork and trim retained in place and refinished, not replaced
- Existing mirrors, bath accessories, and original door hardware retained and reinstalled
- Cross gambrel slate roof, raised brick basement, projecting bays, and front porch protected under recorded historic preservation easement

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Photos

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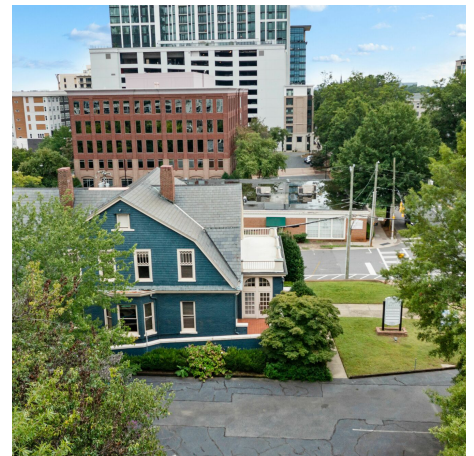
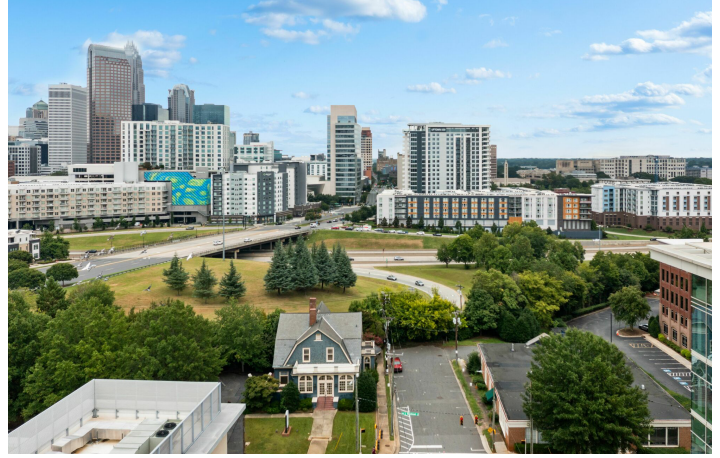
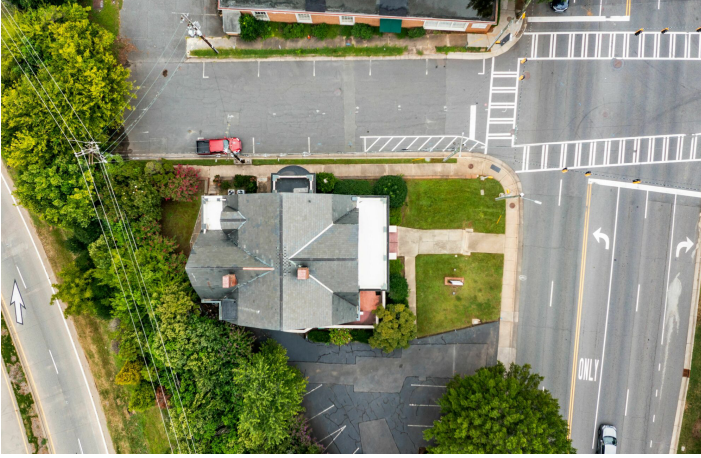


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Photos

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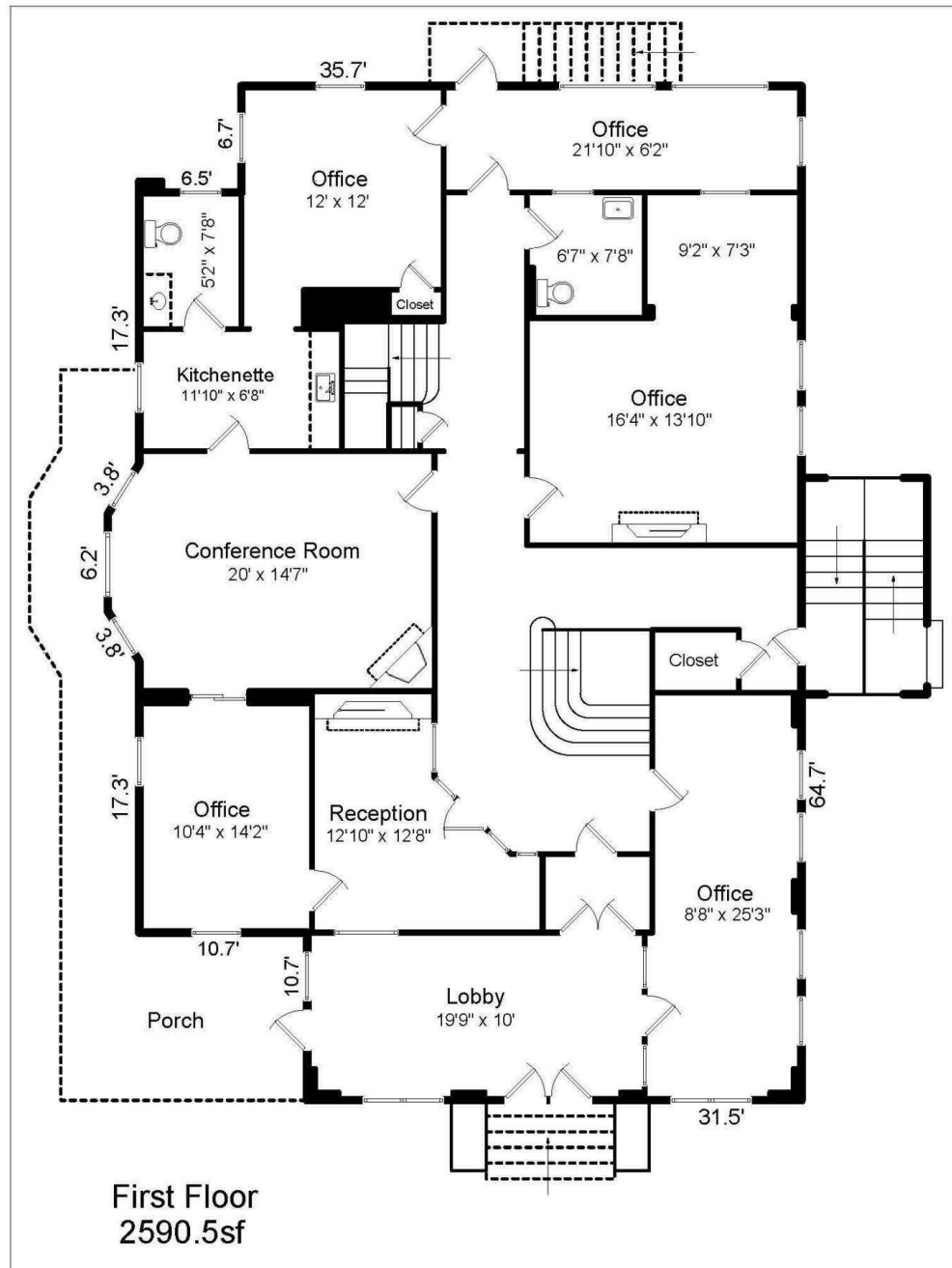


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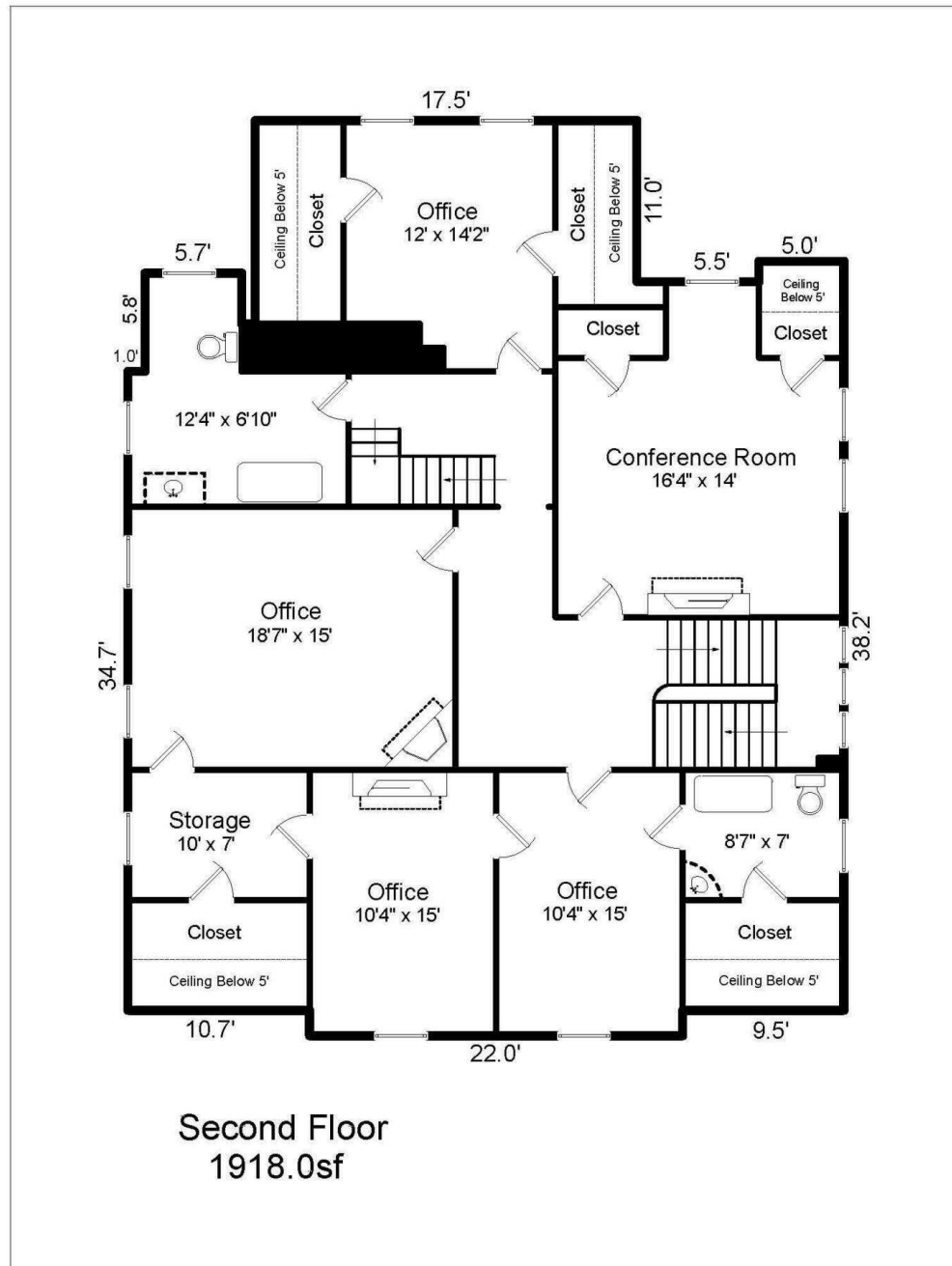


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435 E Morehead Street (4508.5 sf HLA)



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Retailer Map

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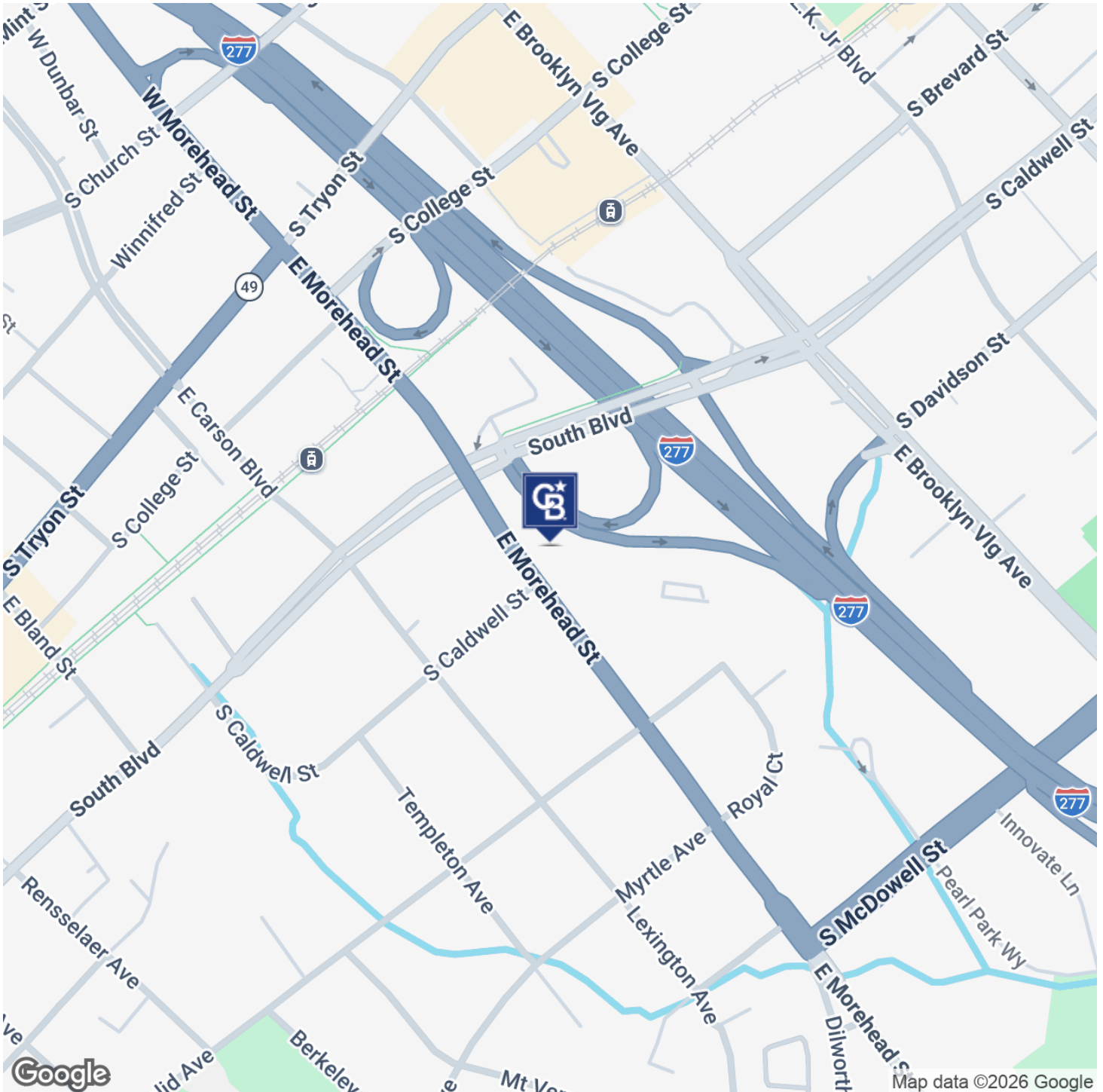


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Location Map

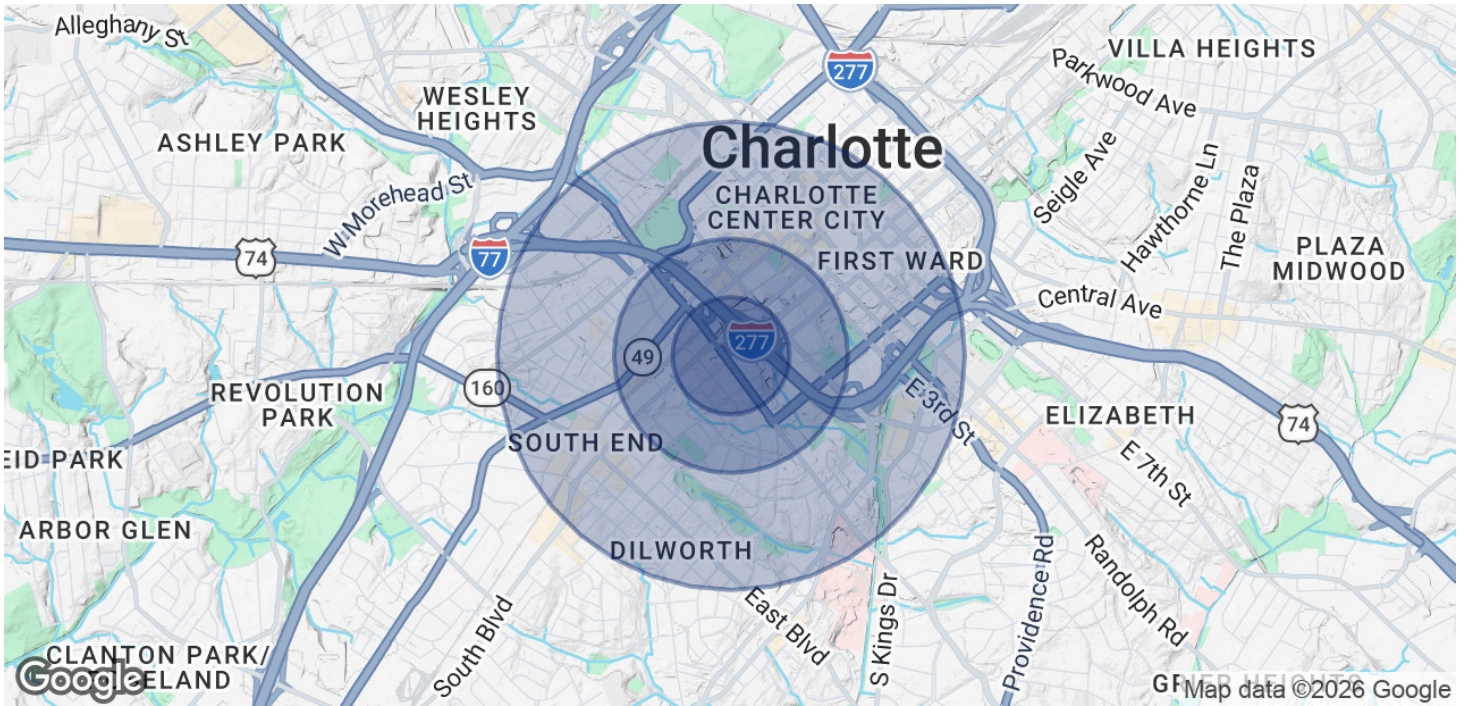
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,897	6,213	21,433
Average Age	27.7	29.3	31.8
Average Age (Male)	27.6	28.9	32
Average Age (Female)	28.7	30.4	32.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	1,180	3,980	12,195
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$134,206	\$126,179	\$149,765
Average House Value	\$607,415	\$749,465	\$667,279

2023 American Community Survey (ACS)

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