

# AVAILABLE FOR LEASE – EXECUTIVE SUITES

## 16930 W. Catawba Avenue Cornelius, NC 28031

- Single offices available
- Common conference room
- Ample parking
- Next to Kenton Place, close to Birkdale Village

**Available: August 1, 2025**

- **Suite 103**, 864 RS

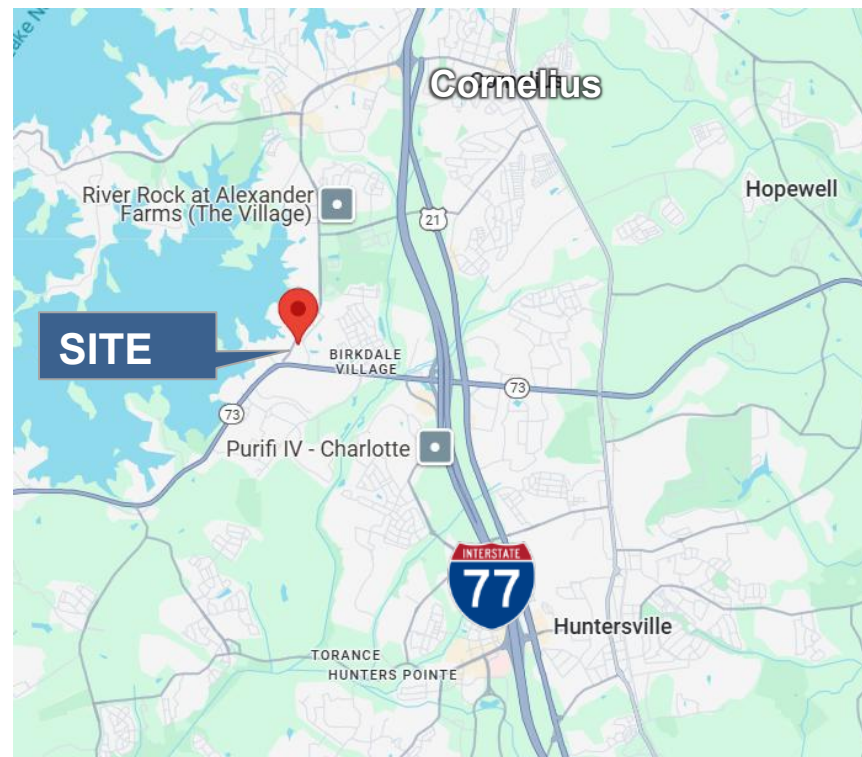
**Price:** \$33.00/SF including utilities

- **Suite 109**, 300 SF

**Price:** \$900/month including utilities

- **Suites 202**, 165 SF

**Price:** \$750/space including utilities



## CONTACT

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

**Michelle Polito**  
cell 704-995-4885  
michelle@knoxgroupinc.com

19725 Oak Street  
Suite 8  
Cornelius, NC 28031  
704.896.1911

 **The Knox Group**  
Commercial Real Estate

16930 W. Catawba Avenue, Cornelius, NC 28031

**Conveniently located:**

**0.9 miles from Birkdale Village**

**1.23 miles from I-77**

**18.7 miles from Charlotte**

**20.3 miles from Charlotte Douglas Airport**



**Demographics**

	1 mile	3 mile	5 mile
Population	5,360	34,848	74,731
Average Household Income	\$80,160	\$98,529	\$93,607

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# FIRST FLOOR



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## SECOND FLOOR



### CONTACT

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***New owner,  
newly renovated.***



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