

LEASE

1234 MANN DR., SUITE 200
1234 Mann Dr Ste 200 Matthews, NC 28105



PROPERTY DESCRIPTION

1234 Mann Dr Suite 200 is located within the Matthews Professional Center in Matthews, just outside Charlotte. The property is situated in a thriving commercial area near downtown Matthews, providing easy access to restaurants, coffee shops, retail centers, and major roadways connecting to the greater Charlotte area.

The Matthews Professional Center consists primarily of single-story office buildings, offering excellent accessibility without the need for elevators or long stairways. This, along with ample on-site parking, enhances the convenience for visitors and staff.

Suite 200 features a functional and efficient professional layout designed to support productivity and client-facing operations. The space includes multiple private offices, a conference room, reception and waiting area, and additional workspace suitable for administrative or collaborative use. The layout provides flexibility for a variety of professional users. Ideal tenants include law firms, consulting companies, therapy practices, or medical service providers.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
NNN:	\$4.36 SF/yr
Number of Units:	1
Available SF:	1,930 SF
Lot Size:	173,414 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	100	461	2,408
Total Population	235	1,113	5,856
Average HH Income	\$78,078	\$81,431	\$104,059

Ryan Pilsy
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BUILDING HIGHLIGHTS

- 1929.62 Total SF
- \$25/SF
- \$4.36/NNN cost including POA
- POA covers exterior, water and insurance. \$458.67 a month.
- Tenant pays for utilities, taxes, HVAC maintenance, POA dues and interior.
- 3-5 year lease term
- Ideal usage: law firms, consultants, medical or therapy practices, small companies.
- Parcel ID 19324542

SUITE 200 HIGHLIGHTS

- 5 Private Offices
- Conference Room
- Reception desk and waiting room
- Breakroom
- 2 bathrooms
- Built-in cabinetry

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PHOTOS

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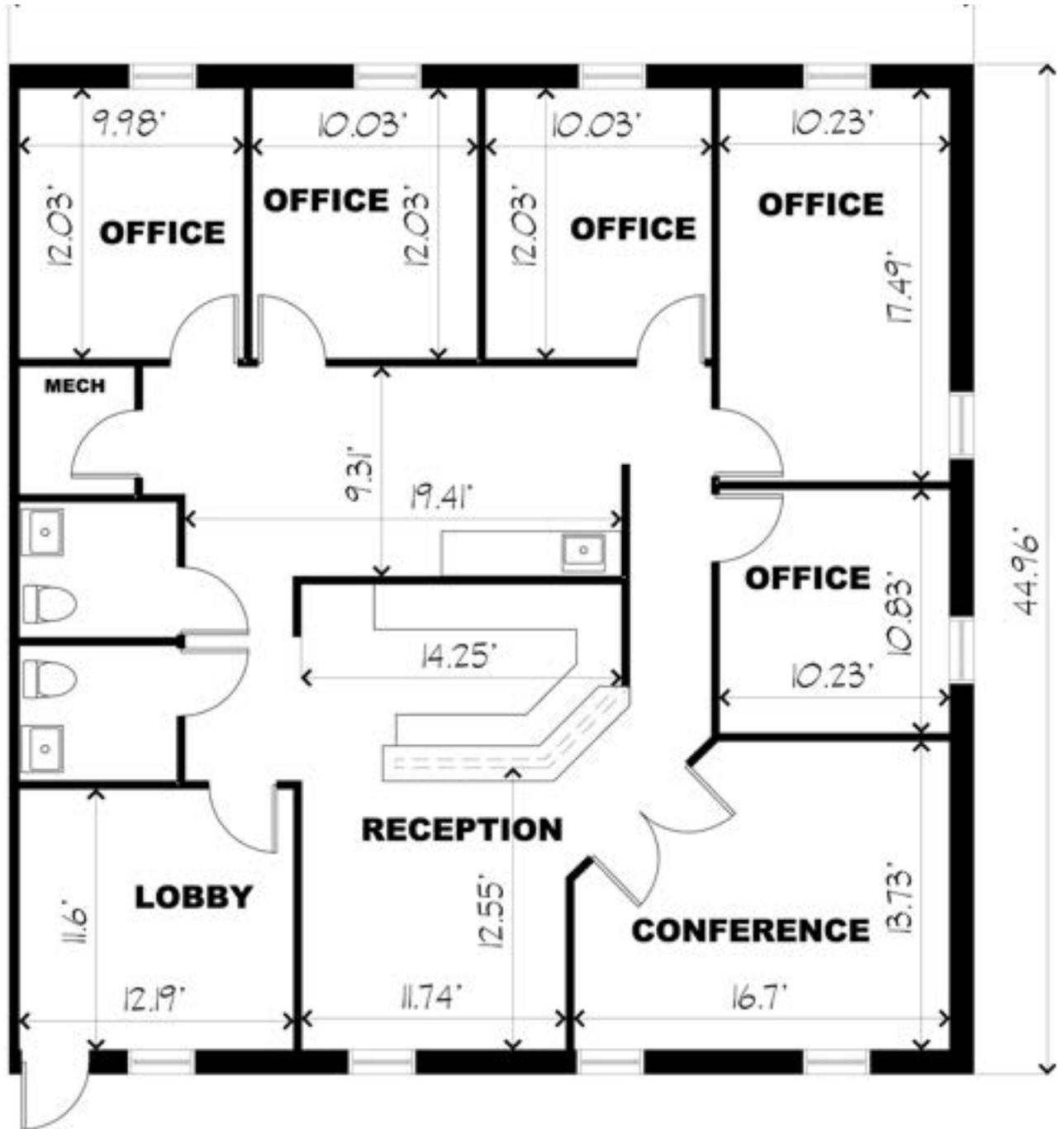
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RETAILER MAP

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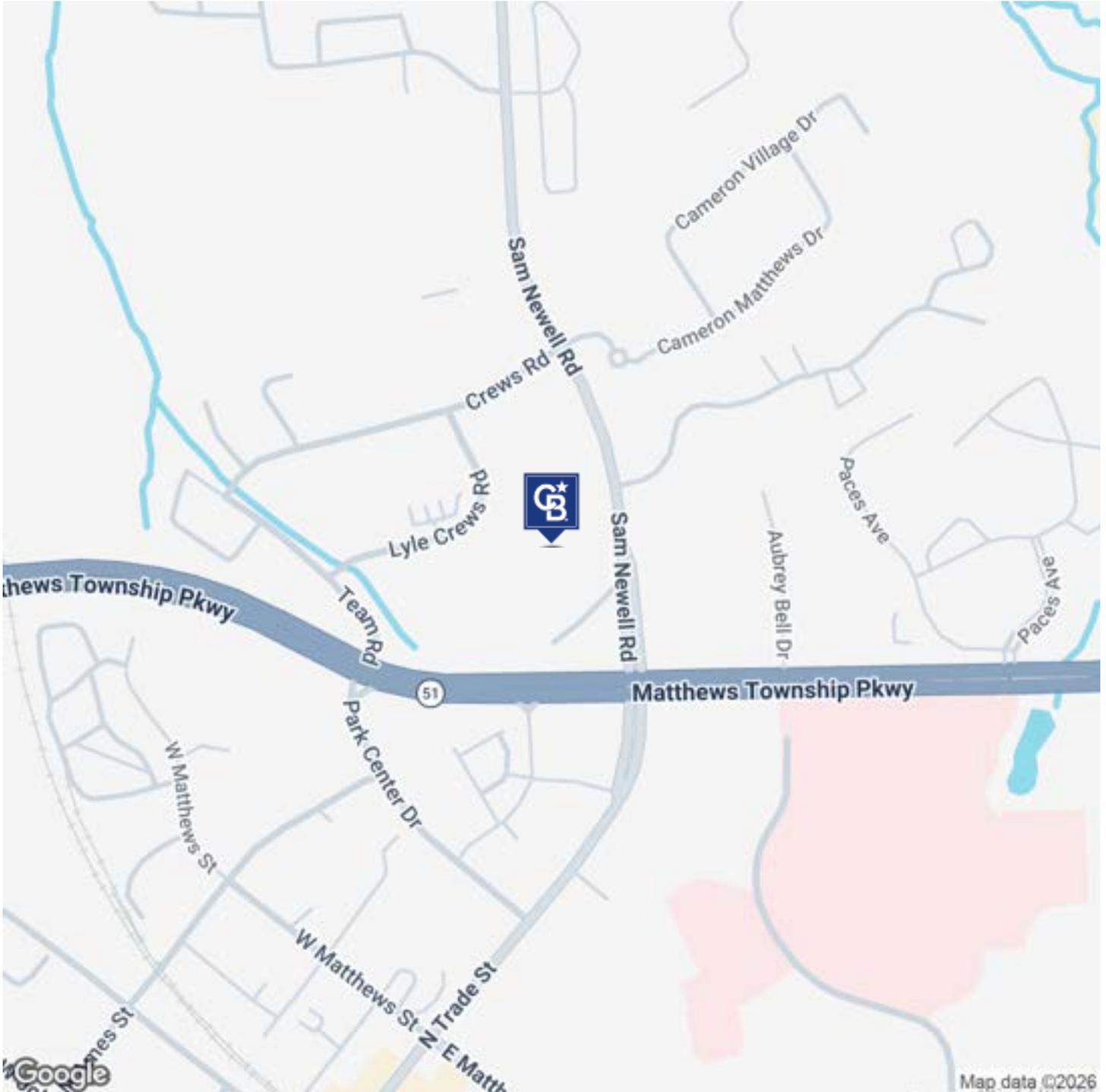


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LOCATION MAP

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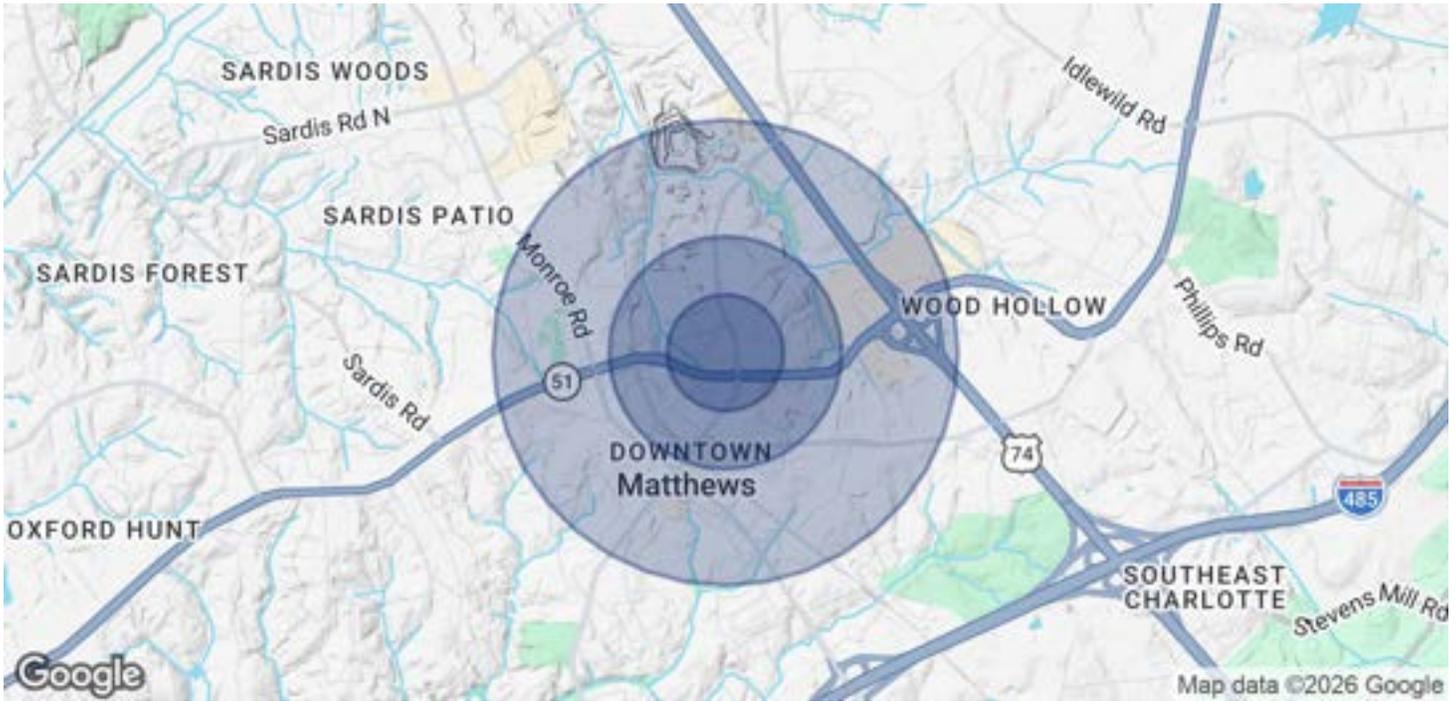


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DEMOGRAPHICS MAP

1234 Mann Dr Ste 200 Matthews, NC 28105



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	235	1,113	5,856
Average Age	28.6	30.4	42.5
Average Age (Male)	27.6	29.1	40.1
Average Age (Female)	30.2	31.9	43.9
HOUSEHOLDS & INCOME			
Total Households	100	461	2,408
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,078	\$81,431	\$104,059
Average House Value		\$358,634	\$394,570

2023 American Community Survey (ACS)

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