

101 N McDowell Street

101 N MCDOWELL STREET, SUITE 100, CHARLOTTE, NC 28204



Office

FOR

Lease

SIZE

1,172 SF

PRICE

\$2,600 Per Month Modified Gross



Overview

±1,172 SF office space for lease – available immediately

First floor location featuring 3 offices, 1 conference room, a kitchen and 2 patios

Corner unit with lots of windows

Move-in ready with brand new floors, lights and paint

Conveniently located one block from the Mecklenburg County Courthouse

Tenant responsible for utilities, janitorial, and plumbing

3 free assigned parking spaces

Office For Lease in Charlotte Uptown



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

101 N McDowell Street

101 N MCDOWELL STREET, SUITE 100, CHARLOTTE, NC 28204

Property Overview

Demographics

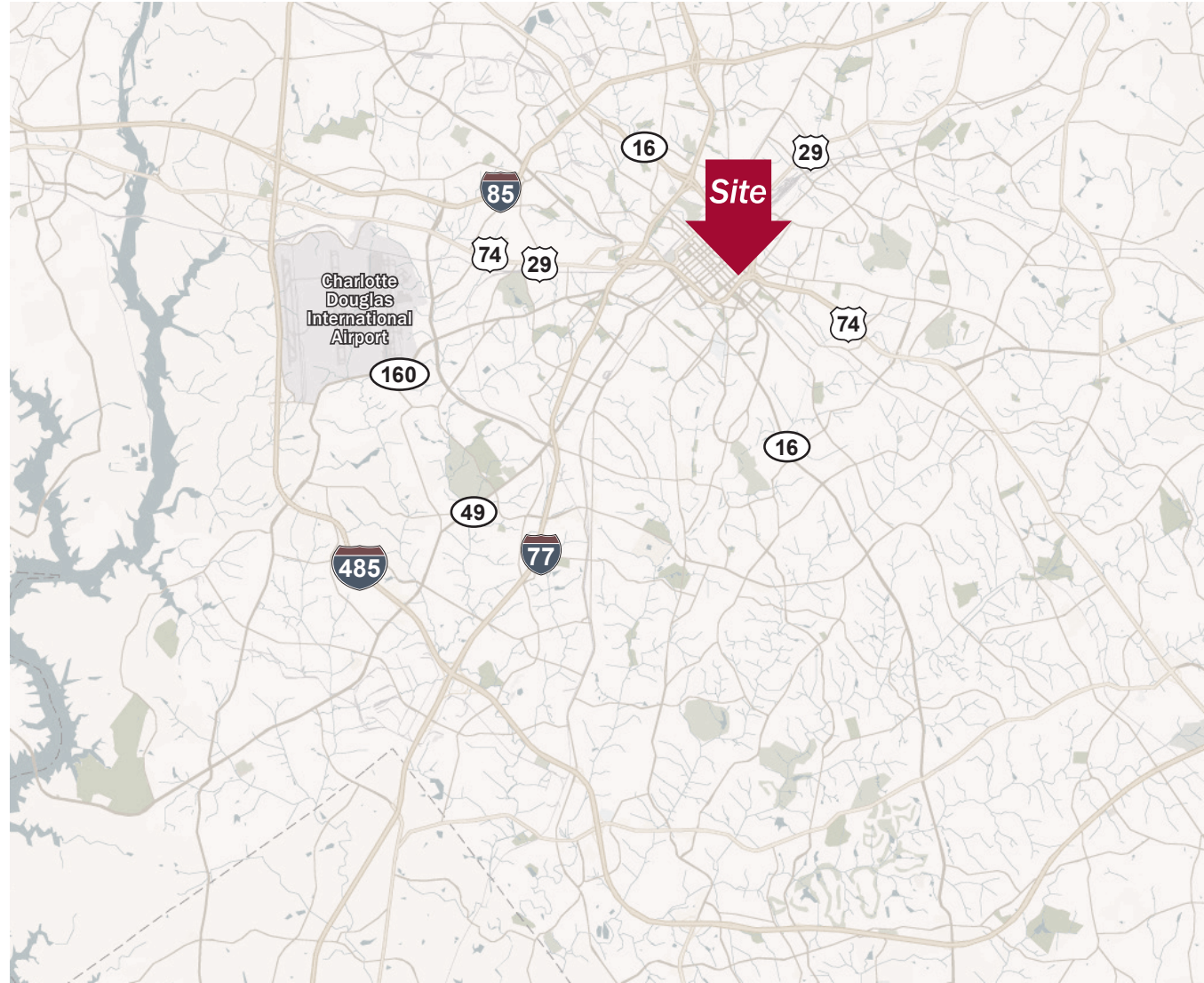
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	24,102	131,460	280,387
Growth Rate	4.24%	3.30%	2.34%
Avg. HH Income	\$138,255	\$132,804	\$114,089

Traffic Count

Source: NCDOT

	AADT
N McDowell Street	13,500 (2023)
I-277	25,000 (2023)



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

101 N McDowell Street

101 N MCDOWELL STREET, SUITE 100, CHARLOTTE, NC 28204

Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

101 N McDowell Street

101 N MCDOWELL STREET, SUITE 100, CHARLOTTE, NC 28204

Location



Mecklenburg County Courthouse

101 N McDowell Street



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

101 N McDowell Street

101 N MCDOWELL STREET, SUITE 100, CHARLOTTE, NC 28204

Property Photos



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

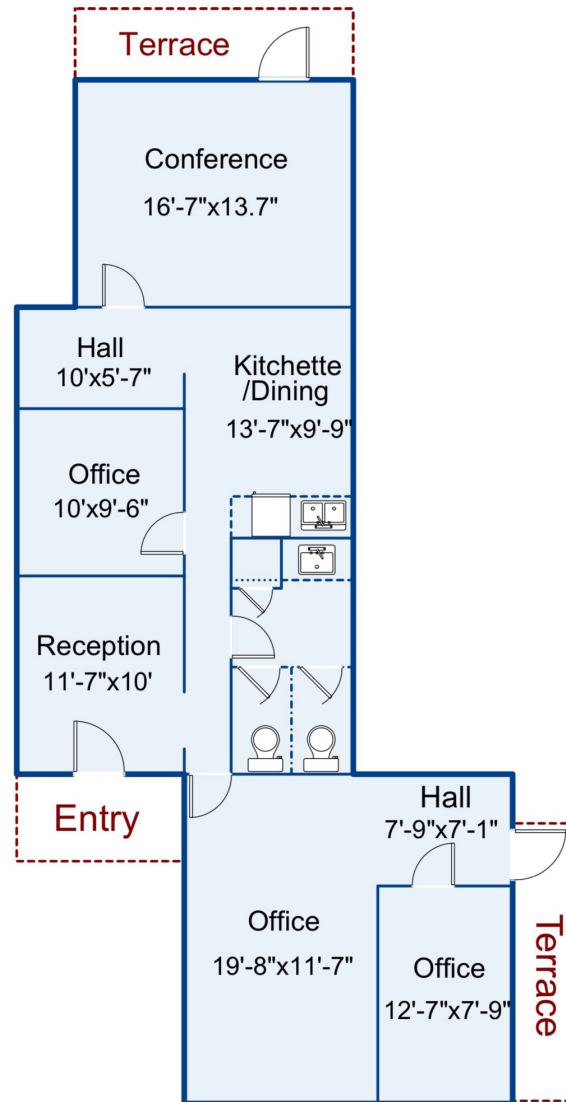
2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

101 N McDowell Street

101 N MCDOWELL STREET, SUITE 100, CHARLOTTE, NC 28204

Floor Plan



Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com



Medical | Industrial | Retail | Land | Investment | Office

contact

Rebecca Herron
Director of Office & Industrial
(704) 367 5017
rherron@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com