



OFFICE SPACE | **FOR LEASE**

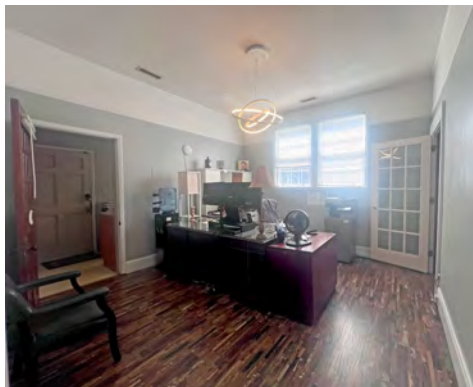
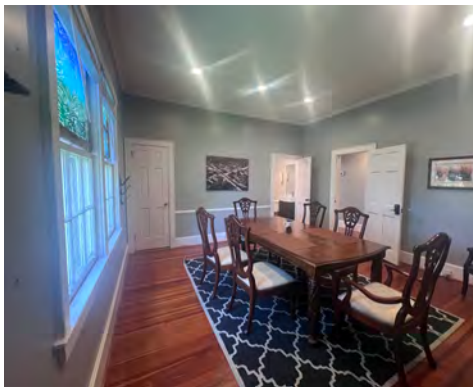
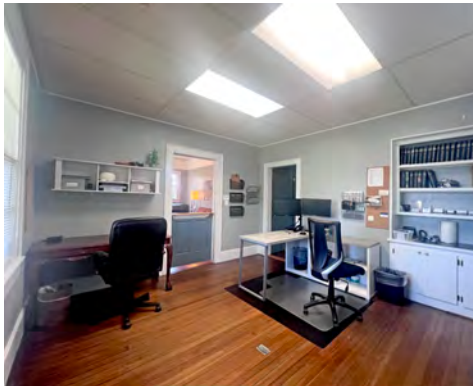
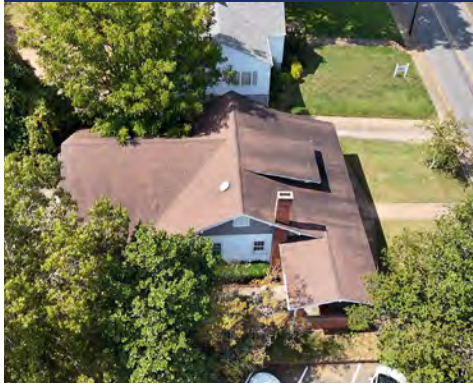
129 WEST CATAWBA AVENUE | MOUNT HOLLY

Prime office opportunity in the heart of downtown Mount Holly, fronting the main corridor of W. Catawba Avenue.

SAM KLINE, CCIM
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Prime office opportunity in the heart of downtown Mount Holly. Featuring excellent visibility, convenient street parking, and walkable access to nearby dining and amenities, this property is ideally positioned for professional services or businesses seeking a strong community presence. Its central location offers quick connections to I-85 and Charlotte Douglas International Airport, while benefiting from the steady growth and revitalization of Mount Holly's downtown corridor—making it an attractive choice for an office user ready to establish or expand in a thriving market.



PROPERTY INFORMATION

SF*

1,751

MARKET

- Mount Holly is experiencing steady growth and revitalization, with increasing demand for commercial spaces
- Positioned to serve both local residents and regional traffic

FEATURES

- Prime downtown Mount Holly address with excellent visibility on W. Catawba Ave.
- Walkable location near shops, dining, and community amenities
- Quick access to I-85, Hwy 273, and Charlotte Douglas International Airport
- Excellent opportunity on a main corridor in downtown Mount Holly

LEASE RATE

\$15/SF, NNN

±\$2.68/SF costs

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MECA Commercial Real Estate

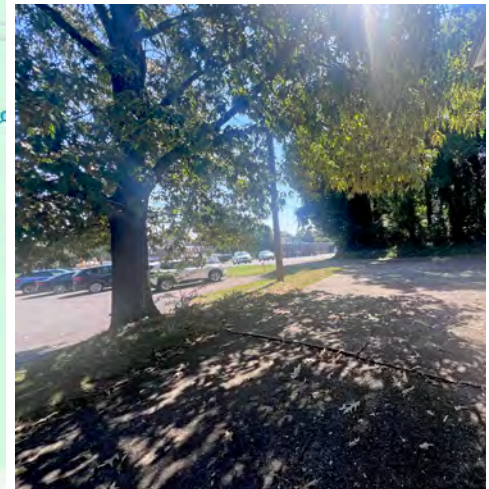
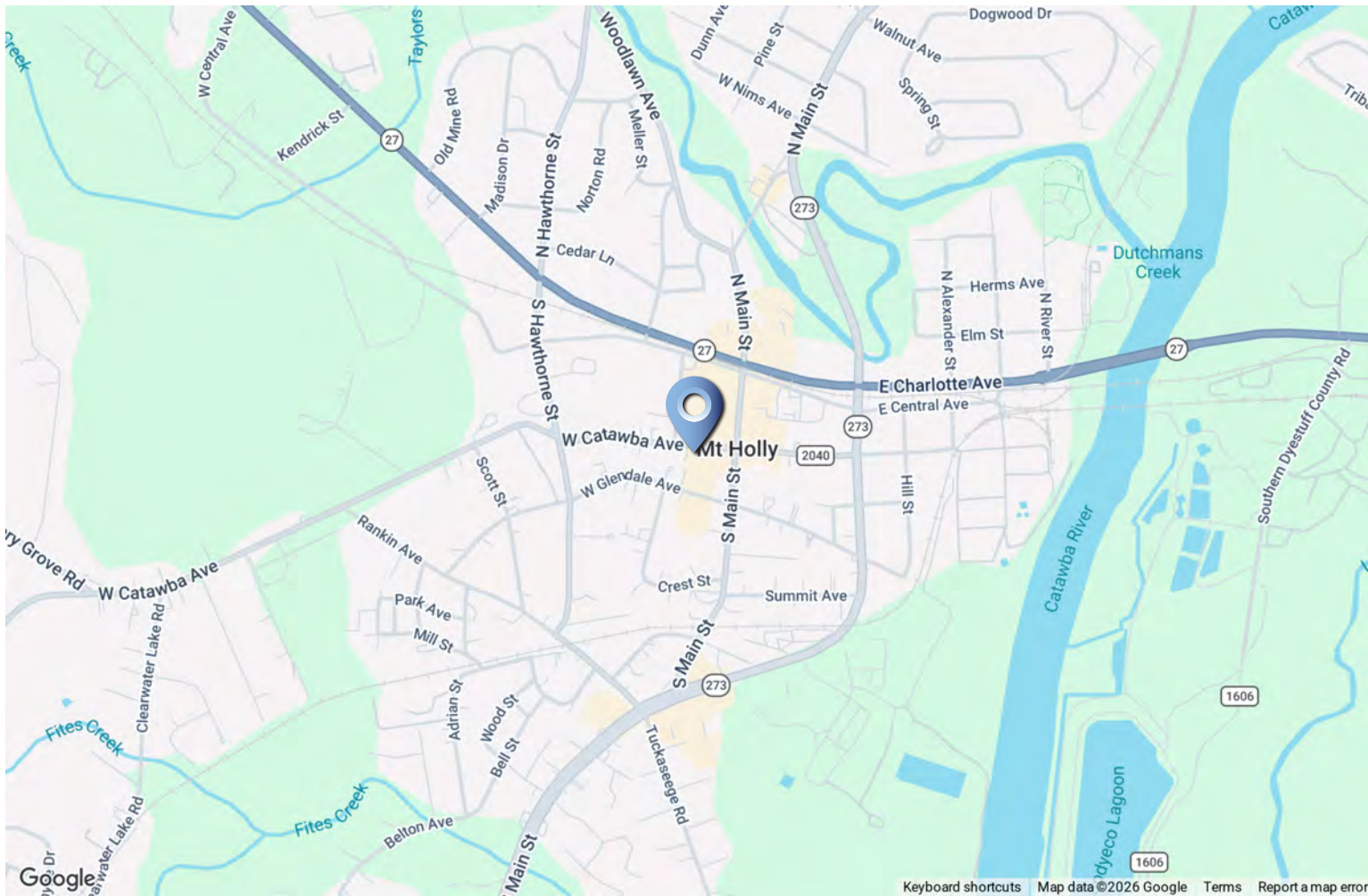
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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