



FLEXIBLE OFFICE OPPORTUNITY | FOR SALE OR LEASE

±2,083 SF PROFESSIONAL OFFICE
SPACE LOCATED IN WINDSOR
PROFESSIONAL CENTER

9729 NORTHEAST PARKWAY, SUITE 500
MATTHEWS, NC 28105

CONTACT



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ABOUT THE PROPERTY

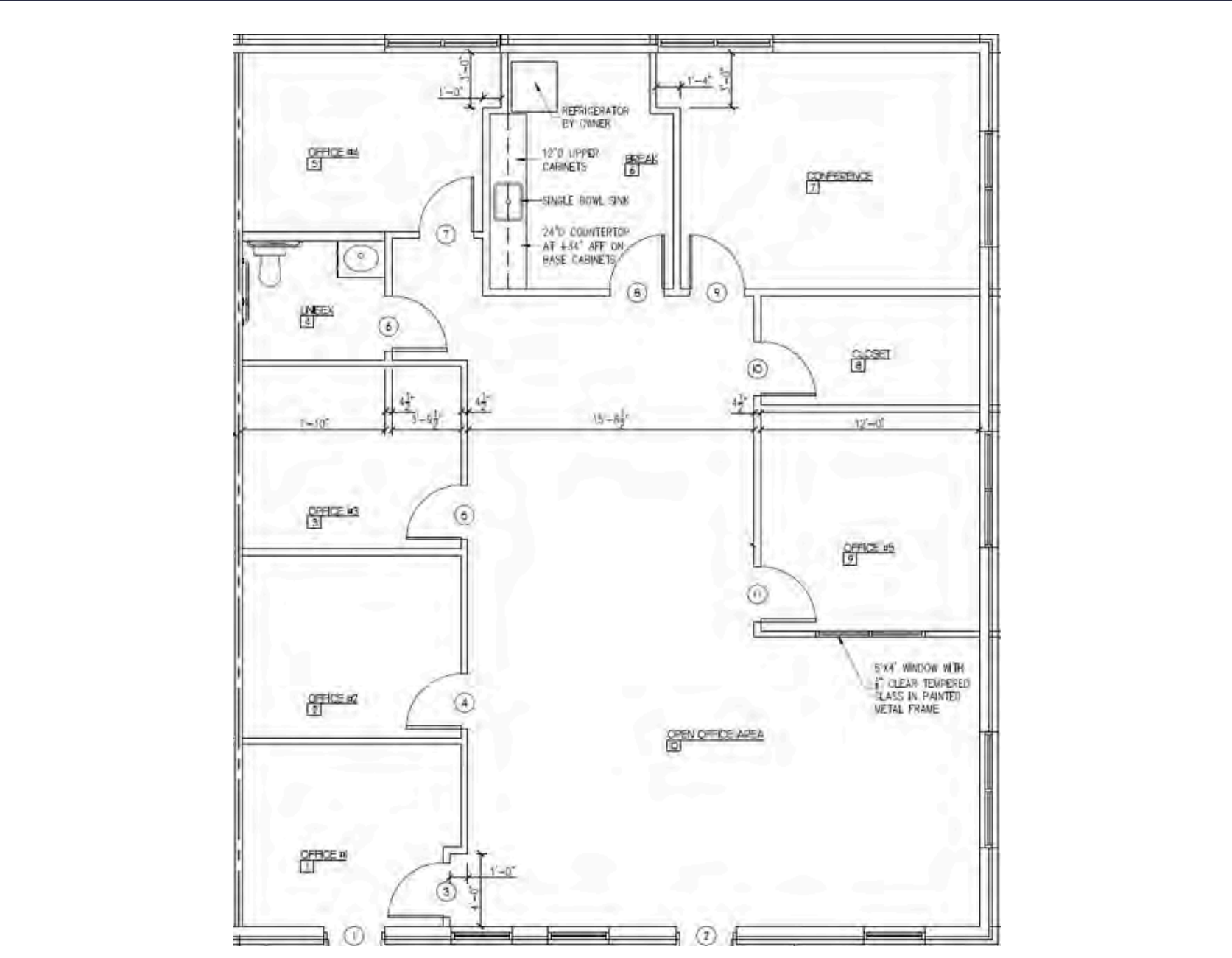
**AVAILABLE SEPTEMBER 1, 2026
(POTENTIAL FOR EARLIER OCCUPANCY)
CURRENT TENANT HAS VACATED**

Positioned within the highly sought-after Windsor Professional Center, this ±2,083 SF turnkey office suite offers a rare opportunity to lease or own in one of Matthews' most established business environments. The space features a highly functional layout with five private offices, conference room, bullpen area, and breakroom, all enhanced by windows on three sides that provide exceptional natural light.

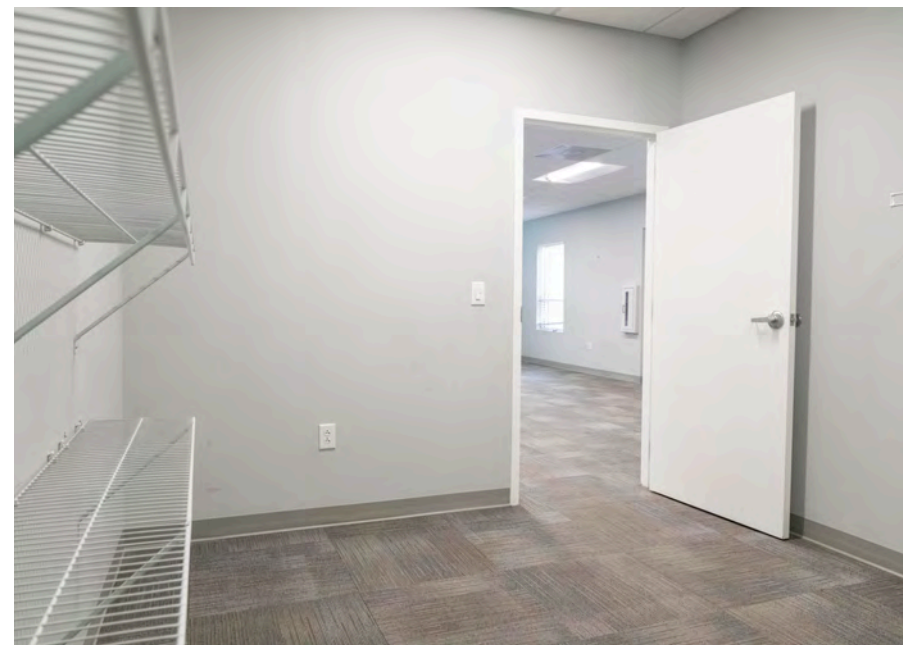
With immediate access to US-74 (Independence Blvd) and I-485, and just 20 minutes from Uptown Charlotte, the property delivers outstanding convenience and connectivity. Ideal for professional office users, this flexible opportunity is well-suited for tenants, owner-users, or investors seeking a move-in ready space in a prime location.

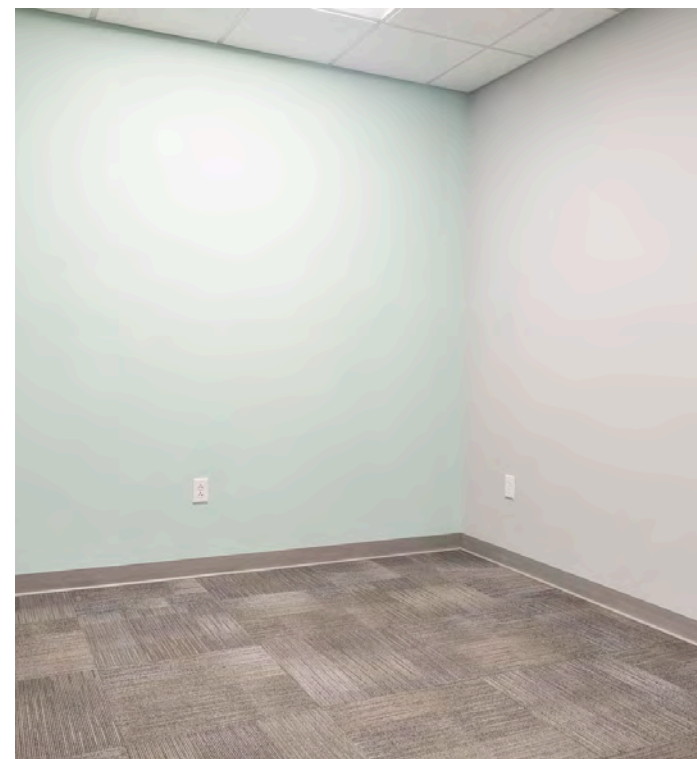
Suite Size	±2,083 SF
ZONING	CG
SALE PRICE	\$750,000 Investment or Owner User
LEASE RATE	\$28/SF + \$6 NNN Available 9/1/2026











LOCATION OVERVIEW

MATTHEWS, NC

Located just southeast of Charlotte, Matthews offers a highly desirable blend of small-town charm and strong suburban growth within the Charlotte MSA. Known for its walkable historic downtown, established neighborhoods, and consistent population growth, Matthews provides a stable and affluent customer base for retail and service-oriented businesses. The area benefits from excellent connectivity via Independence Boulevard (US-74), offering direct access to Uptown Charlotte and surrounding markets. With a strong mix of national retailers, local businesses, and continued residential development, Matthews remains a proven and attractive submarket for commercial investment and long-term growth.



QUICK FACTS

- *Located approximately 10 miles southeast of Charlotte within the Charlotte MSA*
- *Direct access to Uptown via Independence Boulevard (US-74)*
- *Affluent, growing population with strong household incomes*
- *Established retail corridor with a mix of national and local tenants*
- *Ongoing residential growth driving sustained commercial demand*





SUITE 500

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