

FOR LEASE

9719 NORTHEAST PARKWAY

SUITE 100 | MATTHEWS, NC

MEDICAL / PROFESSIONAL OFFICE

Windsor Professional Center

APPROX. 1,500 SF

Efficient single-level suite

\$30.00 / SF NNN

\$3,750 monthly base rent

\$4,221.51 / MONTH

Estimated total + utilities

LUDA VAYNSHTEYN

Real Estate Broker | COMPASS

(704) 277-4140

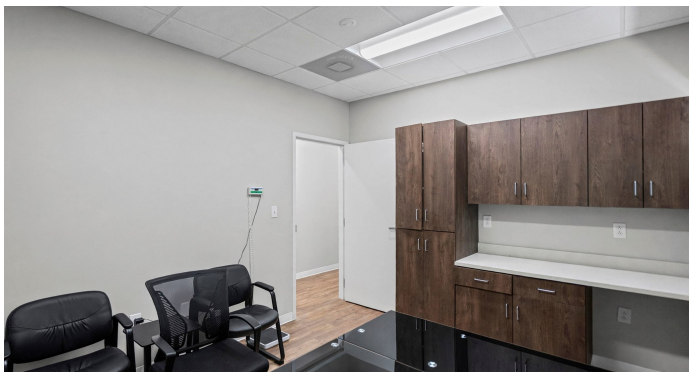
lvcharlotterealtor.com

Lease terms and operating expenses are estimates and subject to lease documentation and annual reconciliation.

A FUNCTIONAL, CLIENT-READY LAYOUT

Well-configured for medical, wellness or professional office users.

This approximately 1,500 SF suite offers a thoughtful combination of private offices, reception and waiting areas, a kitchen/break room and restroom. Multiple windows provide natural light, while abundant surface parking and single-level access support daily staff and client convenience.



PROPERTY HIGHLIGHTS

- Approx. 1,500 rentable square feet
- Six private offices plus flex room
- Dedicated reception and waiting areas
- Kitchen / break room with storage
- Single-level professional office suite
- Multiple exterior windows and natural light
- Abundant surface parking
- Convenient access to US-74 and I-485

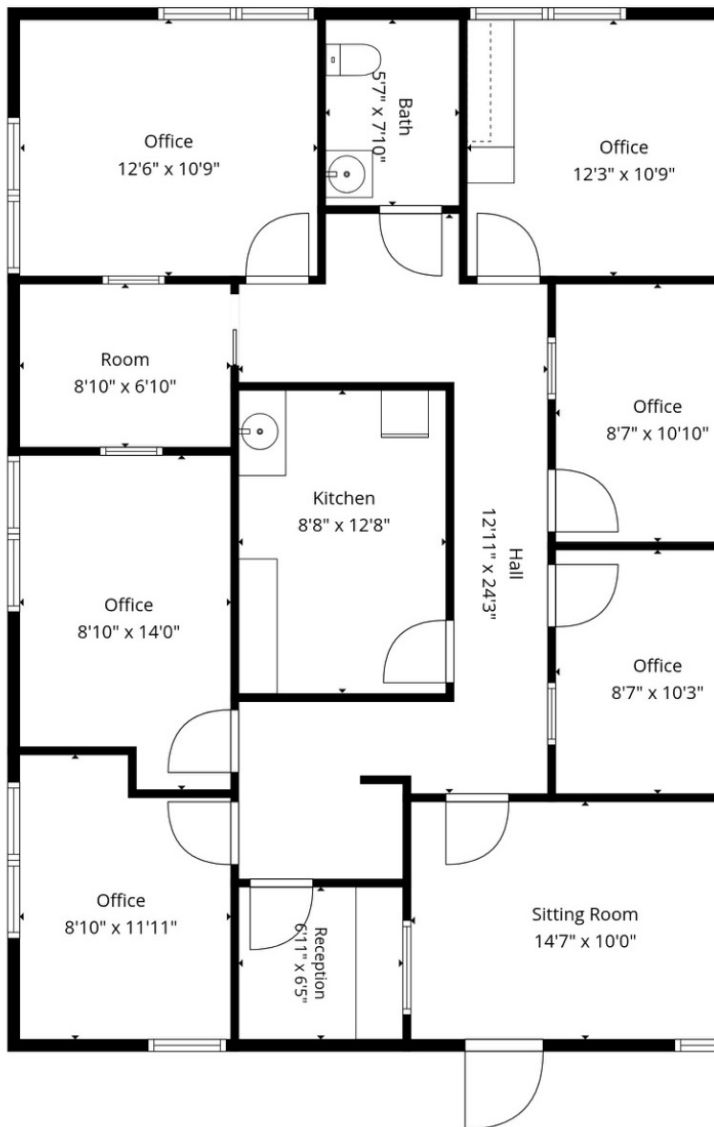
POTENTIAL USES

Medical, counseling, therapy, wellness, legal, accounting and other professional uses, subject to applicable zoning, association requirements and landlord approval.

Furniture and personal property shown may not convey. Prospective tenants should verify all intended uses.

FLOOR PLAN & LEASE DETAILS

9719 Northeast Parkway, Suite 100 | Matthews, NC 28105



**9719 Northeast Pkwy Ste 100
Matthews, NC**

Floor plan and dimensions are approximate and provided for planning purposes.

LEASE SUMMARY

Base rate	\$30.00/SF/YR
Base rent	\$3,750.00/mo
CAM estimate	\$298.76/mo
Tax estimate	\$172.75/mo
Total estimate	\$4,221.51/mo

ESTIMATED NNN

\$3.77 / SF / YR

CAM \$2.39/SF + taxes \$1.38/SF

Subject to annual reconciliation.



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Contact Luda for
additional information
or to schedule a private
tour.

Information is believed accurate but is not guaranteed. Rates, expenses, square footage, availability and permitted uses are subject to verification, lease documentation, association requirements and annual reconciliation. Utilities are not included in the estimated monthly total.