



# 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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**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

## ABOUT THE PROPERTY

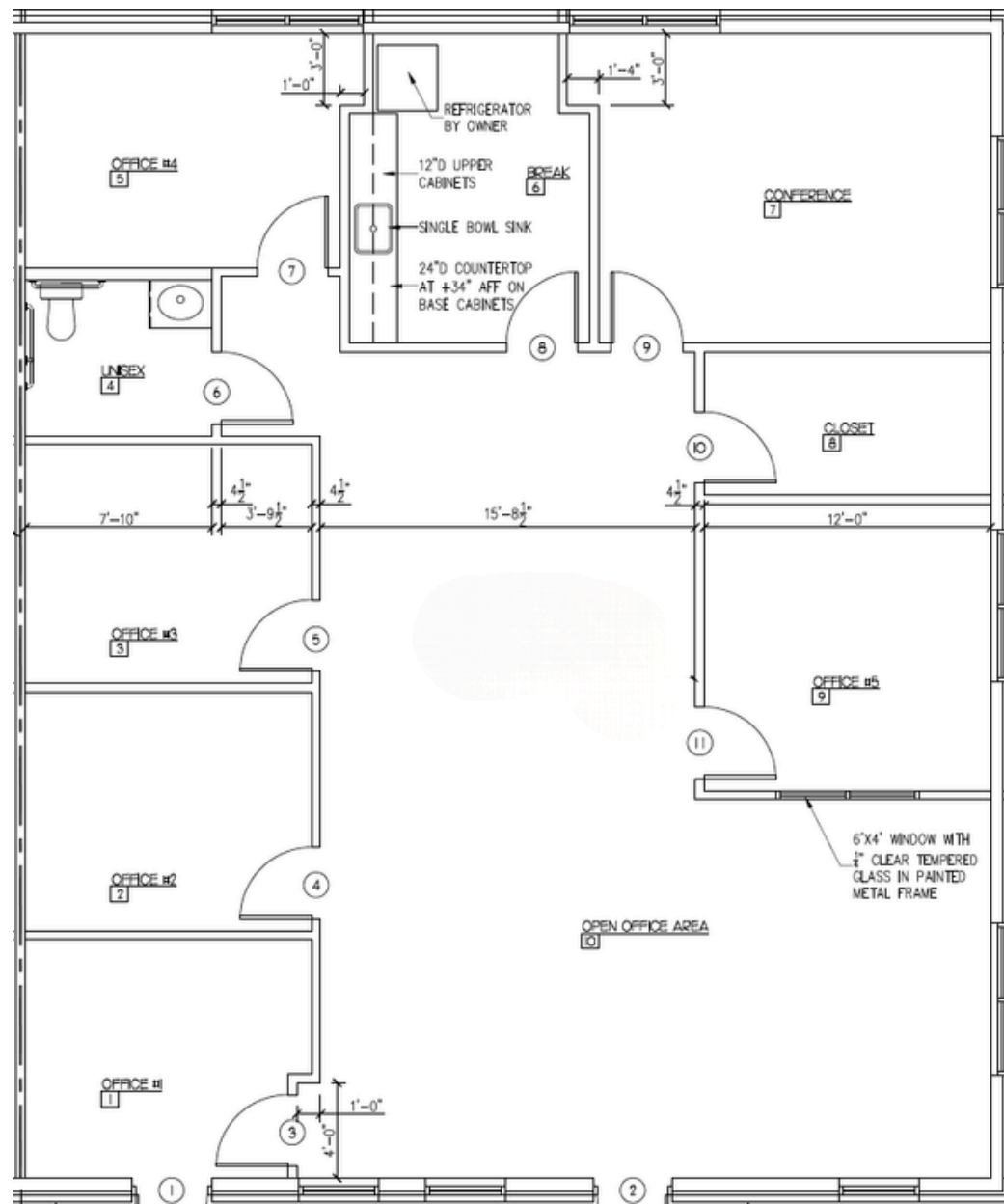
**AVAILABLE SEPTEMBER 1, 2026  
(POTENTIAL FOR EARLIER OCCUPANCY)  
CURRENT TENANT HAS VACATED**

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.



# FLOOR PLAN | SUITE 500



## 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*





TACO BELL  
Steak 'n Shake

Walmart GameStop  
DOLLAR TREE Aaron's  
SUBWAY

IHOP  
Krispy Kreme

Pepp Boys  
meineke car care center

Sams Club ROSS DRESS FOR LESS  
KOHLS sleep & number MCDONALD'S  
OUTBACK STEAKHOUSES MATTRESS WAREHOUSE SHOE CARNIVAL

Showmars  
Applebees  
Ashley HOMESTORE

PET SMART Office DEPOT DSW  
at home The Home Decor Superstore  
FIREHOUSE SUBS DOLLAR TREE O'Reilly AUTO PARTS PLATOS  
A Bealls

COSTCO WHOLESALE LOWE'S ULTA  
BEST BUY FERRIS COFFEE CROISSANT COFFEE crumbl cookies  
T Mobile GameStop  
tropical CAFE pop shelf

FAMILY DOLLAR  
DISTRIBUTION CENTER

DISCOUNT TIRE  
Red Lobster

WORLD MARKET NORDSTROM rack  
OLD NAVY FIVE BEL'W  
DICK'S SPORTING GOODS Michaels

Chick-fil-  
LONGBORN STEAKHOUSE planet fitness

Harris Teeter CRACKCH CHIPOTLE MEXICAN GRILL  
BUEGGER'S BAGELS BONEFISH GRILL THE HOME DEPOT NOTHING BUT CAKES  
State Employees' Credit Union  
TEXAS SportClips HAIRCUTS MATTRESS FIRM  
FIRST WATCH THE DAYTIME CAFE MOD Dairy Queen

20,500 VPD  
morningstar STORAGE

Public Storage

Stokes

32,000 VPD

CHOCOLATE FACTORY  
SIZZLE big  
9ROUND 30 MIN KICKBOX FITNESS

CVS pharmacy TRUIST

ALDI

Wendy's

MATTHEWS TOWNSHIP PKWY

MATTHEWS CORNER SHOPPING CENTER  
Academy SPORTS & OUTDOORS Marshalls HOBBY LOBBY  
verizon Ardy's Program Custard OLIVE GARDEN

TARGET Panera BREAD  
FIFTH THIRD BANK



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