

OFFICE FOR LEASE

601 W. South Main Street, Waxhaw, NC 28173



OFFERING SUMMARY

AVAILABLE SF:	1,532 SF
LEASE RATE:	\$19.00 SF/yr (MG)
LOT SIZE:	0.24 Acres

PROPERTY OVERVIEW

Escape the corporate office and spread out in this updated historic home in the heart of Waxhaw, NC. This property boasts loads of character with heavy moldings, shiplap and beadboard ceilings and luxury wide plank flooring. Large windows provide natural sunlight for a bright interior. Lush outside space with expansive decking. Walking distance to many restaurants and amenities.

PROPERTY HIGHLIGHTS

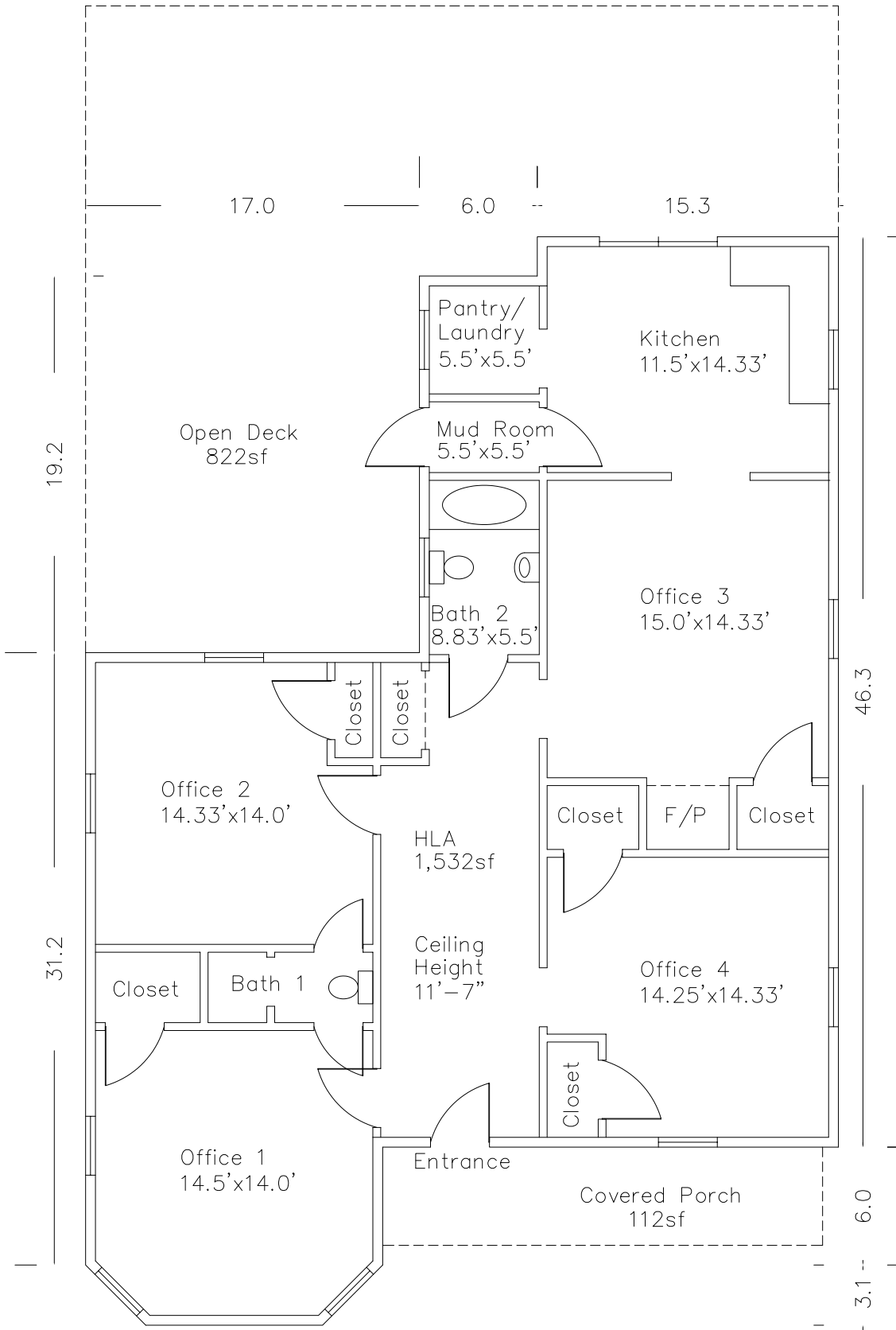
- Four large offices
- Nice entryway for reception area
- Kitchen provides refrigerator, sink and microwave with room for seating
- Ample parking
- Large deck provides additional space for outdoor meetings

KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



601 W. South Main St.

Waxhaw, NC 28173

OFFICE FOR LEASE

601 W. South Main Street, Waxhaw, NC 28173



KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

601 W. South Main Street, Waxhaw, NC 28173



KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

601 W. South Main Street, Waxhaw, NC 28173



KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

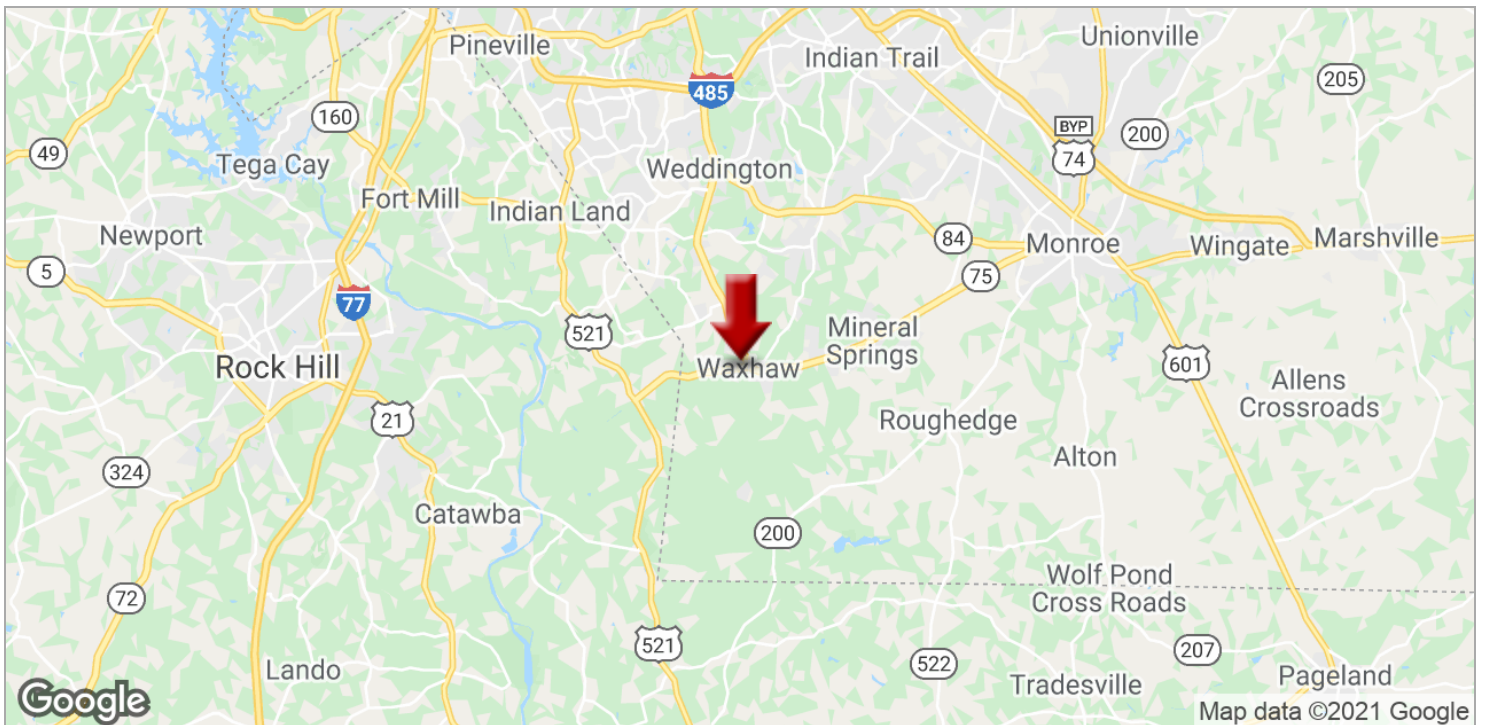
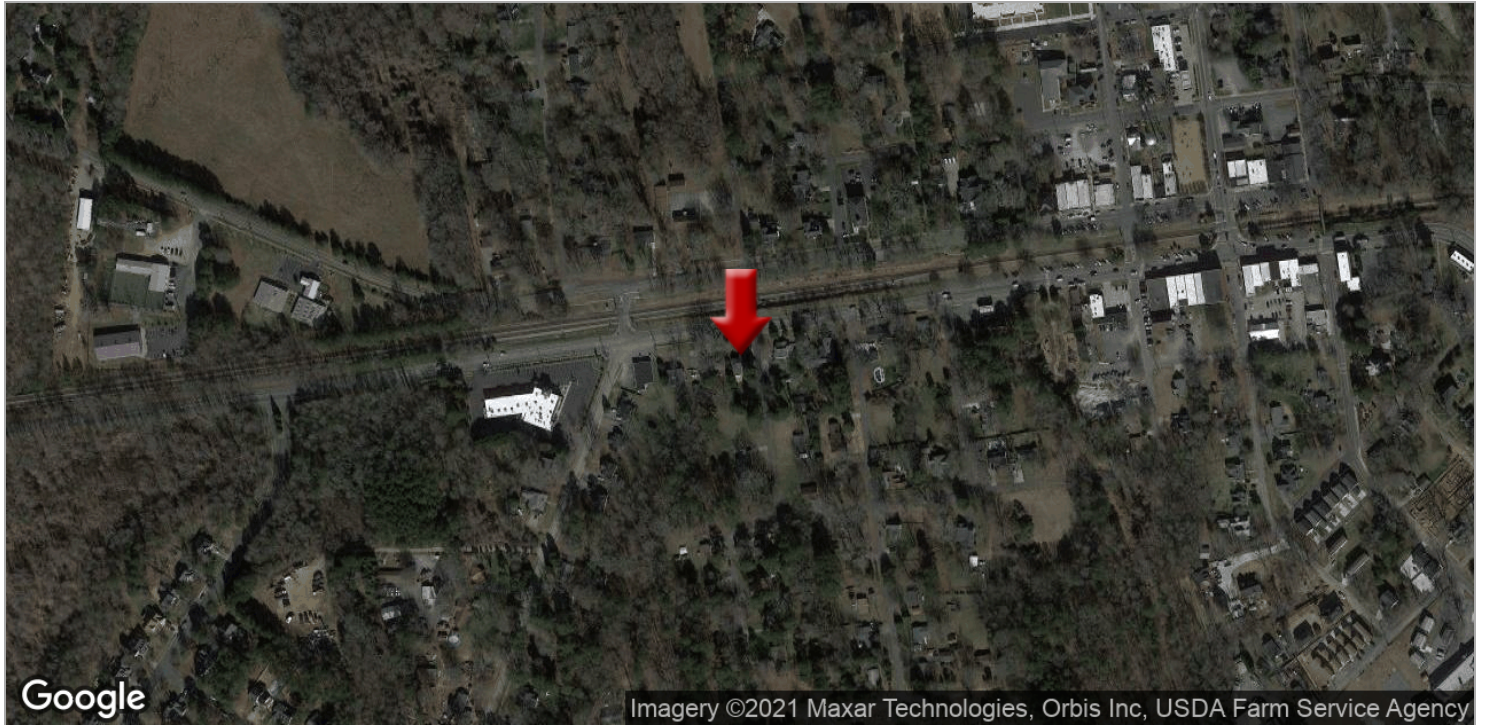
MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

601 W. South Main Street, Waxhaw, NC 28173



KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
NC #206869

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com