

**MECKLENBURG COUNTY
BOARD OF COMMISSIONERS
RESOLUTION AUTHORIZING THE LEASE OF PROPERTY TO
MARATHON HEALTH, LLC**

WHEREAS, Mecklenburg County is the owner of the Government District Parking Deck, located at 901 E. 4th Street, Charlotte, NC, parts of which were designed for use as retail space; and

WHEREAS, Marathon Health, LLC, has submitted a proposal to lease two of the retail spaces attached to the Government District Parking Deck at 4th and McDowell Streets; and

WHEREAS, Colliers, the real estate firm secured by the County to obtain tenants for the retail portion of the parking deck is in agreement with the following proposed business terms:

Location	901 E. 4 th Street, Suites C & D
Total Square Footage	3,144 SF
Lease Term	Five (5) years & Two (2) Months
Base Lease Rate	\$24.38 per sq. ft. (\$76,650.72/yr.)
Insurance	Tenant is required to maintain liability, property, Worker's Compensation and Professional Errors & Omissions insurance.
Maintenance & Janitorial	Tenant is responsible for all utilities and janitorial services required within Premises.
Annual Increases	Years 2 – 5: 2% annually
Revenue (Years 1-5)	Year 1: \$76,650.72 Year 2: \$78,191.28 Year 3: \$79,731.84 Year 4: \$81,335.28 Year 5: \$82,970.16
Option to Renew	One extension option: Four (4) years and ten (10) months
Rent Abatement	Tenant to receive the first two (2) months of Base Rent abatement

WHEREAS, the County's Asset and Facility Management Department has determined that the space that Marathon Health, LLC desires to lease will not be needed by the County during the term of the lease; and

WHEREAS, pursuant to G.S. 160A-272 the Board of Commissioners has determined that it would be in the public interest for it to agree to the arrangement proposed by Marathon Health, LLC; **now, therefore, be it**

RESOLVED that the Mecklenburg County Board of Commissioners does hereby authorize a lease arrangement with Marathon Health, LLC as described above, and authorize the County Manager, or her designee, to negotiate and execute a formal lease agreement with Marathon Health, LLC consistent with the business terms outlined above.

Adopted the 18th day of November, 2025.

Approved as to Form:

County Attorney

Clerk to the Board

(SEAL)