

**MECKLENBURG COUNTY  
NOTICE OF INTENT TO LEASE  
PROPERTY AT 901 E. 4<sup>th</sup> Street**

On October 7<sup>th</sup>, 2025, the Mecklenburg County Board of Commissioners adopted a Resolution declaring its intent to lease space to Marathon Health, LLC, at 901 E. 4<sup>th</sup> Street, consistent with the following business terms:

<b>Location</b>	901 E. 4 <sup>th</sup> Street, Suites C & D
<b>Total Square Footage</b>	3,144 SF
<b>Lease Term</b>	Five (5) years & Two (2) Months
<b>Base Lease Rate</b>	\$24.38 per sq. ft. (\$76,650.72/yr.)
<b>Insurance</b>	Tenant is required to maintain liability, property, Worker's Compensation and Professional Errors & Omissions insurance.
<b>Maintenance &amp; Janitorial</b>	Tenant is responsible for all utilities and janitorial services required within Premises.
<b>Annual Increases</b>	Years 2 – 5: 2% annually
<b>Revenue (Years 1-5)</b>	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
<b>Rent Abatement</b>	Tenant to receive the first two (2) months of Base Rent abatement
<b>Option to Renew</b>	One extension option: Four (4) years and Ten (10) months
<b>Delivery of Premises</b>	Tenant to take Premises "as is".
<b>Commission</b>	County shall pay a total of 6% commission on the guaranteed base rent for years 1-5 to County's broker, Colliers, and the tenant's broker, Curtis Checkerneio. The total commission is \$23,932.76 and shall be divided equally between the two brokers.

The Board of Commissioners will consider whether to approve the lease agreement at its October 7, 2025 meeting. Anyone wishing to obtain additional information about the proposed lease may contact Jacqueline McNeil, County Real Estate Management Director, by telephone at (980) 314-2511 during normal business hours.