

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
41331	IPL0284752	Legal Ad - IPL0284752		1.0	80.0L

ATTENTION: MECK COUNTY MANAGERS OFFI IP
600 E 4TH ST
CHARLOTTE, NC 28202
barb.felder@mecklenburgcountync.gov

MECKLENBURG COUNTY
NOTICE OF INTENT TO LEASE
PROPERTY AT
901 E. 4th Street

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

Location
901 E. 4th 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 (Yers 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

Rent Abatement
Tenant to receive the first two (2) months of Base Rent abatement

Option to Renew
One extension option: Four (4) years and Ten (10) months

Delivery of Premises
Tenant to take Premises "as is".

Commission
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, CurtisCheckerneo. 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 itsOctober 7, 2025 meeting. Anyone wishing to obtain additional information about the proposed lease maycontact Jacqueline McNeil, County Real Estate Management Director, by telephone at (980) 314-2511during normal business hours.
IPL0284752
Oct 26 2025

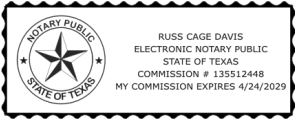
North Carolina } ss
Mecklenburg County }
Before the undersigned, a Notary Public of said County and State, duly authorized to administer oaths affirmations, etc., personally appeared, being duly sworn or affirmed according to law, doth depose and say that he/she is a representative of The Charlotte Observer Publishing Company, a corporation organized and doing business under the laws of the State of North Carolina, and publishing a newspaper known as The Charlotte Observer in the city of Charlotte, County of Mecklenburg, and State of North Carolina and that as such he/she is familiar with the books, records, files, and business of said Corporation and by reference to the files of said publication, the attached advertisement was inserted. The following is correctly copied from the books and files of the aforesaid Corporation and Publication.

1.0 insertion(s) published on:
10/26/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before
me on



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

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

Location

901 E. 4th 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 (Yers 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

Rent Abatement

Tenant to receive the first two (2) months of Base Rent abatement

Option to Renew

One extension option: Four (4) years and Ten (10) months

Delivery of Premises

Tenant to take Premises "as is".

Commission

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, CurtisCheckerneio. 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 itsOctober 7, 2025 meeting. Anyone wishing to obtain additional information about the proposed lease maycontact Jacqueline McNeil, County Real Estate Management Director, by telephone at (980) 314-2511during normal business hours.

IPL0284752

Oct 26 2025