

# LAKE NORMAN MEDICAL PLAZA

146 & 170 MEDICAL PARK ROAD  
MOORESVILLE | NORTH CAROLINA



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## FOR LEASE

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

- 3 Medical Office Buildings within walking distance of Lake Norman Regional Medical Center
- Near Lowe's headquarters
- Diverse Tenant Mix
- Owned and Managed by Healthcare Trust of America, Inc.

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## 146 Medical Park Road:

 **Total Building Area:**  
± 44,072 RSF

 **Year Built:**  
2022

 **Lease Rate:**  
\$28.00/SF, FS

 **Total Availability:**  
± 9,339 RSF

- **Suite 204** - 716 SF
- **Suite 212B** - 2,861 SF
- **Suite 250** - 5,762 SF

## 170 Medical Park Road:

 **Total Building Area:**  
± 45,108 RSF

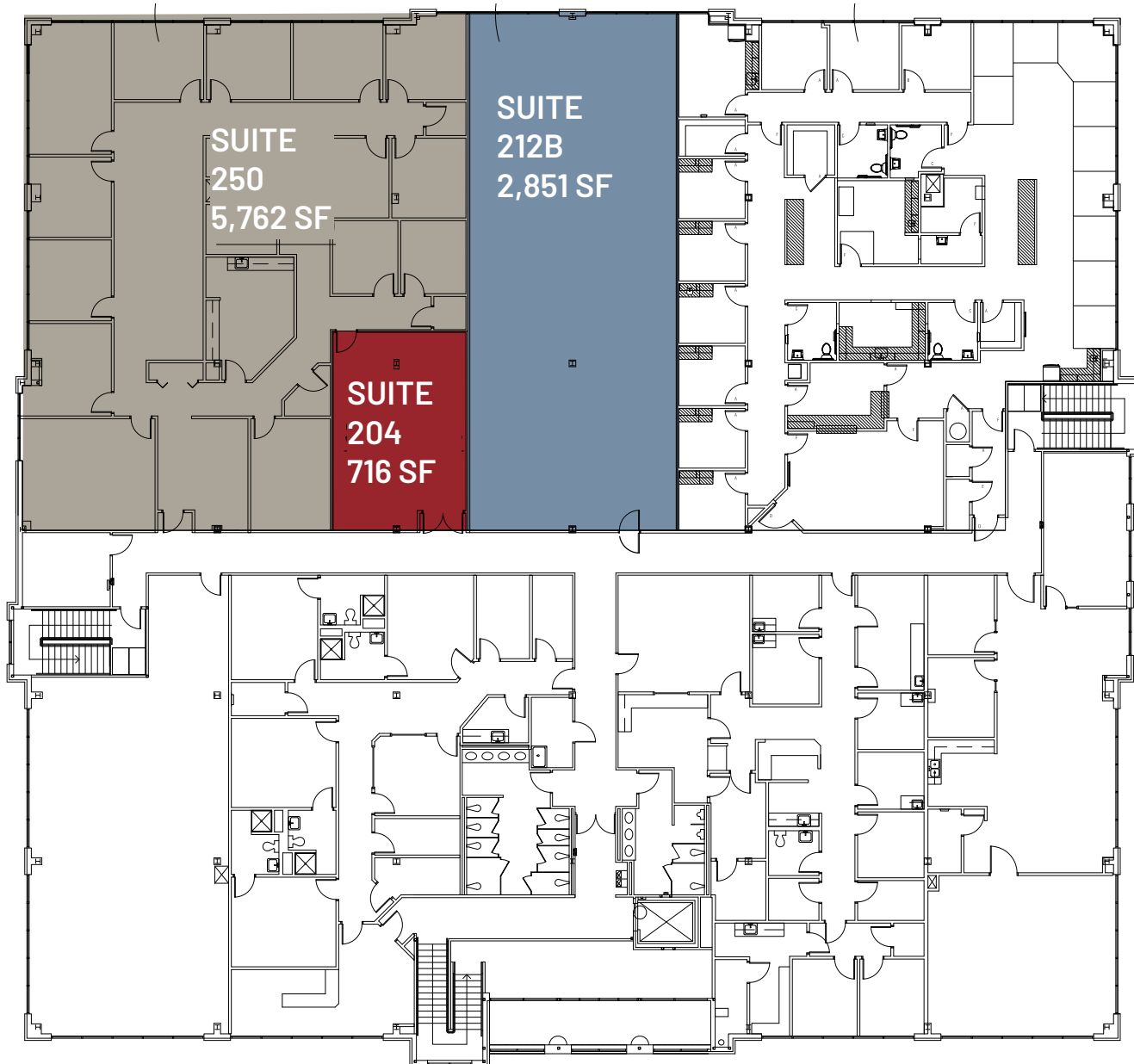
 **Year Built:**  
2000

 **Lease Rate:**  
\$28.00/SF, FS

 **Total Availability:**  
± 23,177 RSF

- **Suite 103** - 5,077 SF
- **Suite 204** - 5,435 SF
- **Suite 210** - 9,732 SF
- **Suite 301** - 2,933 SF

# FLOOR PLAN 146



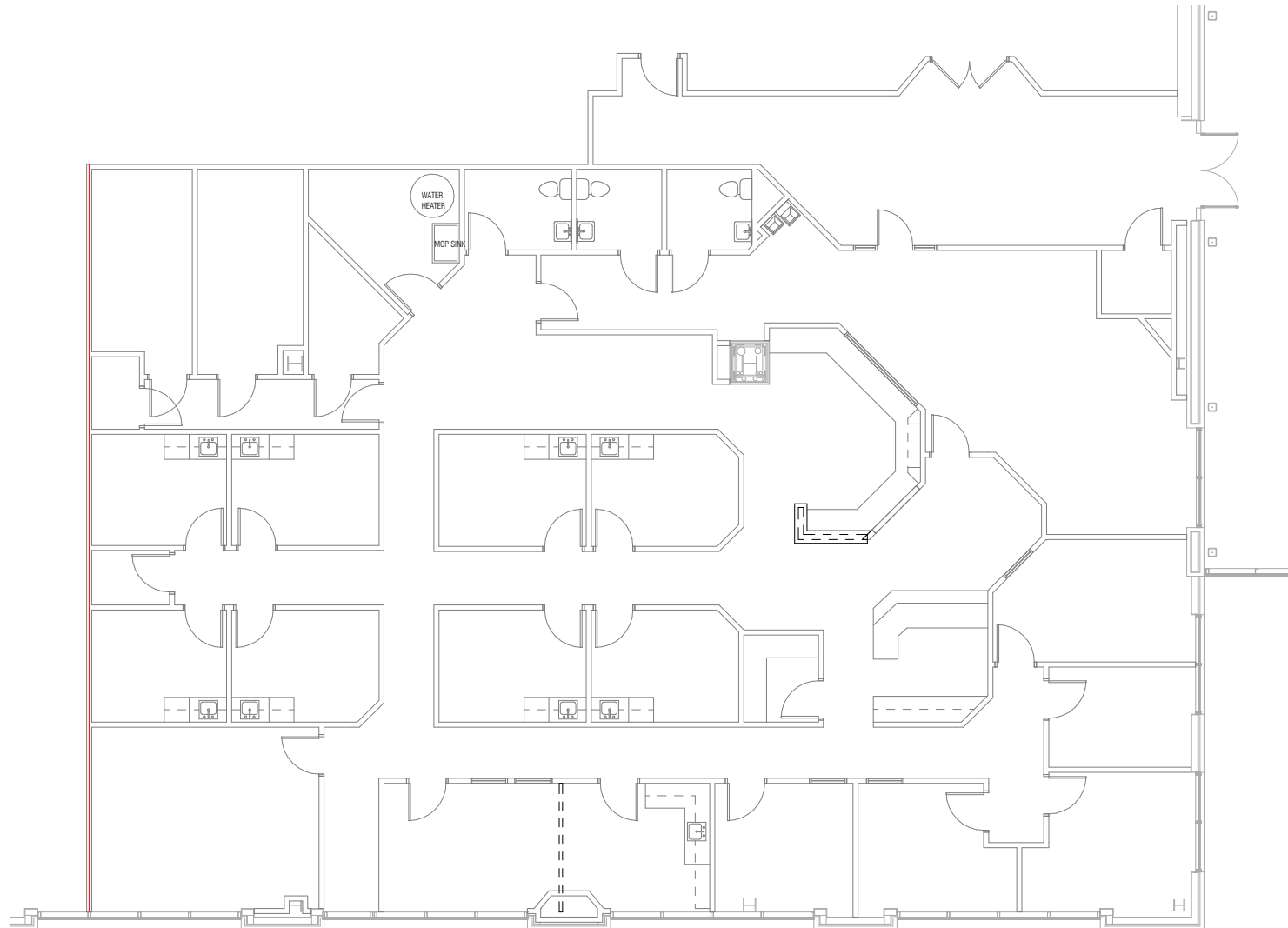
# FLOOR PLAN

170-A: SUITE 103 | 5,077 SF

**SUITE 103**

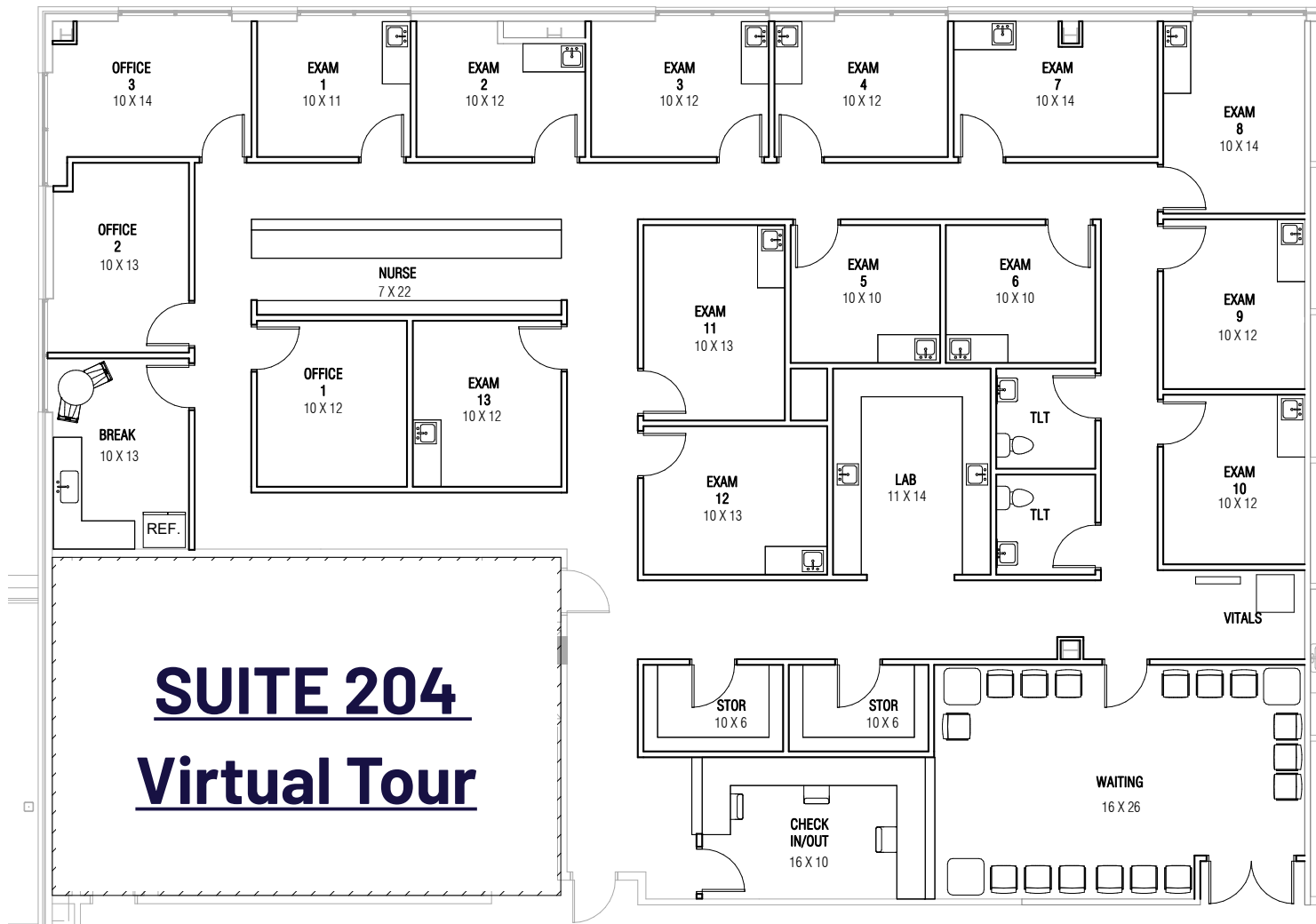
**Virtual**

**Tour**



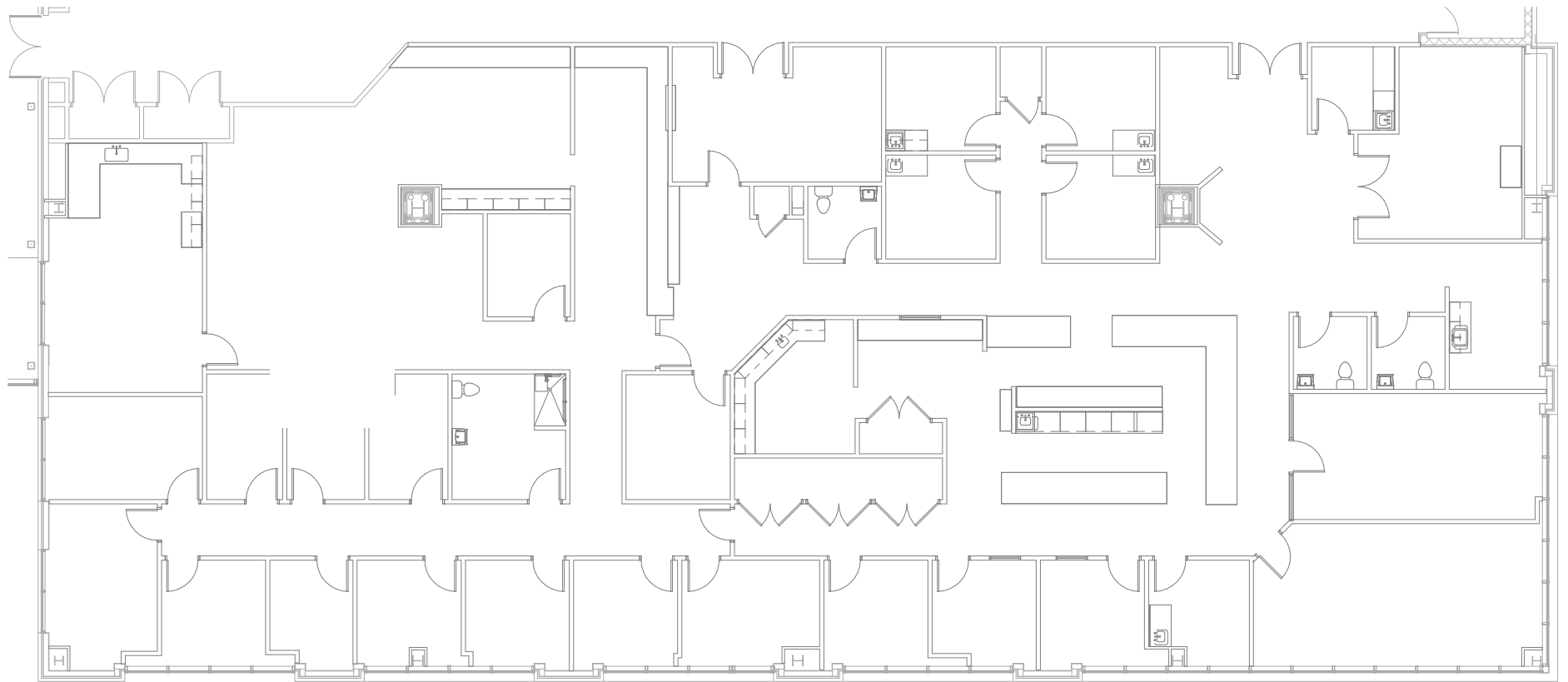
# FLOOR PLAN

## 170-A: SUITE 204 | 5,435 SF



# FLOOR PLAN

## 170: SUITE 210 | 9,732 SF

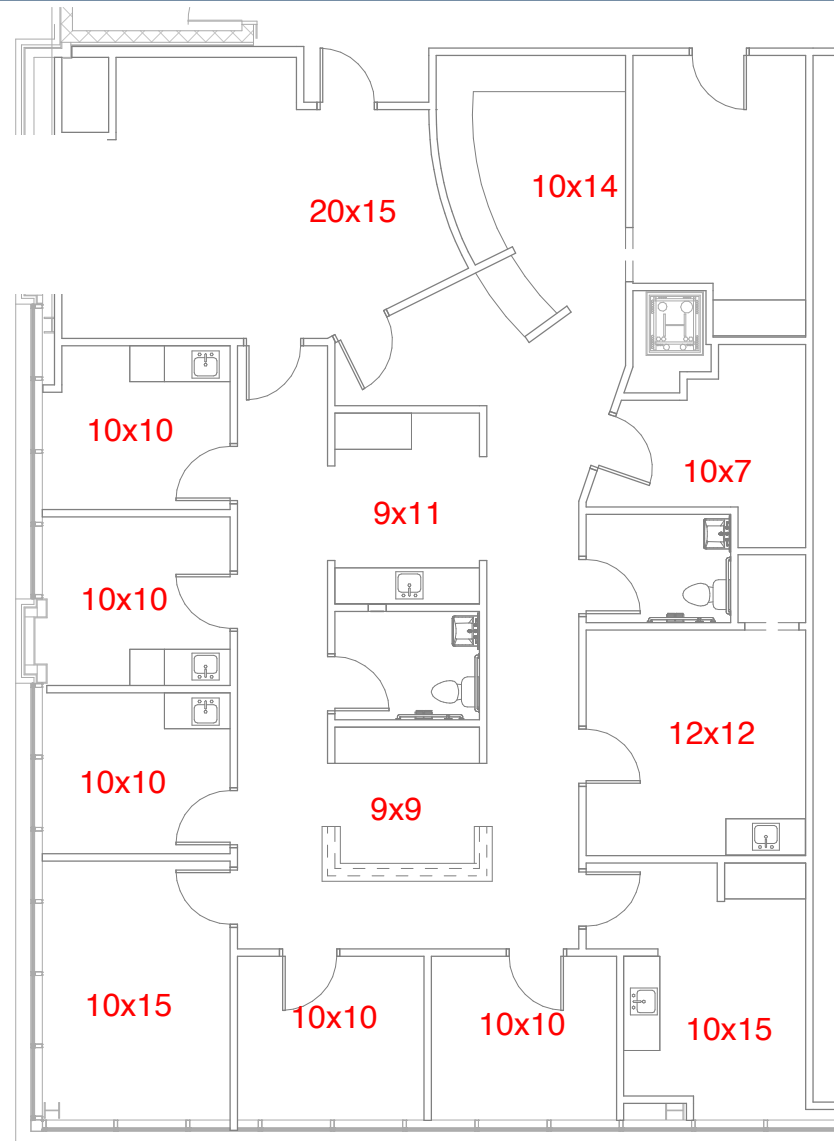


**SUITE 210 Virtual Tour**

# FLOOR PLAN

## 170-A: SUITE 301 | 2,933 SF

### SUITE 301 Virtual Tour



# AREA MAP

