



Tami Little, Principal Broker, cell: 704-650-9799  
tami@southmarkproperties.com , www.southmarkproperties.com

## MEDICAL/OFFICE CONDO - FOR SALE OR LEASE

### HIGHLIGHTS



#### Address:

136 Corporate Park Dr, Suite H  
Mooresville, NC 28117

#### Features:

- **Upscale Medical or Office condo** – First floor space for companies seeking high image in a professional office setting. High end finishes throughout.
- **Excellent location** - in area's premier Office Park, Morrison Plantation, located directly across the street from the YMCA. Numerous Amenities within walking distance.
- **Abundant Parking** for employees and customers

#### Space details:

**Condo Size:** 3600 SF

**Price:** For Sale at \$1,050,000

For Lease: \$19.00 psf, NNN

(TICAM Fee is \$3.79psf)

- **Features 8 private offices** (5 with sinks), open areas, reception/waiting, break room, laundry room, glass entry on both sides of building with separate entry for staff and customers.
- **Move-in Ready!** Space is ready for occupancy.
- **Highly visible signage opportunity** this condo has the PRIME signage location for the entire building!

**Prior use was Dermatology but suitable for many medical or office related uses!**

www.southmarkproperties.com

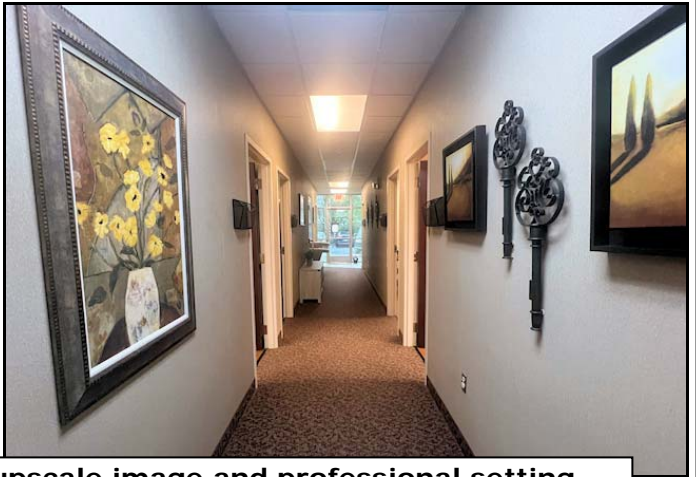
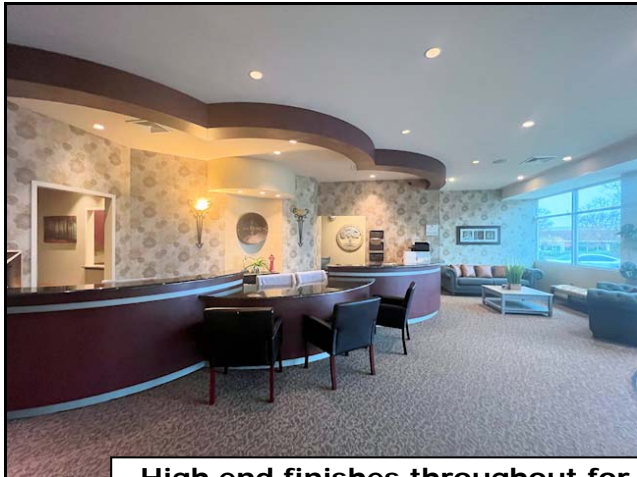


136 Corporate Park Dr, Suite H, Mooresville, NC 28117

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information pertaining to this property.



Inside Pictures ●●●●●



High end finishes throughout for upscale image and professional setting



8 private offices (5 with sinks), plus open areas for cubicles or future offices/exam rooms



Separate entrance for staff



Break Room

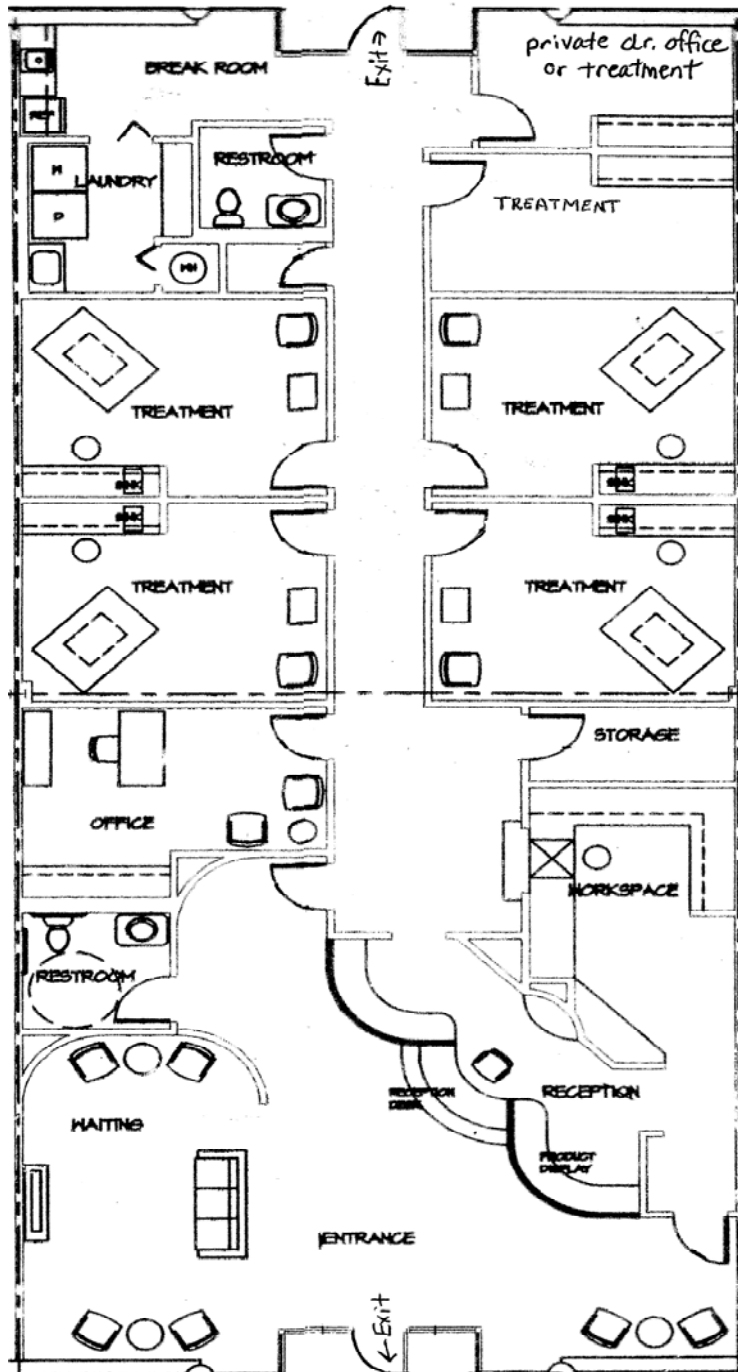
Contact: Tami Little, Broker, cell: 704.650.9799, tami@southmarkproperties.com

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information pertaining to this property.

www.southmarkproperties.com

# 136 CORPORATE PARK, MOORESVILLE

## Floorplan Suite H – 3,600 SF



www.southmarkproperties.com