

FAIRVIEW CENTER

136 FAIRVIEW ROAD
MOORESVILLE | NORTH CAROLINA



TIFFANY SLAYDEN
704-906-9699
tiffany@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW

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- Three-story Class A Professional Office Building
- Prominent masonry exterior and first-rate lobby finishes including wood paneling, accent lighting, and marble flooring
- Ideally located nearby Lowe's Corporate Headquarters and Lake Norman Regional Hospital
- Less than 0.25 miles from Lake Norman Regional Medical Center
- Close proximity to I-77



TOTAL BUILDING AREA:
± 47,691 SF



AVAILABLE SPACE:
SUITE 120: ± 2,044 SF
SUITE 220: ± 2,500 - 16,646 SF
SUITE 320: ± 3,523 SF



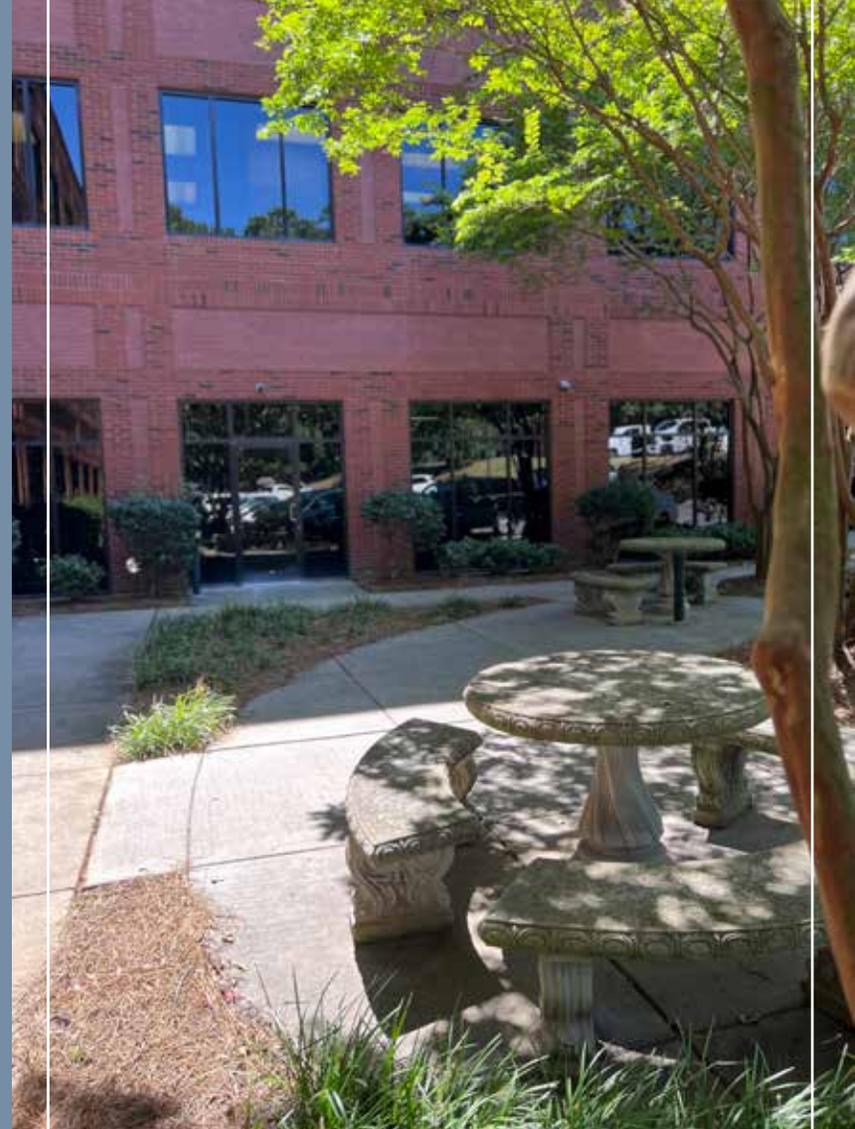
LEASE RATE:
\$19.00 - \$19.50/SF, NNN



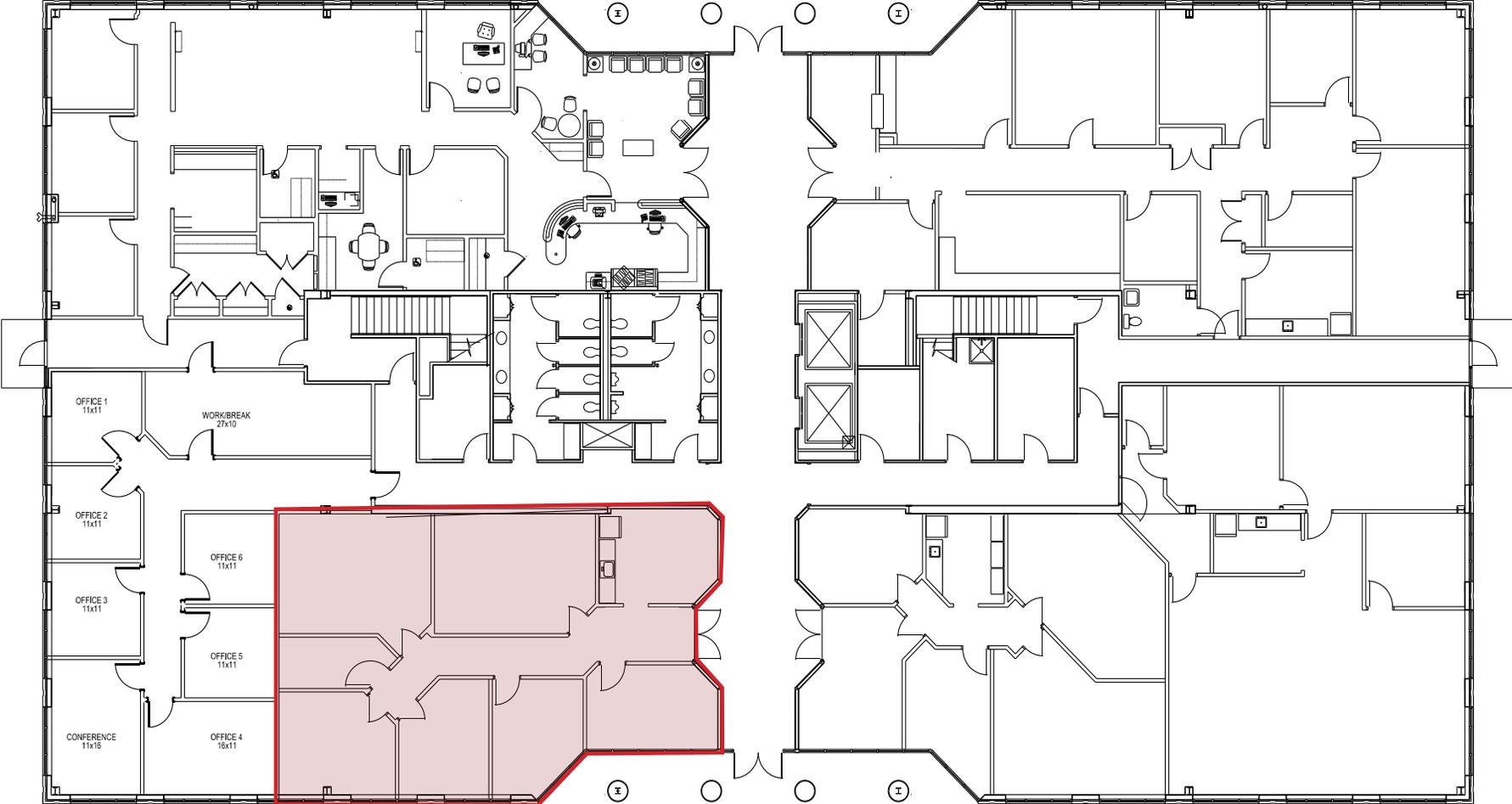
ESTIMATED OPERATING EXPENSES:
\$8.60/SF/YR

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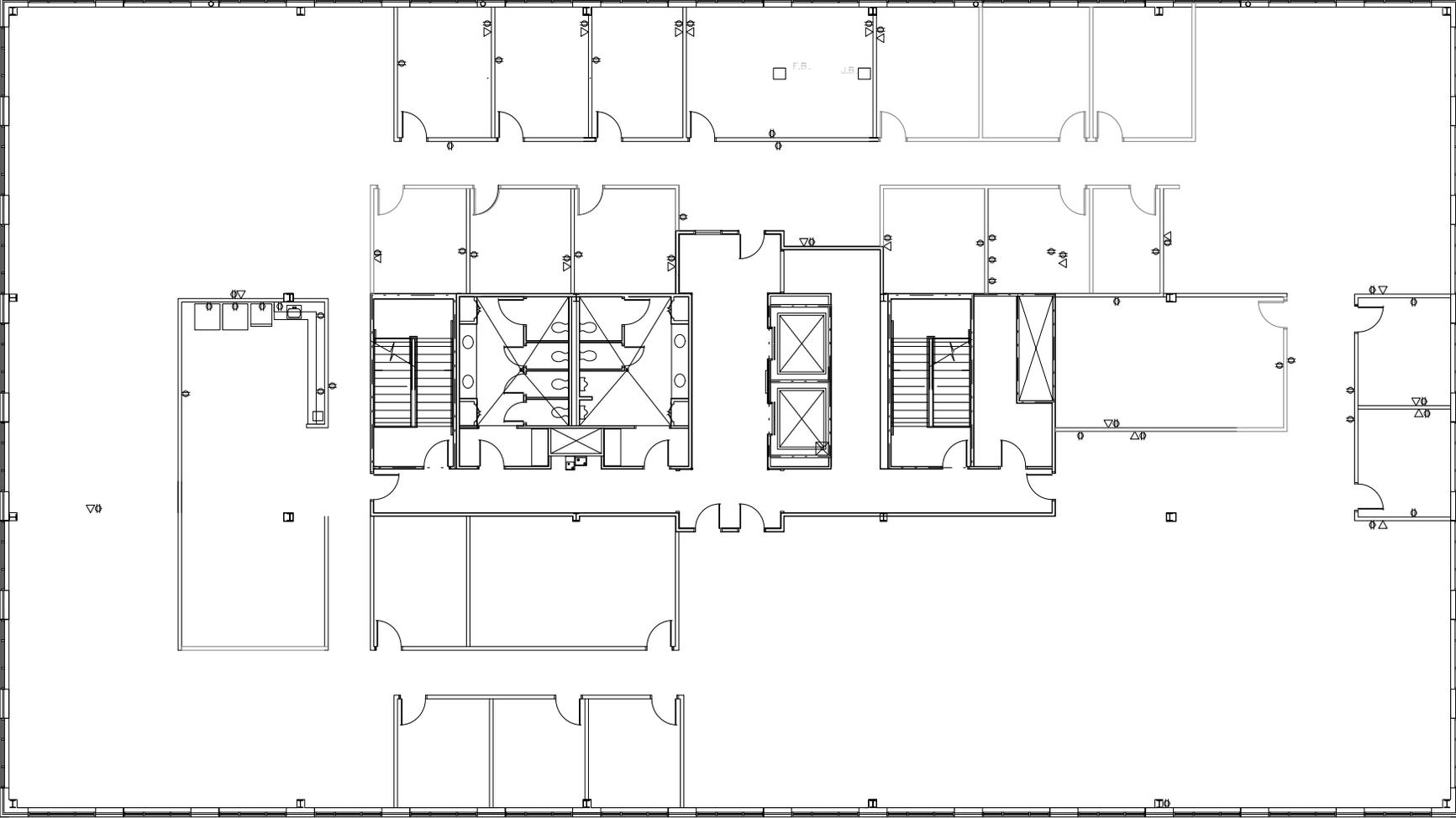
FLOOR PLAN: SUITE 120



Suite 120: ± 2,044 SF
General Office

VIRTUAL TOUR

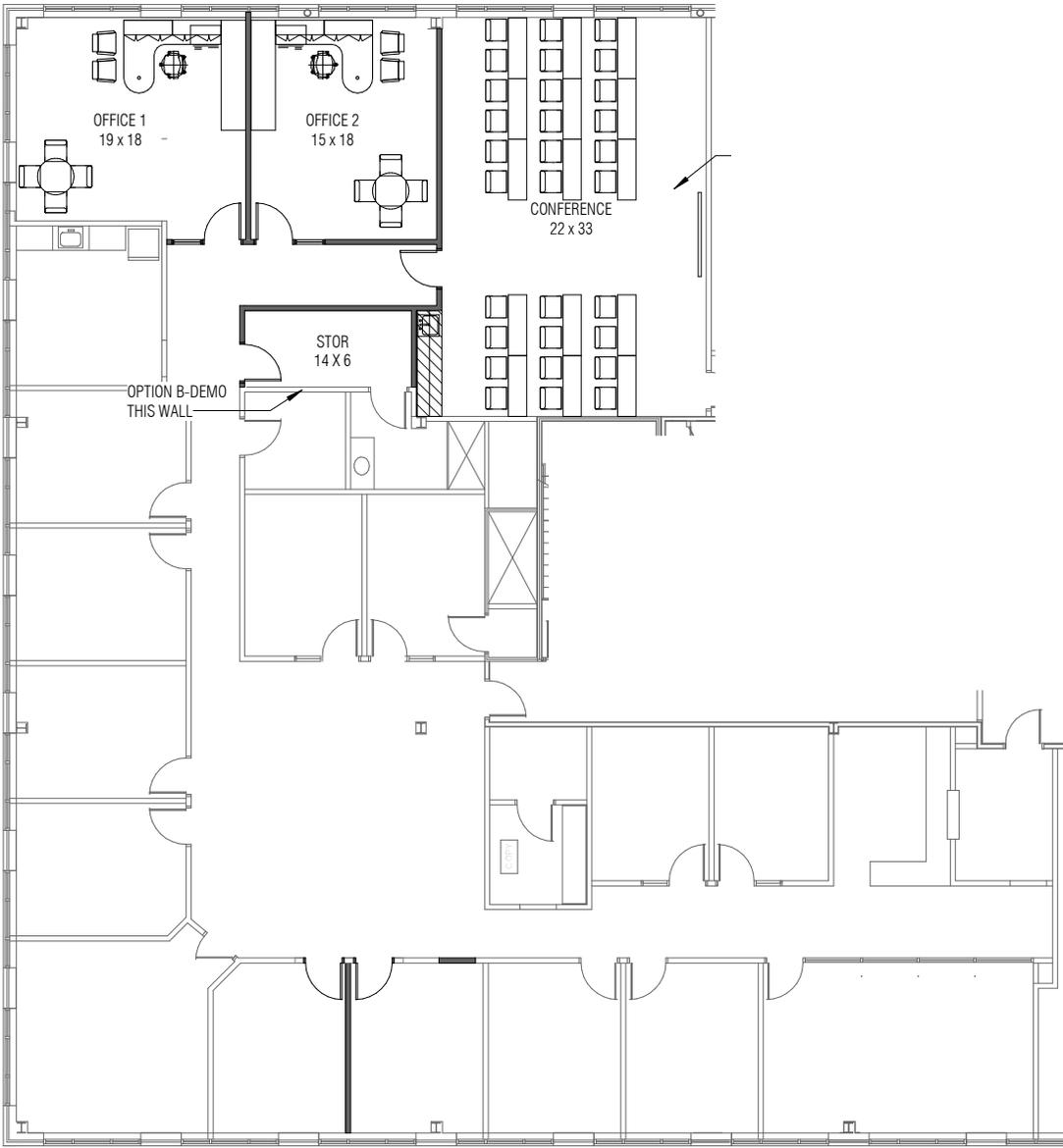
FLOOR PLAN: SUITE 220



Suite 220:
± 2,500 - 16,646 SF

VIRTUAL TOUR

FLOOR PLAN: SUITE 320



Suite 320:
± 3,523 SF

[**VIRTUAL TOUR**](#)

MAP AREA

- Site
- Medical
- Non Medical



**Davidson & Burr Total
Dental Care**

**Lake Norman
Home Health**

Food Lion

Langtree Charter School

Starbucks

**Lake Norman Medical
& Professional Plaza**

**Lake Norman
Regional Hospital**

OrthoCarolina

136 Fairview Rd

**Lowe's Home Improvement
Corporate Office**