

# FAIRVIEW CENTER

136 FAIRVIEW ROAD  
MOORESVILLE | NORTH CAROLINA



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# FOR LEASE

# PROPERTY OVERVIEW

## PROPERTY OVERVIEW

- 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



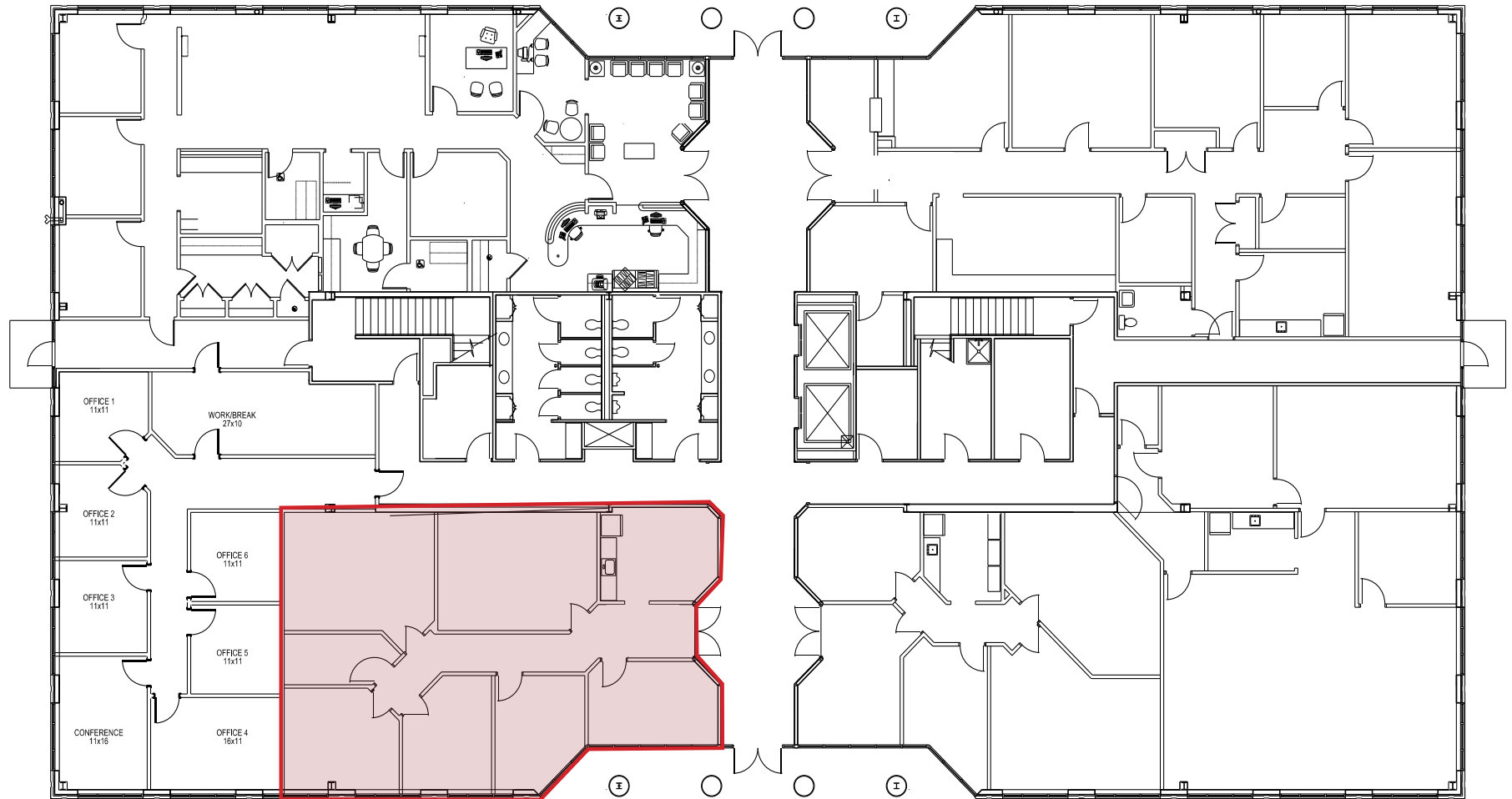
**ESTIMATED OPERATING EXPENSES:**  
\$8.60/SF/YR

## CONTACT:

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# FLOOR PLAN: SUITE 120

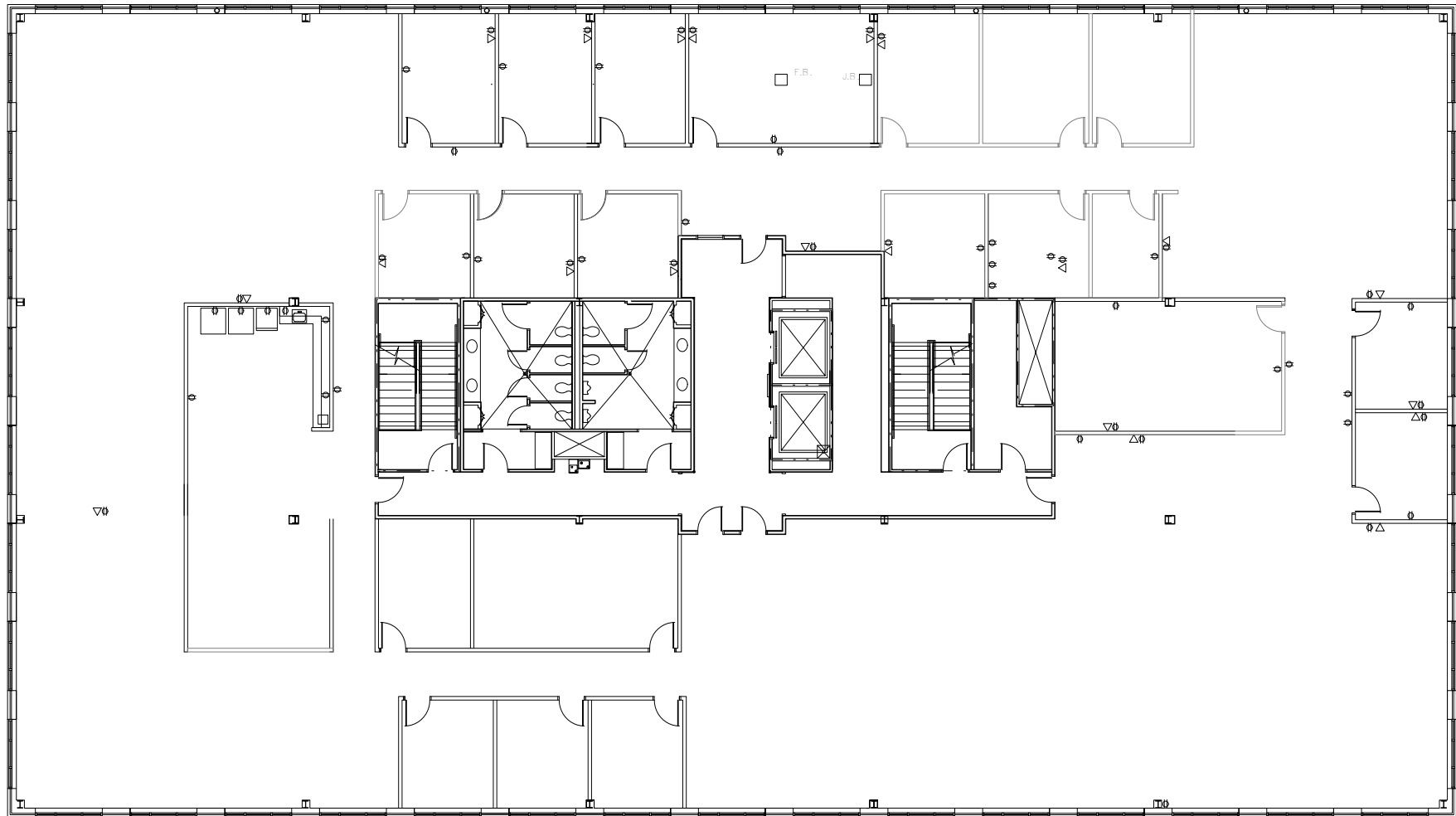


**Suite 120: ± 2,044 SF**  
**General Office**

[VIRTUAL TOUR](#)



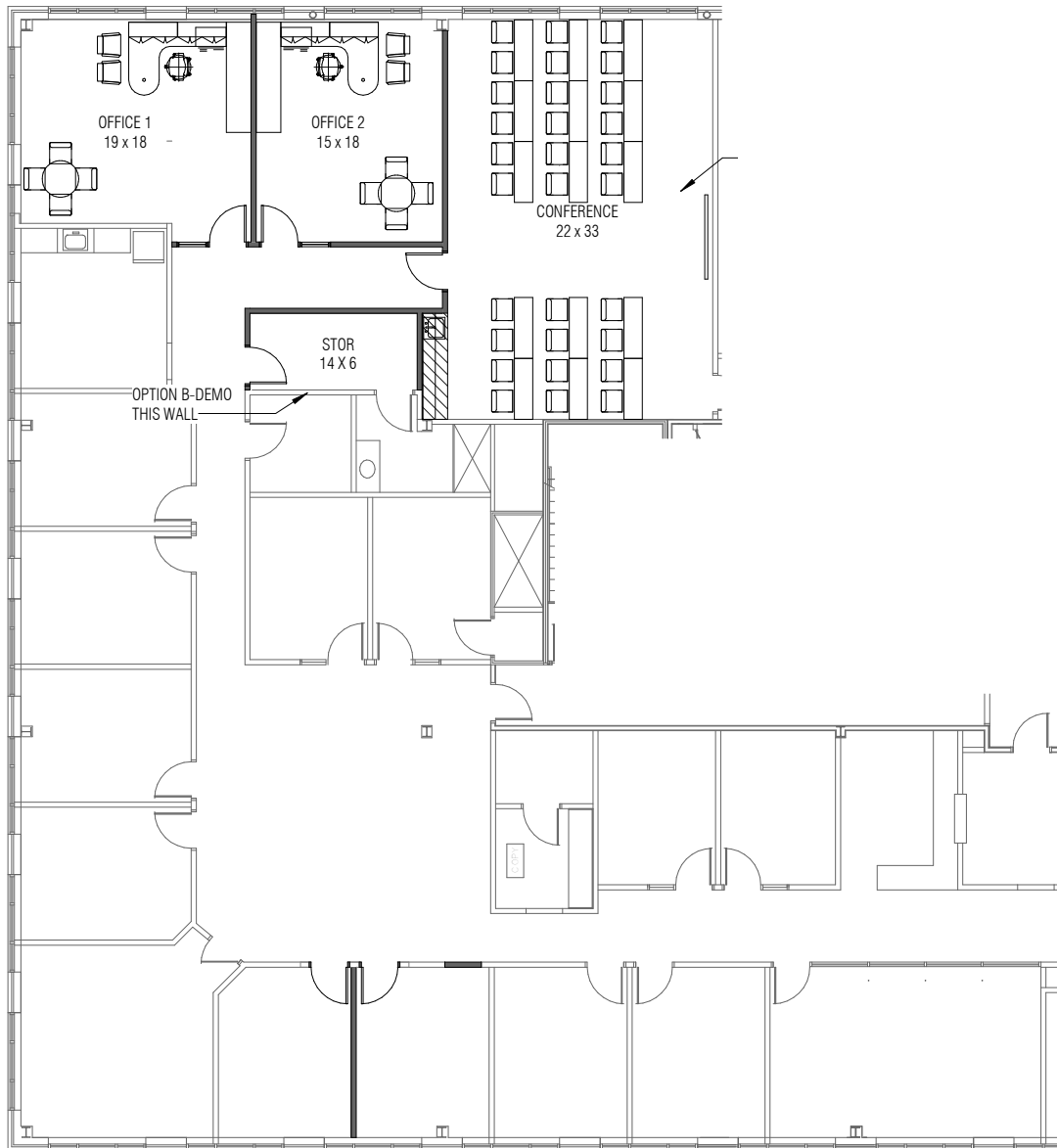
# FLOOR PLAN: SUITE 220



**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



Lake Norman  
Home Health

Food Lion

Langtree Charter School

Starbucks

Lake Norman Medical  
& Professional Plaza

136 Fairview Rd

Lake Norman  
Regional Hospital

OrthoCarolina

Davidson & Burr Total  
Dental Care

Lowe's Home Improvement  
Corporate Office