



DESIGN CENTER
LAKE NORMAN



+/- 1,687 - 17,149 RSF

OFFICE/FLEX SPACE FOR LEASE

532 - 533 Patterson Ave | Mooresville, NC 28115





DESIGN CENTER
LAKE NORMAN

PROPERTY OVERVIEW

Revitalized for the modern user, Design Center Lake Norman features high-quality office and flex spaces. Originally built in the 1920s as a T-shirt production facility, the building underwent a significant transformation in the early 2000s, emerging as one of the area's earliest adaptive reuse developments. Today, the property supports a diverse mix of tenants, including Sweet Dreams, Kimley-Horn Engineering, and Fiskars.

The thoughtfully designed, open floor plans promote collaboration and creative thinking, making the space well suited for companies seeking an energetic and efficient workplace. Move-in-ready suites offer flexible layouts that can be tailored to a variety of operational needs.

Located in the center of Mooresville — approximately 30 minutes north of Charlotte — the Design Center benefits from a prime setting in the Lake Norman community widely known as Race City USA. The area is home to the North Carolina Auto Racing Hall of Fame, numerous NASCAR and IndyCar teams and drivers, and a strong network of racing technology firms. Convenient access to Lowe's Corporate Headquarters and major thoroughfares such as Interstate 77 and Highway 150 further enhances the property's appeal. For businesses seeking a modern, connected workspace that supports productivity and creativity, the Design Center Lake Norman offers an exceptional opportunity.

ADDRESS

532-533 Patterson Ave | Mooresville, NC 28115

AVAILABILITY

+/- 1,687 - 17,149 RSF
Office/Flex Space

YEAR BUILT/RENOVATED

1920s/2002-2017

PARKING

140 surface spaces, room for
additional parking in unused delivery area

CLEAR HEIGHT

12' - 18'

Dock Doors

7

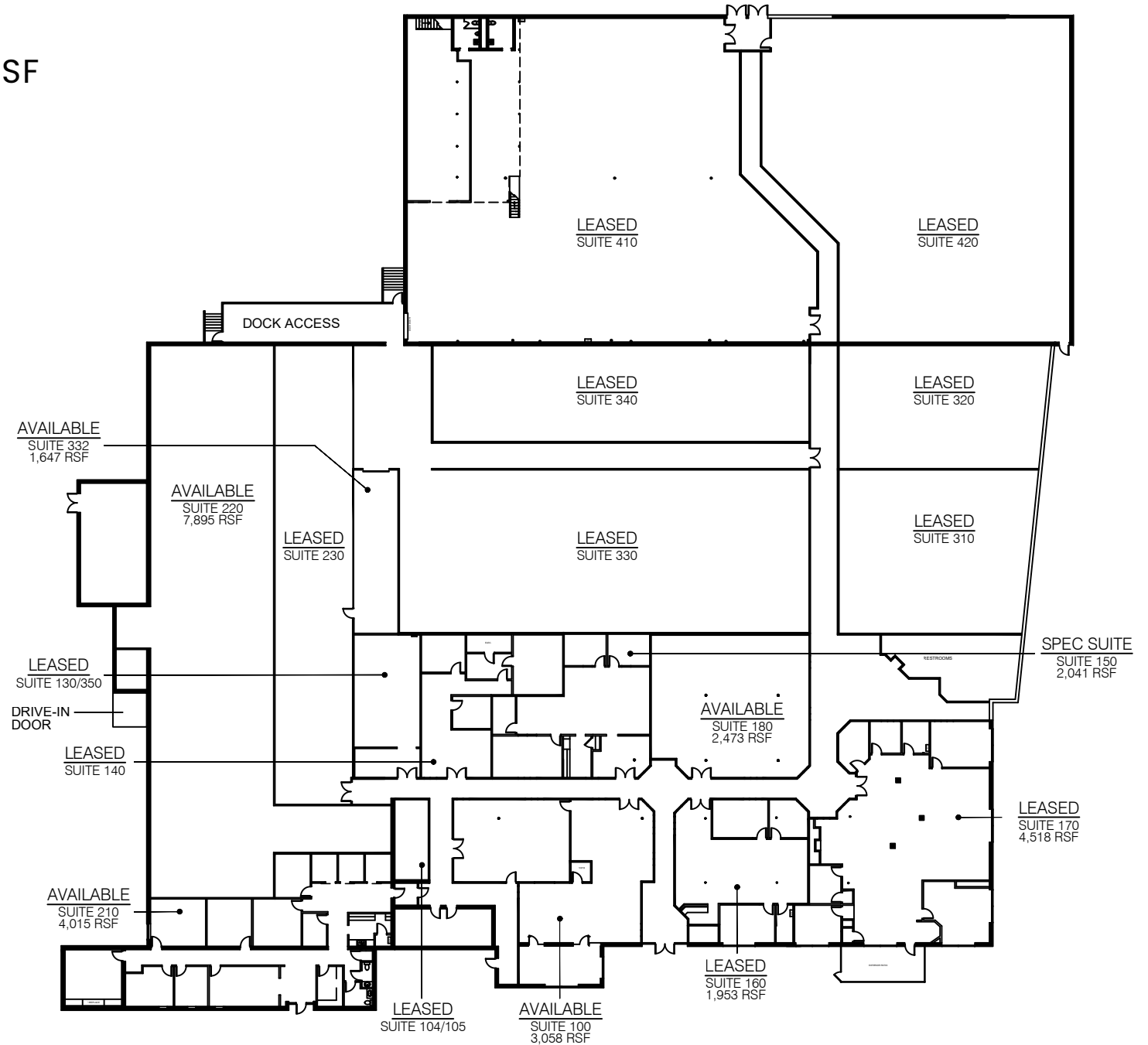
LEASE RATE

Call Broker for Details

SITE PLAN

Available

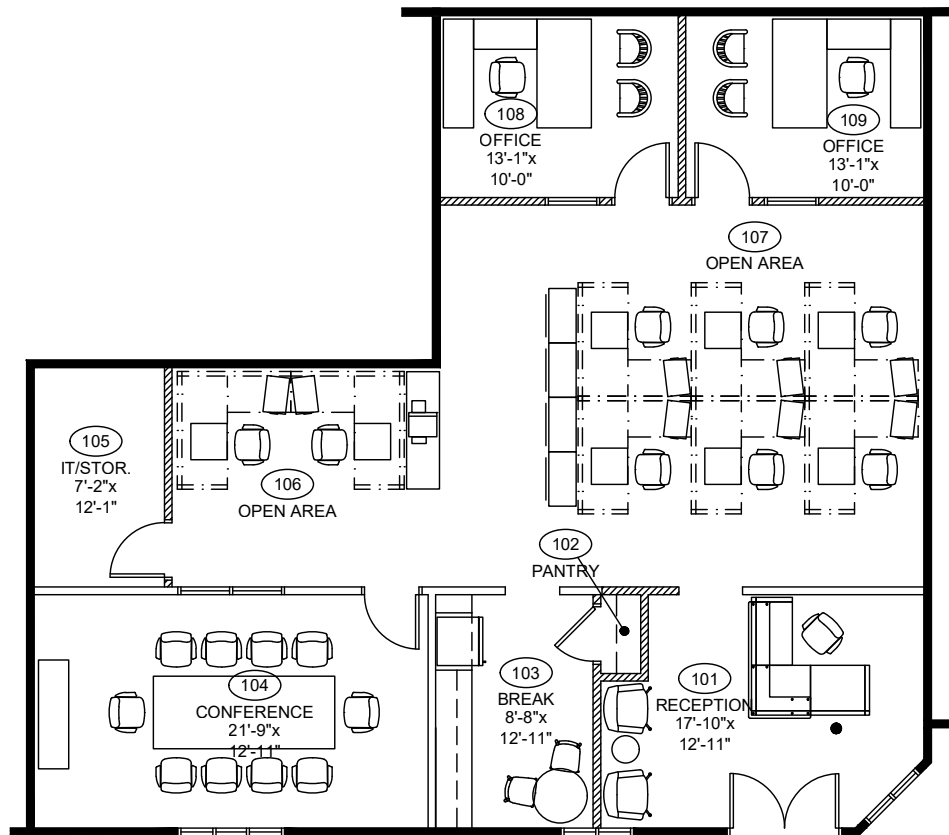
+/- 1,687 - 17,149 RSF



FLOOR PLAN | SPEC SUITES

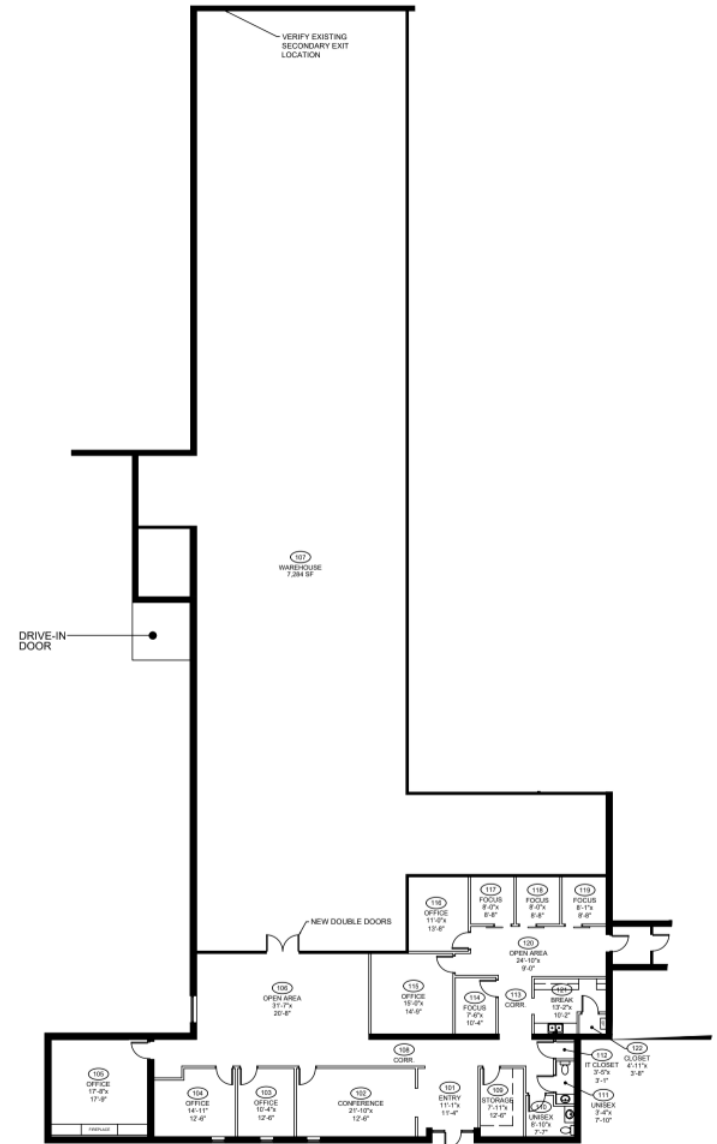
Suite 150

+/- 2,041 RSF



Suite 107

+/- 11,910 RSF



MOORESVILLE

NORTH CAROLINA

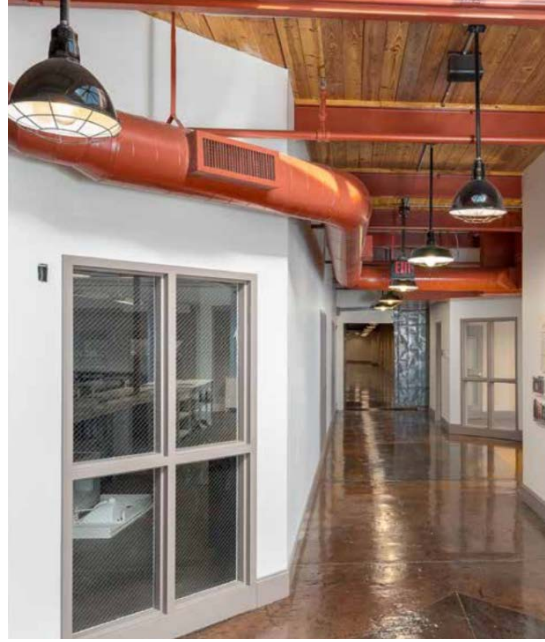
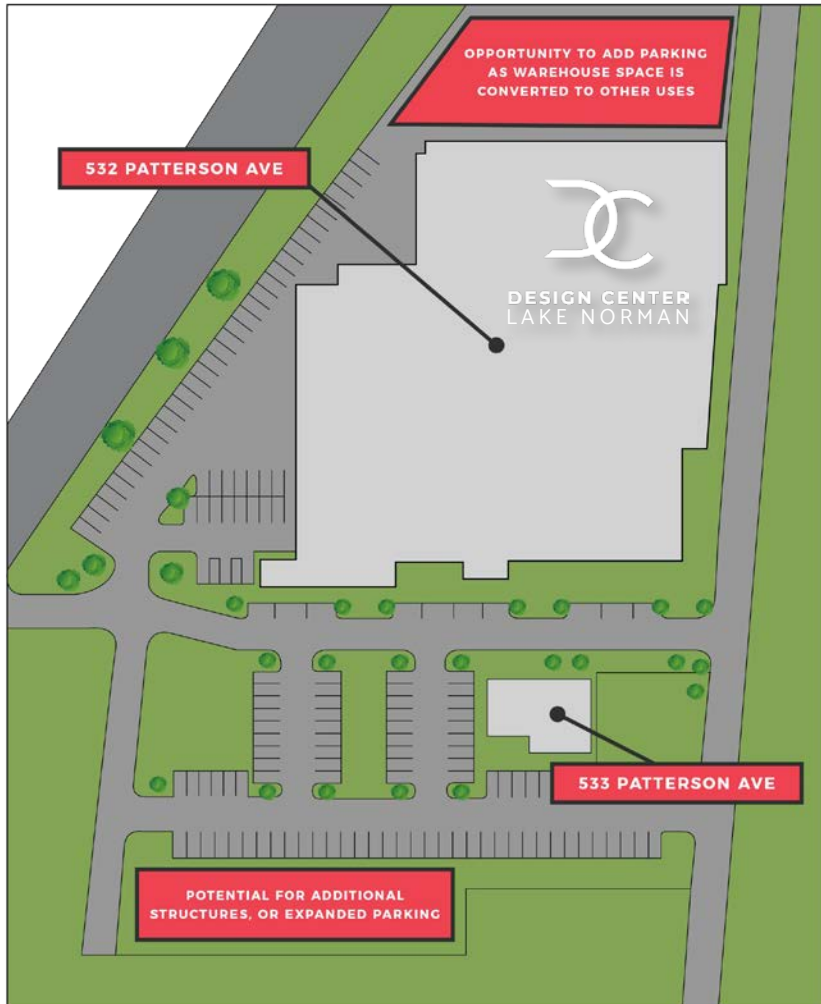


Mooresville, NC is a thriving lakeside community situated on the shores of Lake Norman. The town has experienced significant growth over the past few decades, transforming into a desirable suburban destination that balances small-town charm with modern amenities.

One of Mooresville's notable features is its proximity to Lowe's Companies, Inc. headquarters. This corporate presence has contributed to the area's economic stability and development, helping establish Mooresville as more than just a bedroom community for Charlotte. Located approximately 30 miles north of Charlotte's center, residents enjoy a strategic position that offers the tranquility of lakeside living while remaining within reasonable commuting distance to the Queen City's business districts.



SITE PLAN



 Visit our Website

FOR MORE INFORMATION:

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