



1270 25th Street PI SE

1270 25th Street PI SE, Hickory, NC 28602



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 The Lake Team Commercial Real Estate
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 (516) 456-6380



1270 25th Street PI SE

\$12.00 - \$15.00 /SF/Yr



Rental Rate:	\$12.00 - \$15.00 /SF/Yr
Total Space Available:	15,895 SF
Max. Contiguous:	1,887.00 SF
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area:	17,815 SF
Year Built:	1988
Cross Streets:	SE 27th street PI
Walk Score ®:	19 (Car-Dependent)
Rental Rate Mo:	\$1.00 USD/SF/Mo

1st Floor Ste 7

1

Space Available	3,427 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 1

2

Space Available	1,887 SF
Rental Rate	\$14.00 /SF/Yr
Contiguous Area	1,887 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 2

3

Space Available	2,150 SF
Rental Rate	\$14.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 3

4

Space Available	4,325 SF
Rental Rate	\$12.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 4

Space Available	1,120 SF
Rental Rate	\$15.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 5

Space Available	1,364 SF
Rental Rate	\$15.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 6

Space Available	1,622 SF
Rental Rate	\$14.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

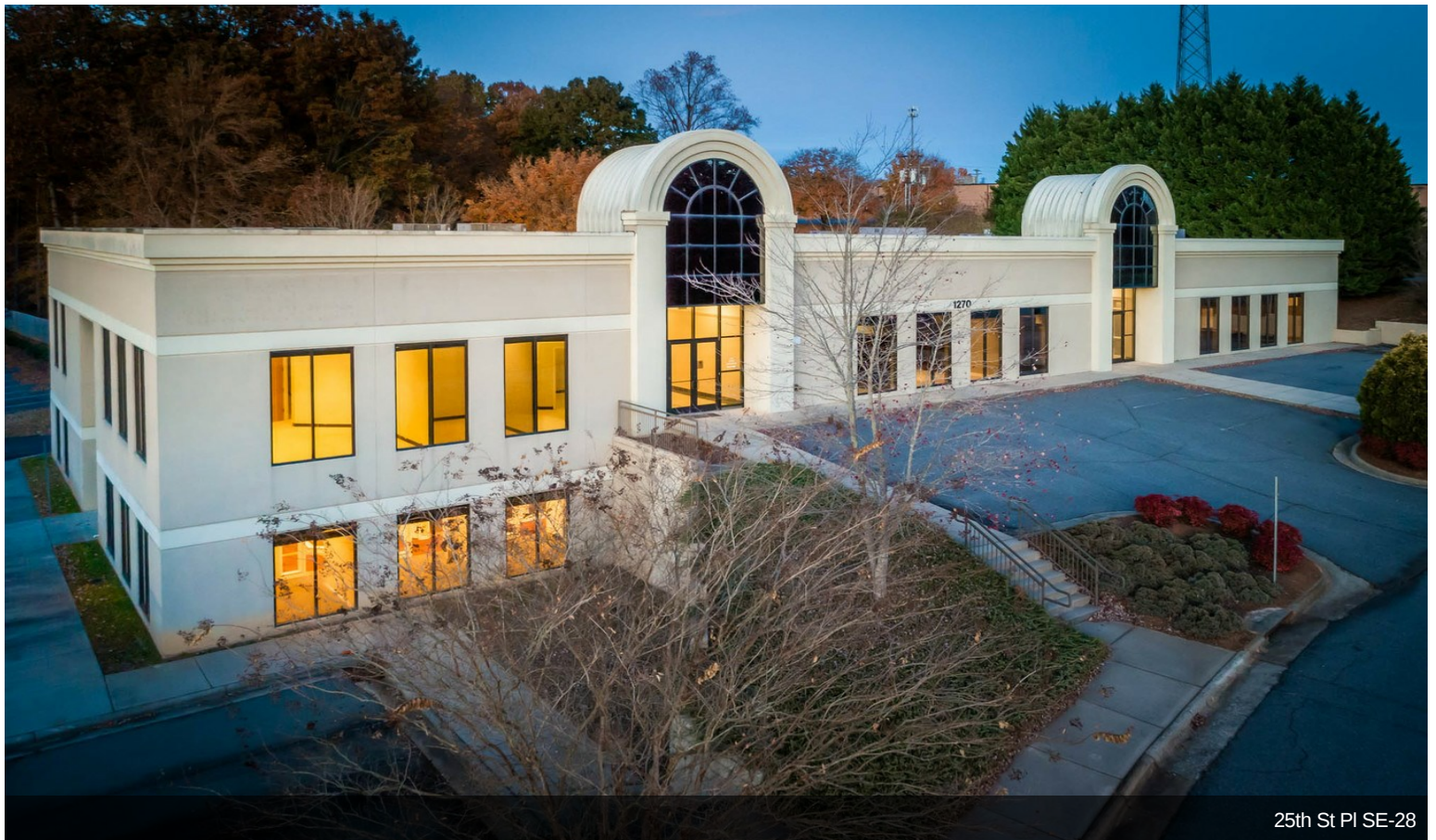
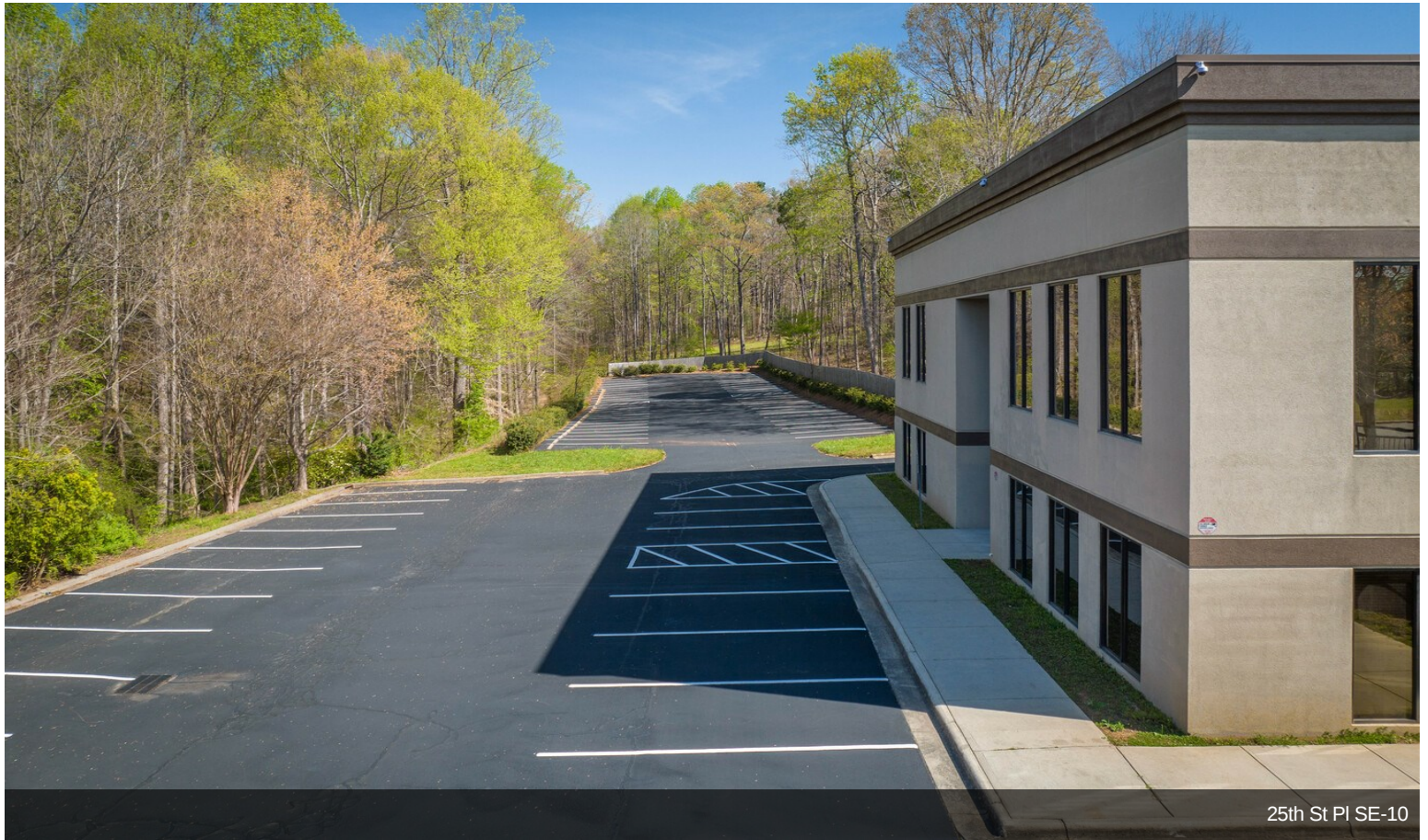


1270 25th Street PI SE, Hickory, NC 28602

Property Photos



Property Photos



Property Photos



Main Level Plans



CERTIFIED MEASURE REPORT



REPORT NUMBER
372217001656

Report Date:

12FEB22

Measure Date:

11FEB22

Measured & Certified by:

X

GD Williams

RD Robinson

37227601090

NCREC Licensed

Subject Property:

1270 25th St Pl, Hickory NC

County:

Catawba

Property Description:

Two Level Office/Warehouse – Mixed Use – Zone IND

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Commercial Measure Calculations

Area Description	Volume (ft3)	Parking Spaces	Parking Ratio	Common Floor	Load Factor	Rentable Floor	Useable Floor	Gross Floor
First Floor		91	5.72	1710		12468		14178
Lower Level				172		3427		3599
Suite 1 (Red)					11.9	1887	Price Per S/F	
Suite 2 (Orange)					13.5	2150	\$14 S/F + \$2 NNN	
Suite 3 (Blue)					27.3	4325	\$14 S/F + \$2 NNN	
Suite 4 (Green)					7.0	1120	\$12 S/F + \$2 NNN	
Suite 5 (Purple)					8.6	1364	\$15 S/F + \$2 NNN	
Suite 6 (Yellow)					10.1	1622	\$14 S/F + \$2 NNN	
Suite 7 (White)					21.6	3427	\$12 S/F + \$2 NNN	
FIRST AND LOWER FLOOR LEVELS ONLY		91	5.72	1882		15,895		17,777

NOTES:

Total Square Footage

17,777

Cross-Source Square Footage Metric Comparison

Actual	Tax Card	Current List	Prior List
17,777	17,710	n/a	n/a

BOMA Standard Measurement & Calculations Performed & Certified By:

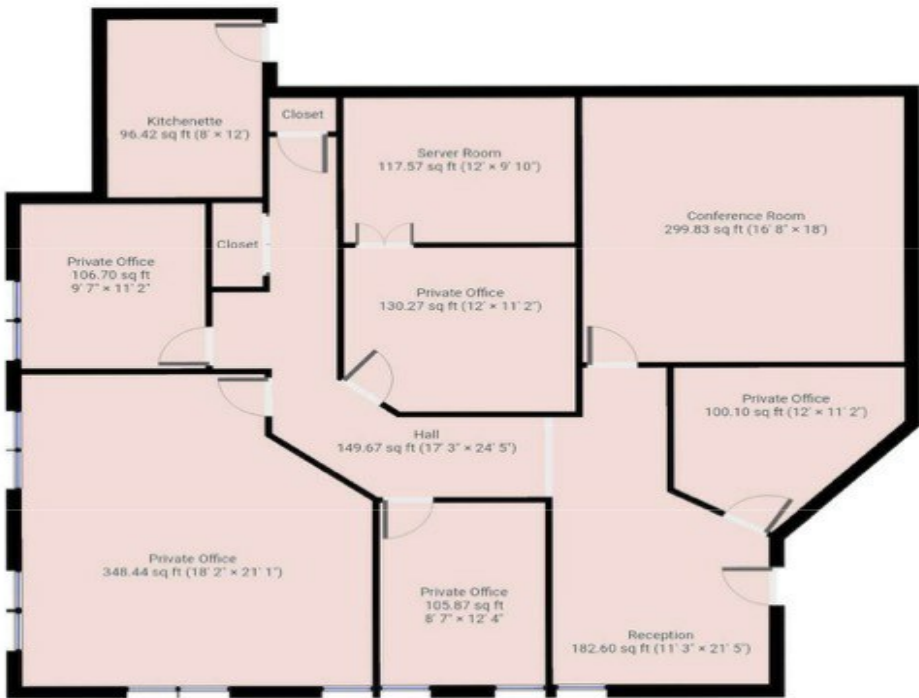
The NCREC Licensed Real Estate Broker/REALTOR® Noted Above

Area calculations are guaranteed to be accurate within a <2% tolerance.

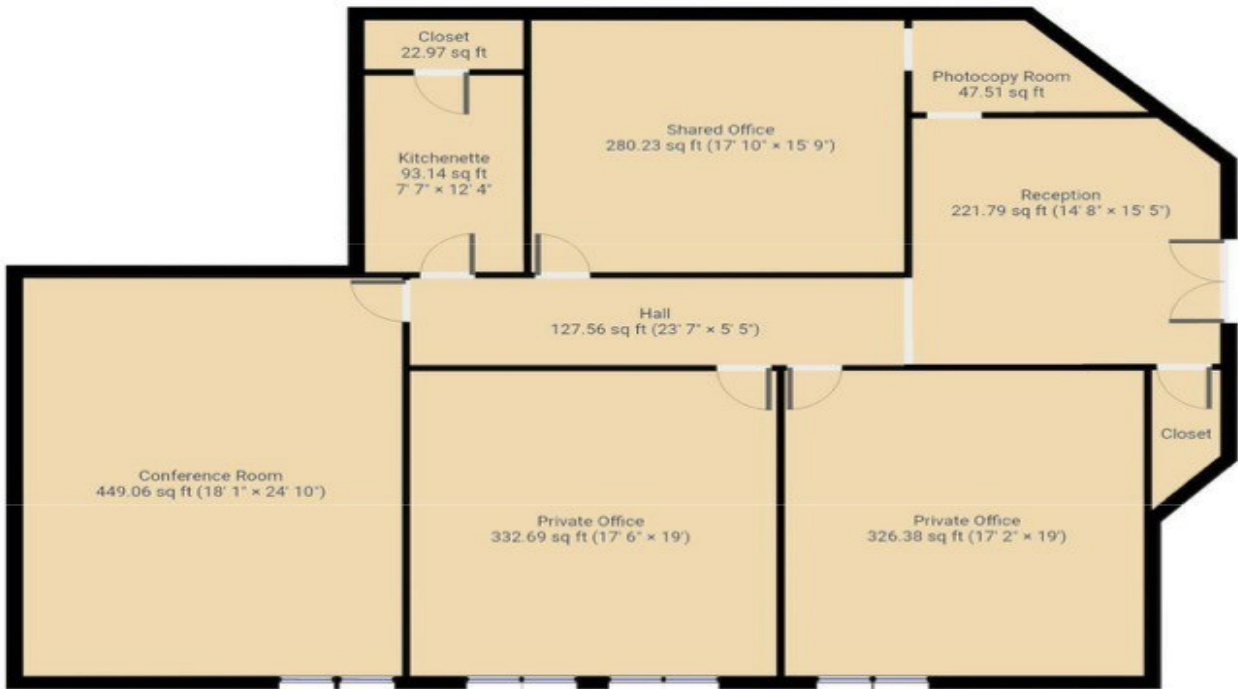
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Carolina MeasurePro® & Triangle Metrics®

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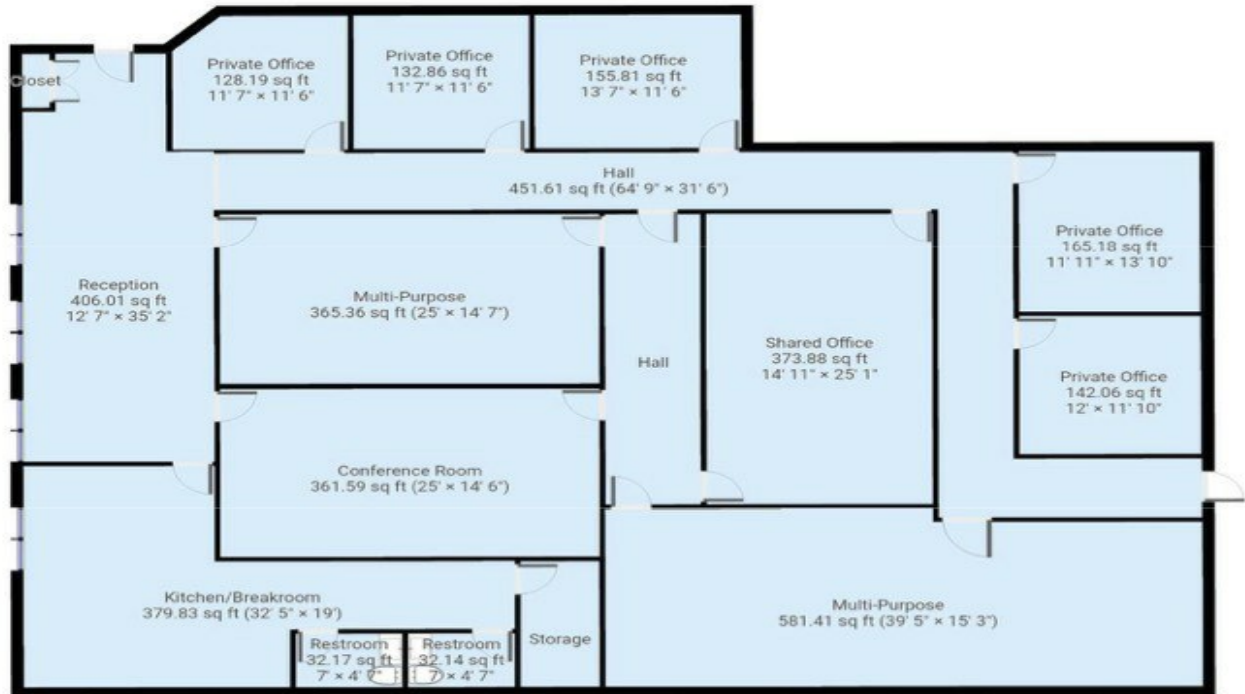


Suite 1

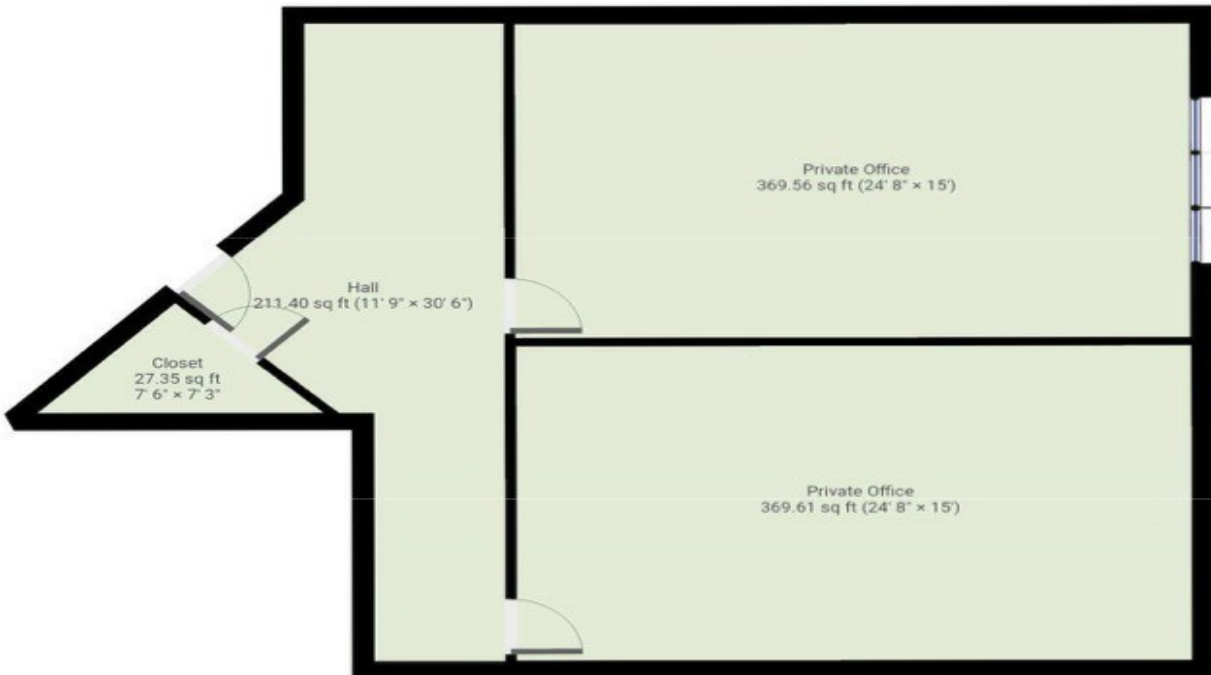


Suite 2

Property Photos



Suite 3

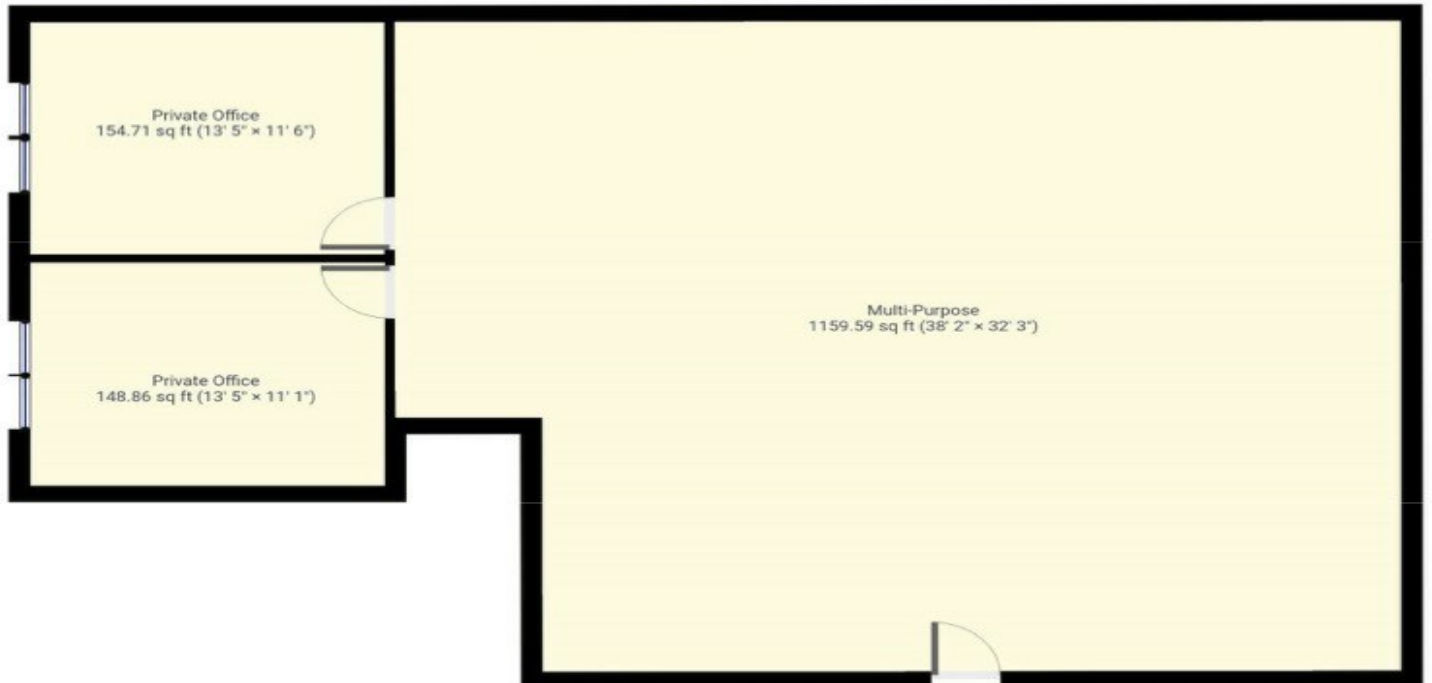


Suite 4

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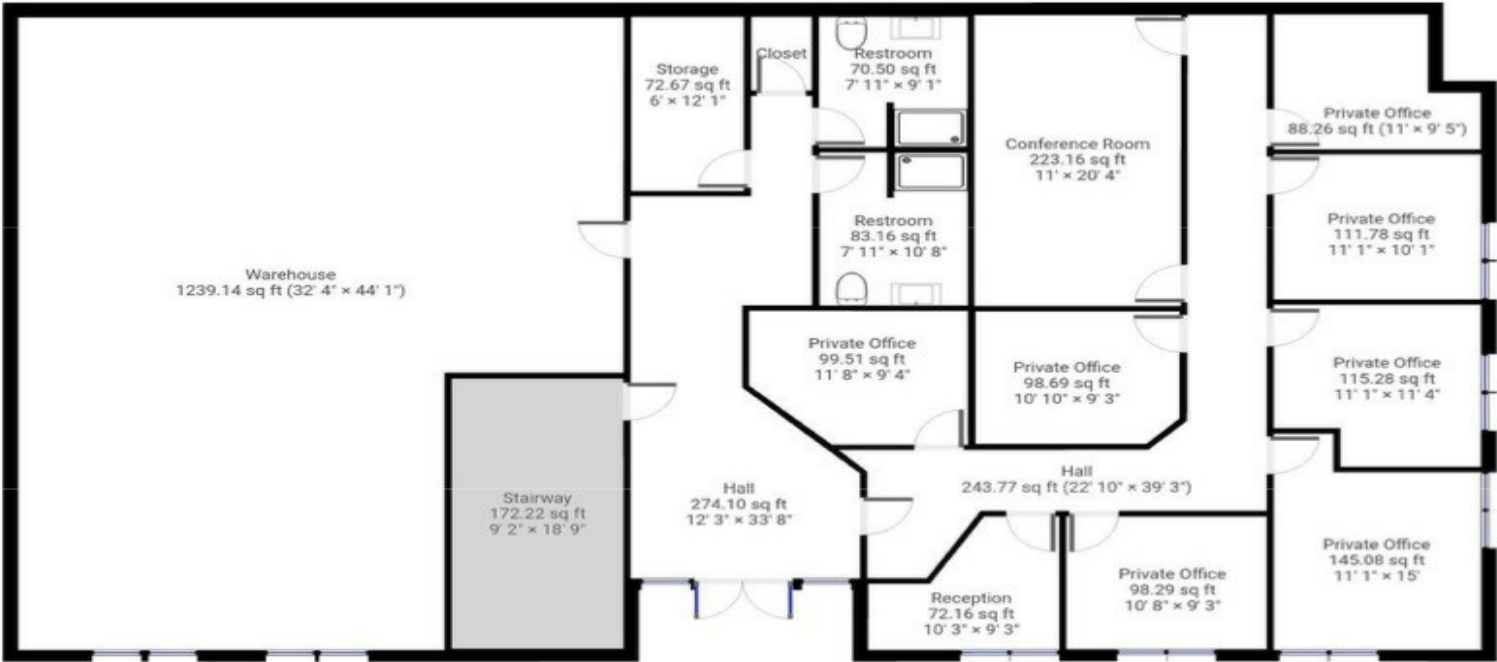


Suite 5



Suite 6

Property Photos



Suite 7

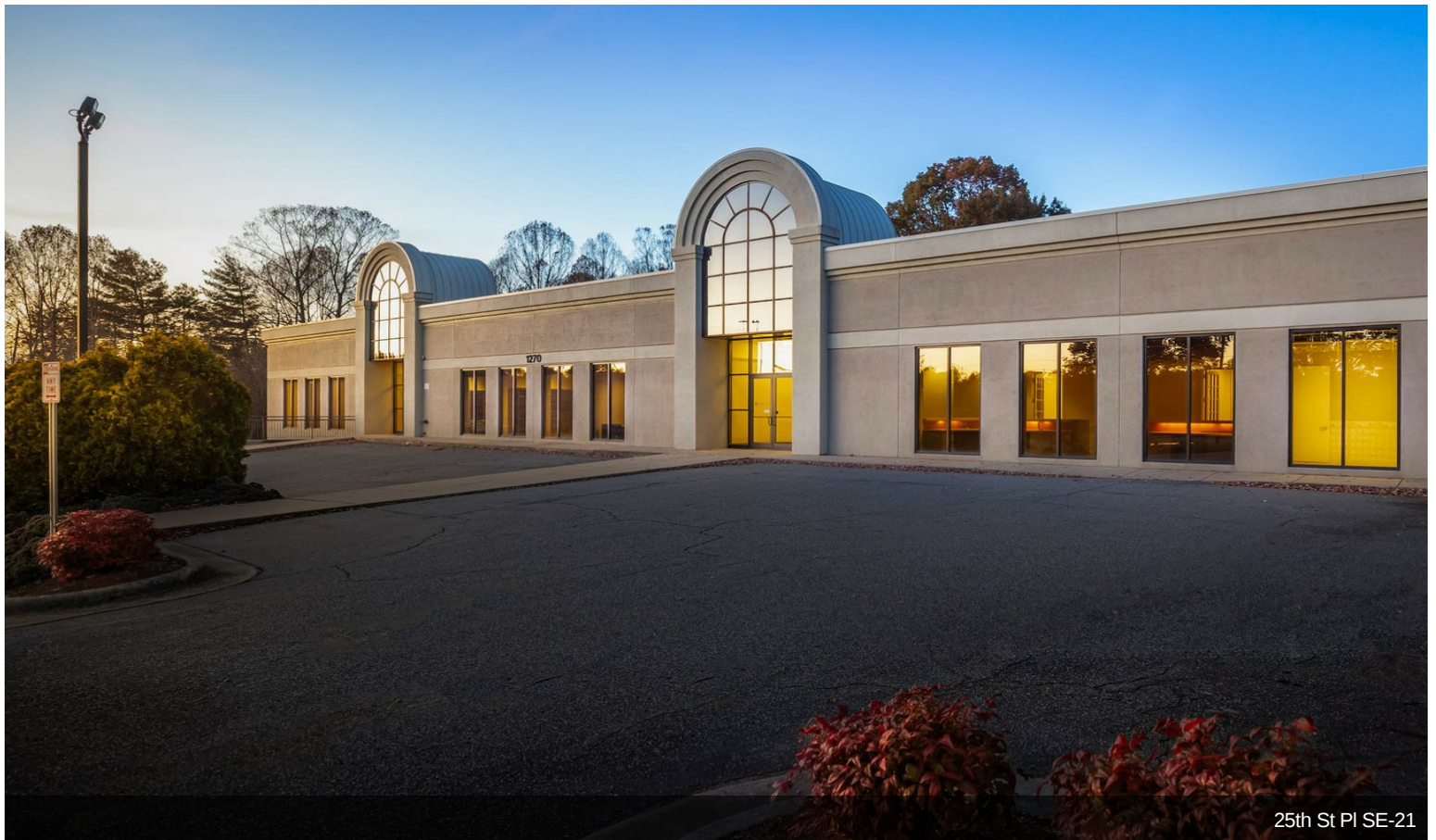


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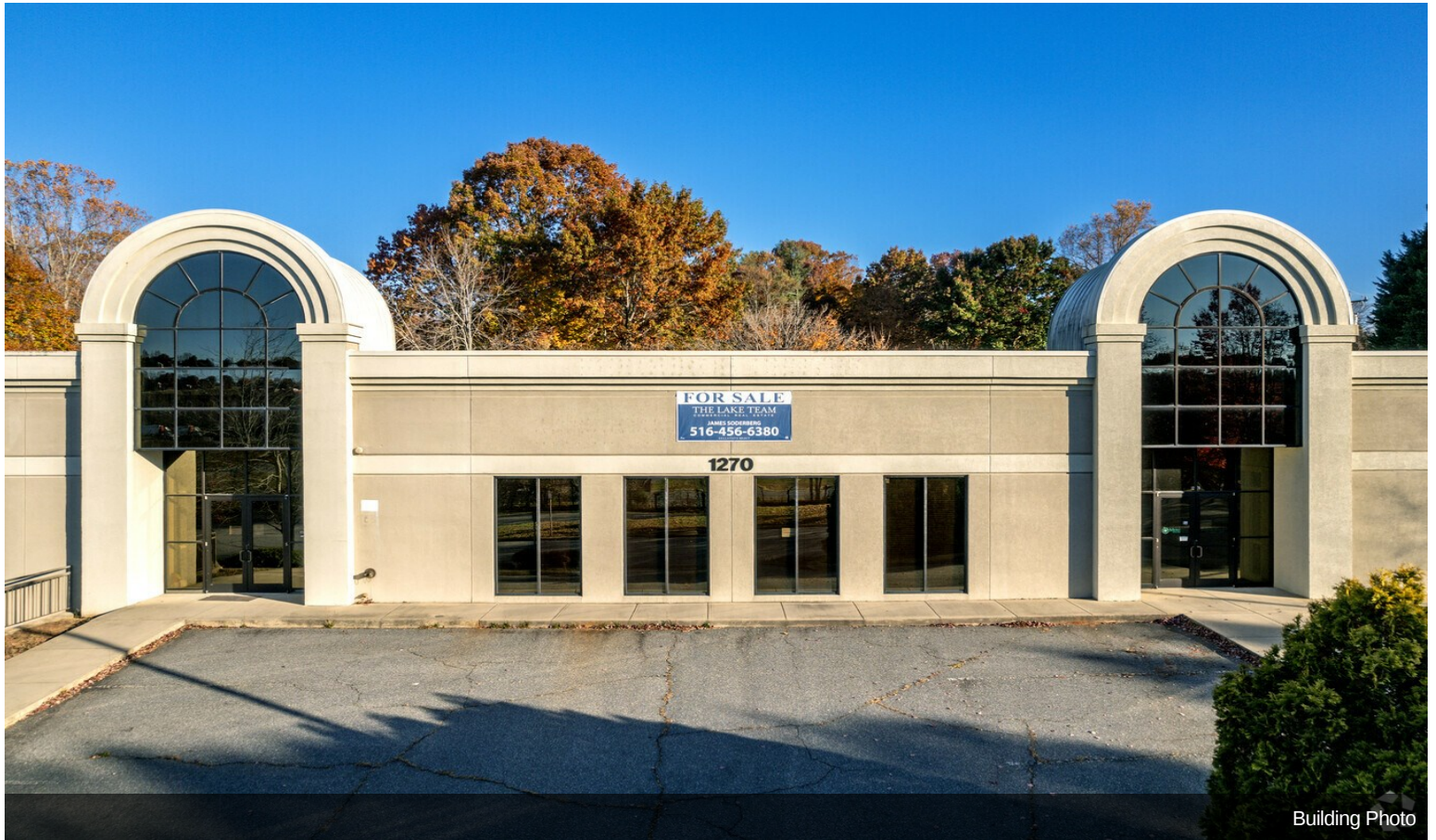
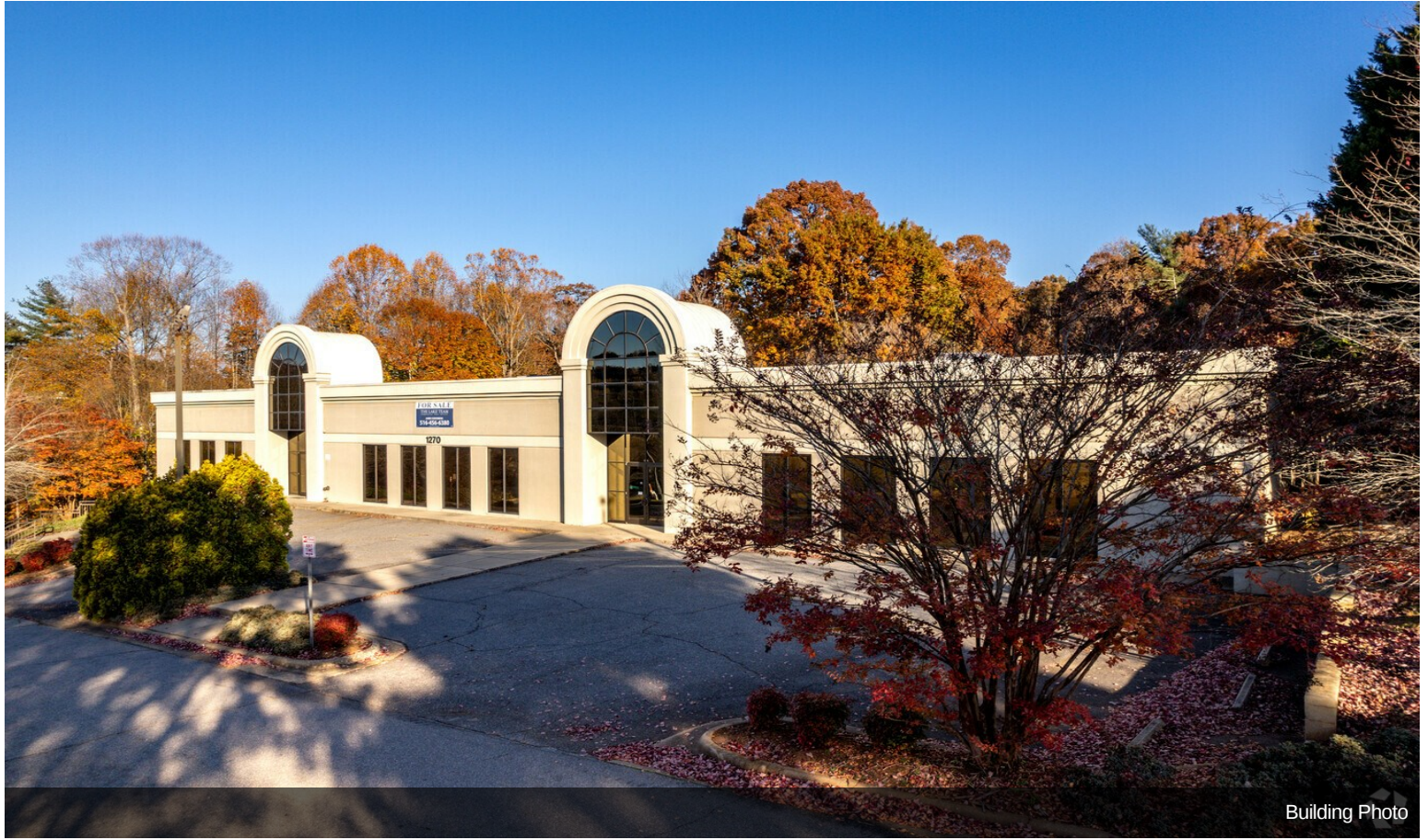
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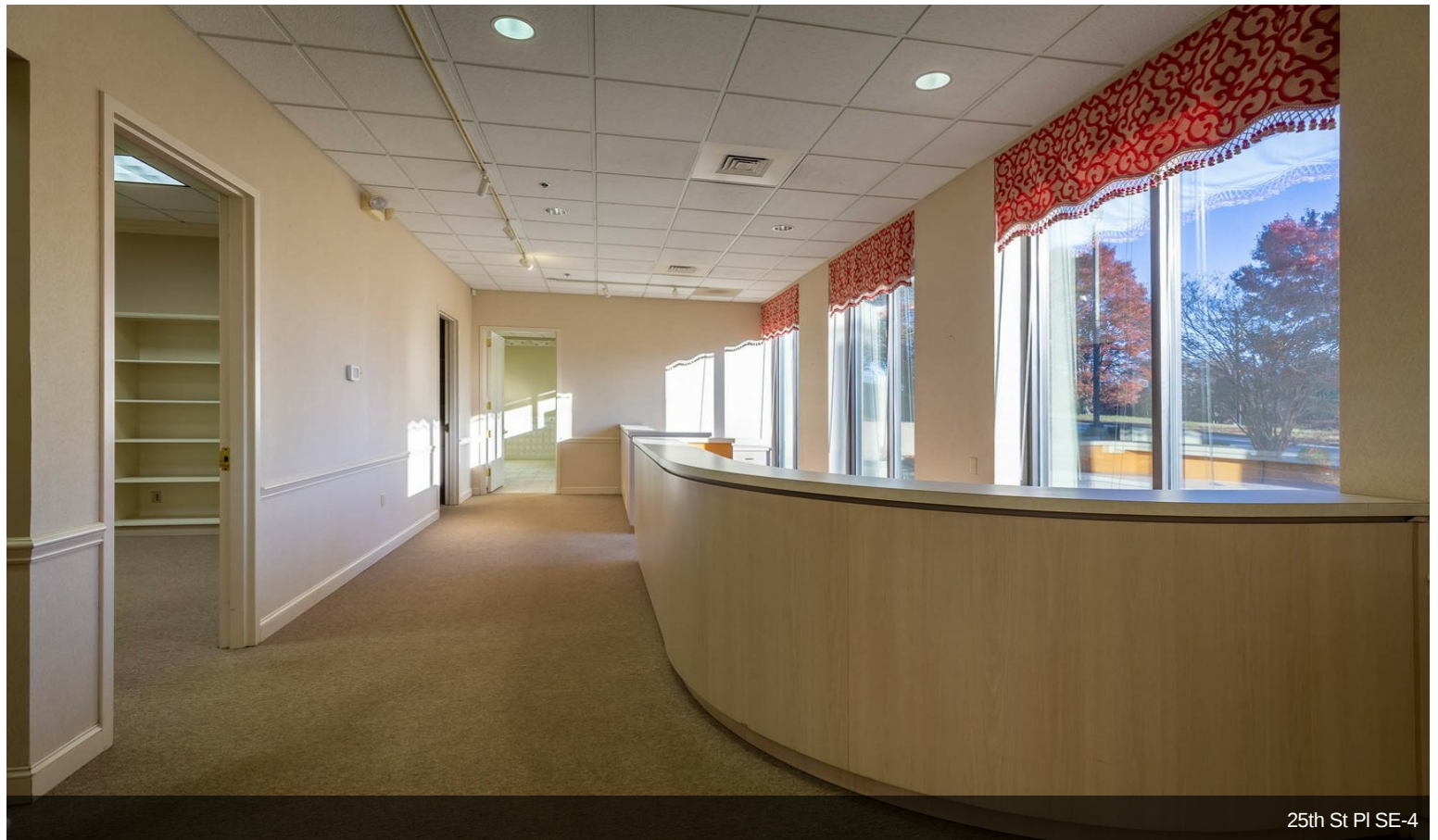
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25th St PI SE-5



25th St PI SE-4

Property Photos



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25th St Pl SE-11



25th St Pl SE-19

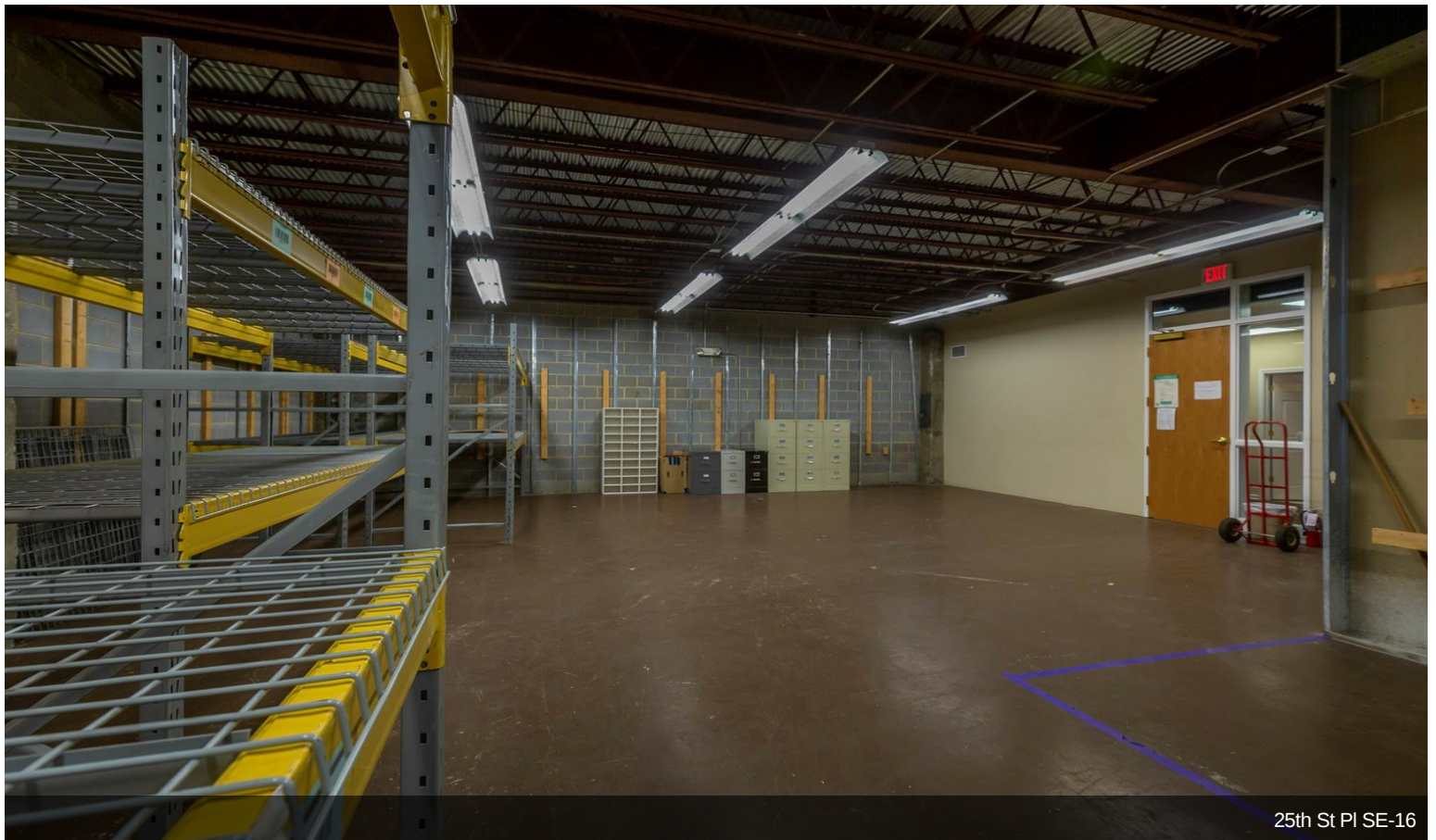
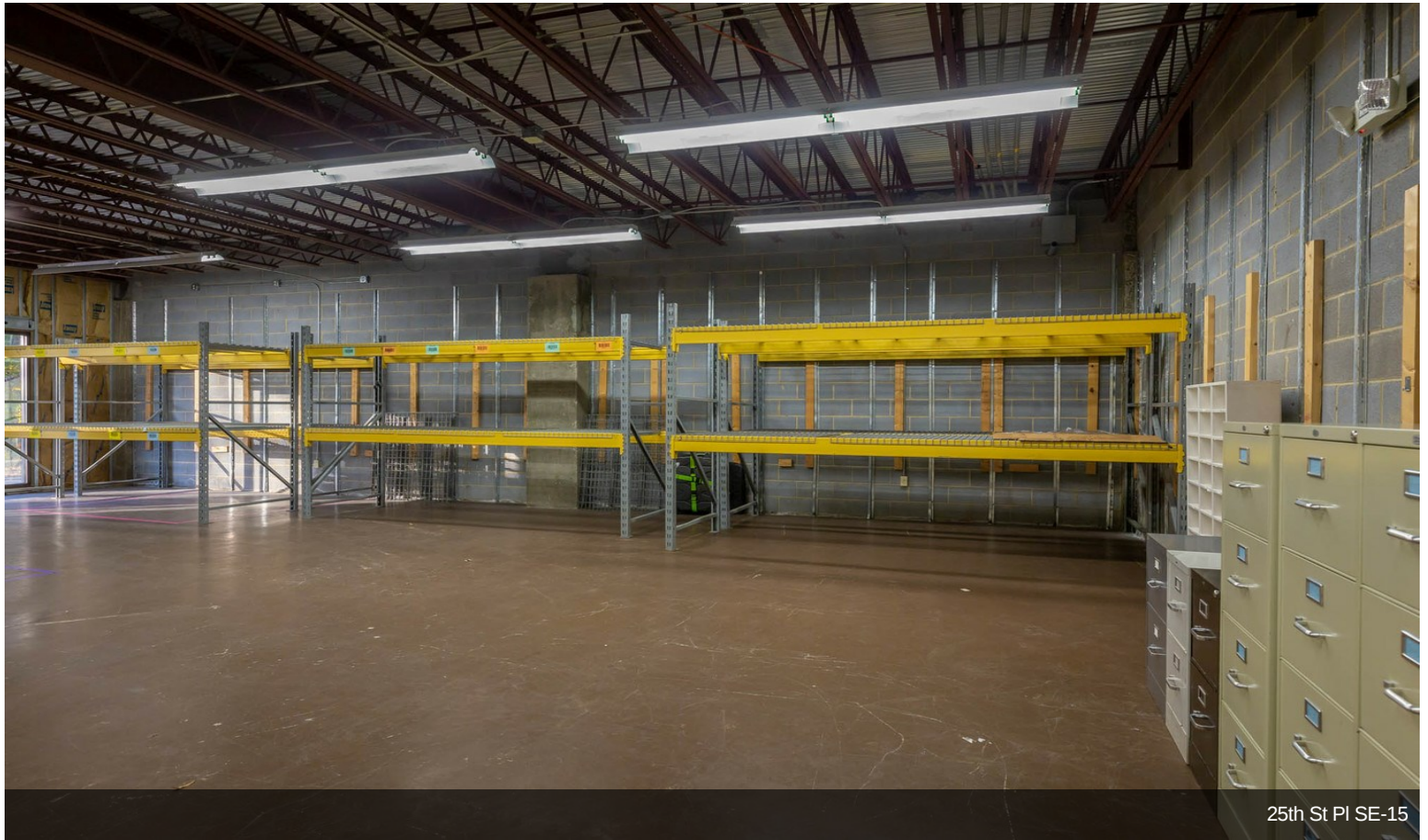
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25th St PI SE-6



25th St PI SE-7

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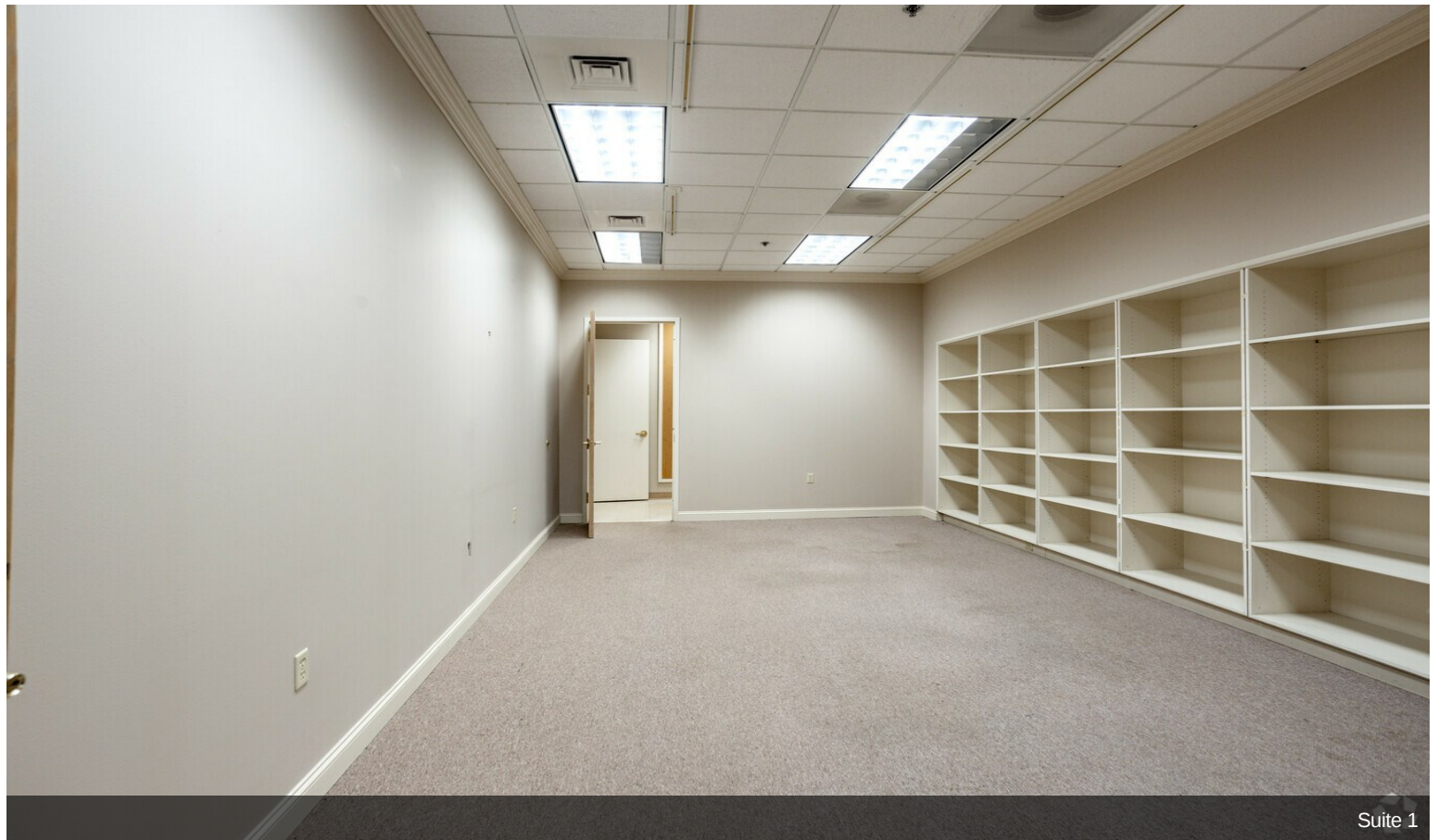


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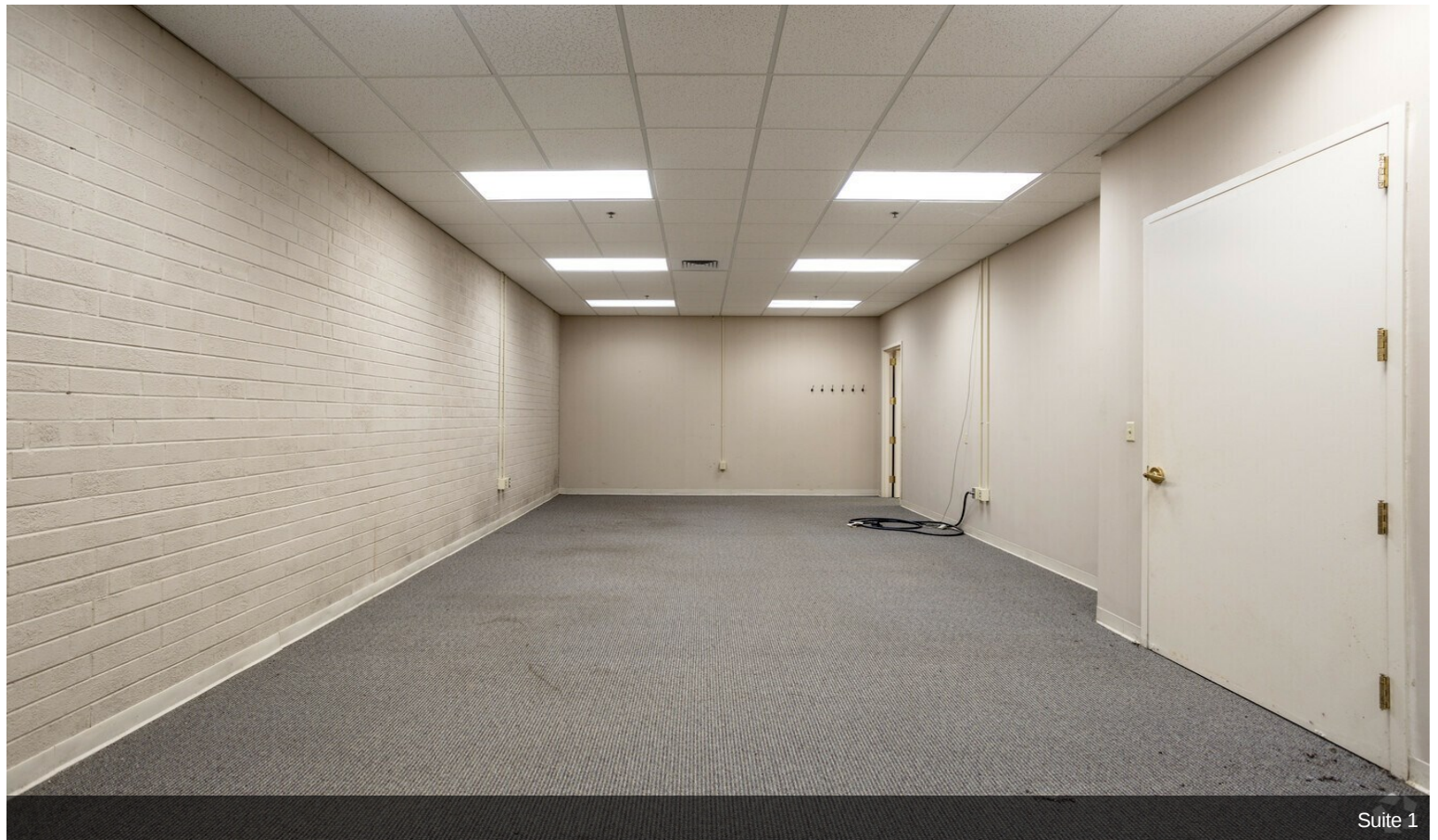


25th St Pl SE-10

Property Photos



Property Photos



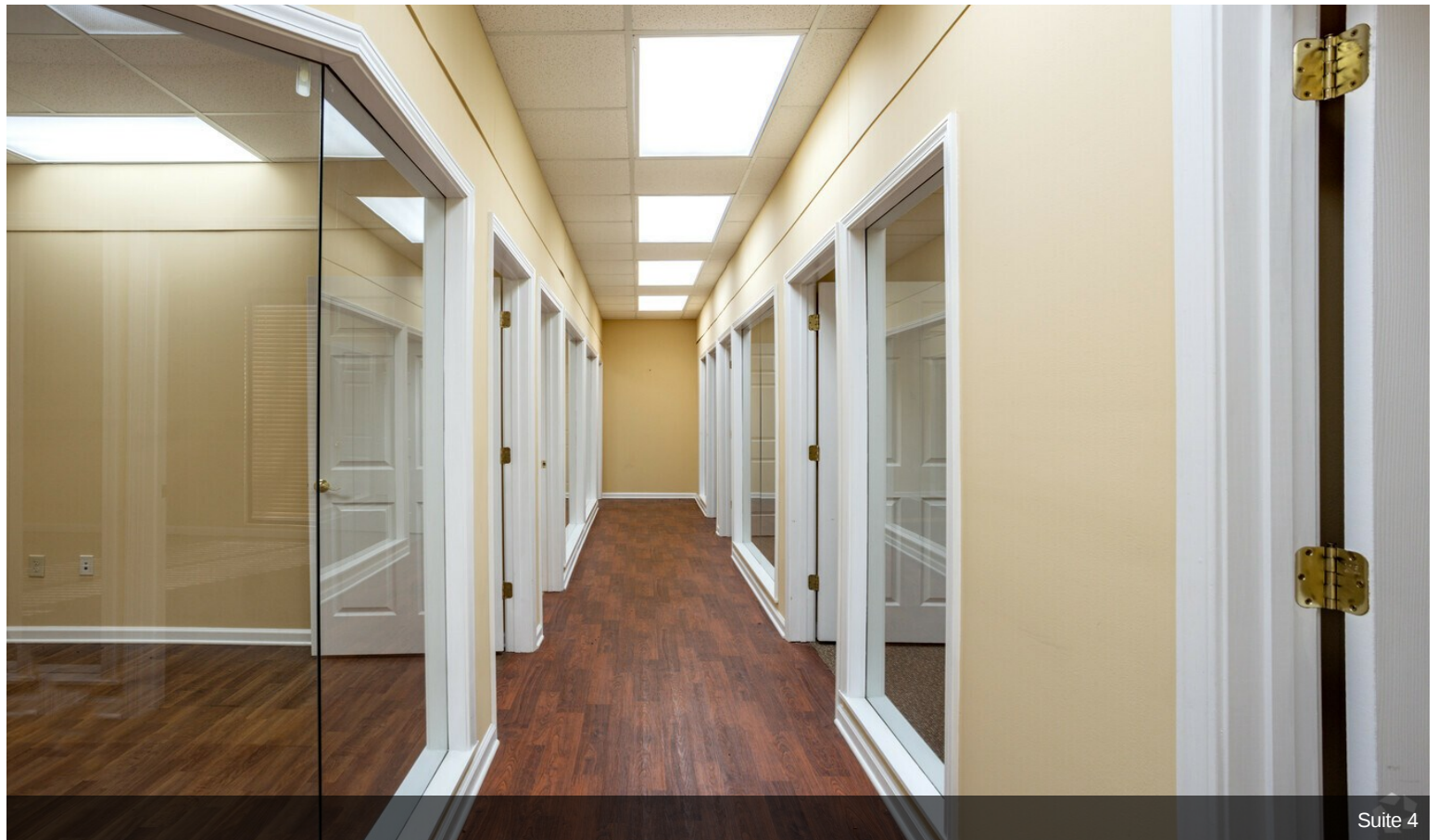
Property Photos



Property Photos



Suite 5



Suite 4

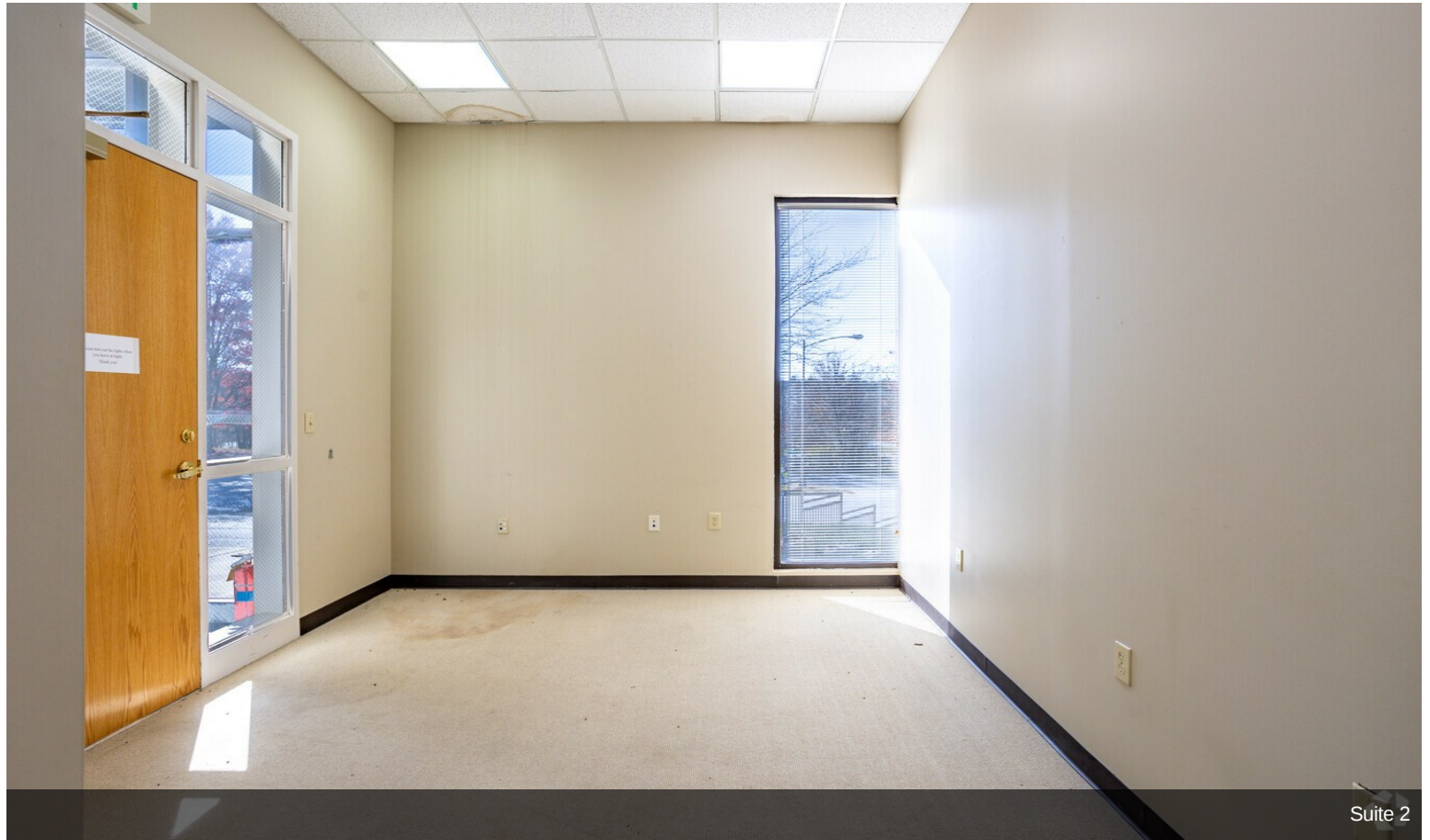
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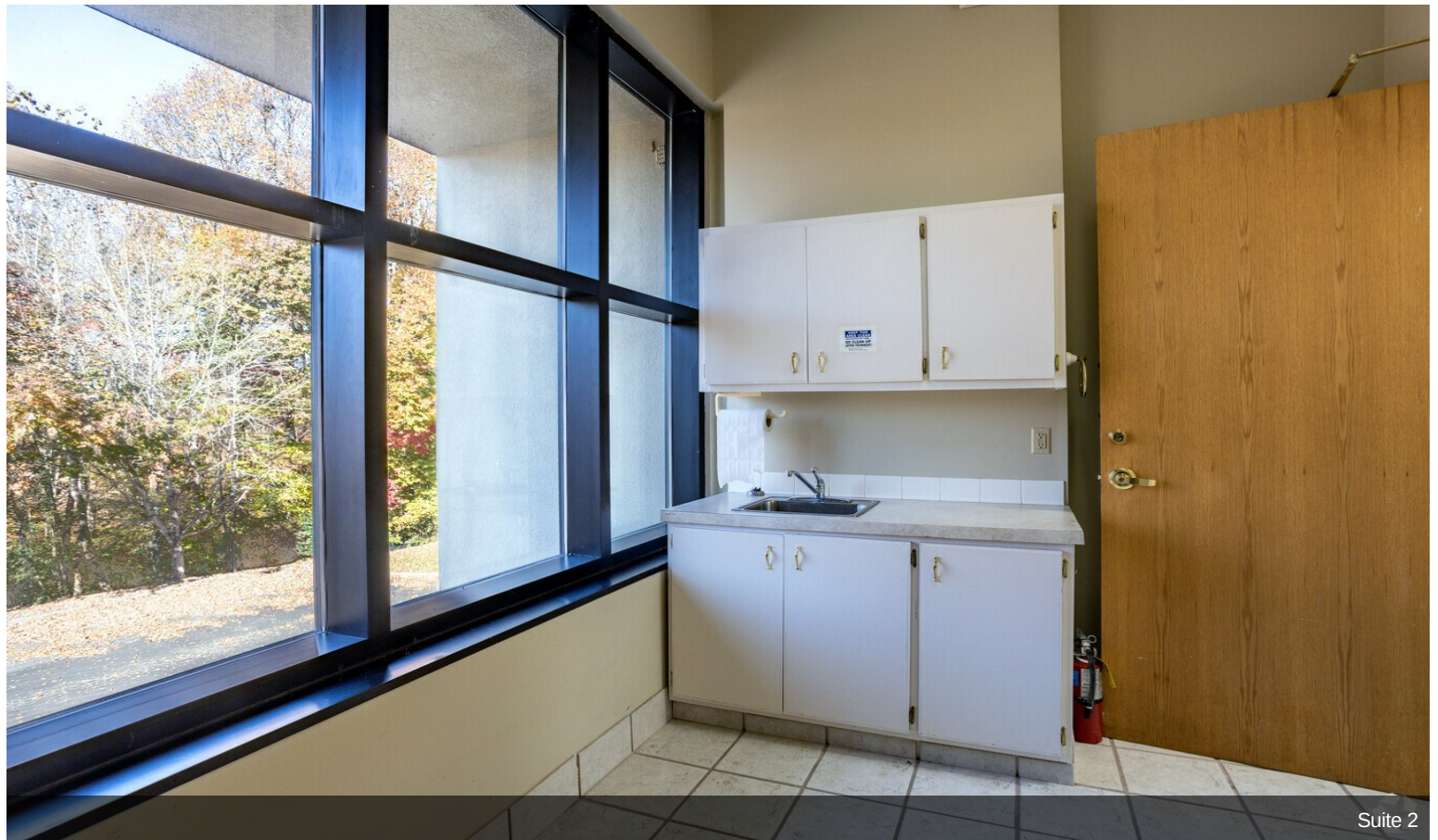
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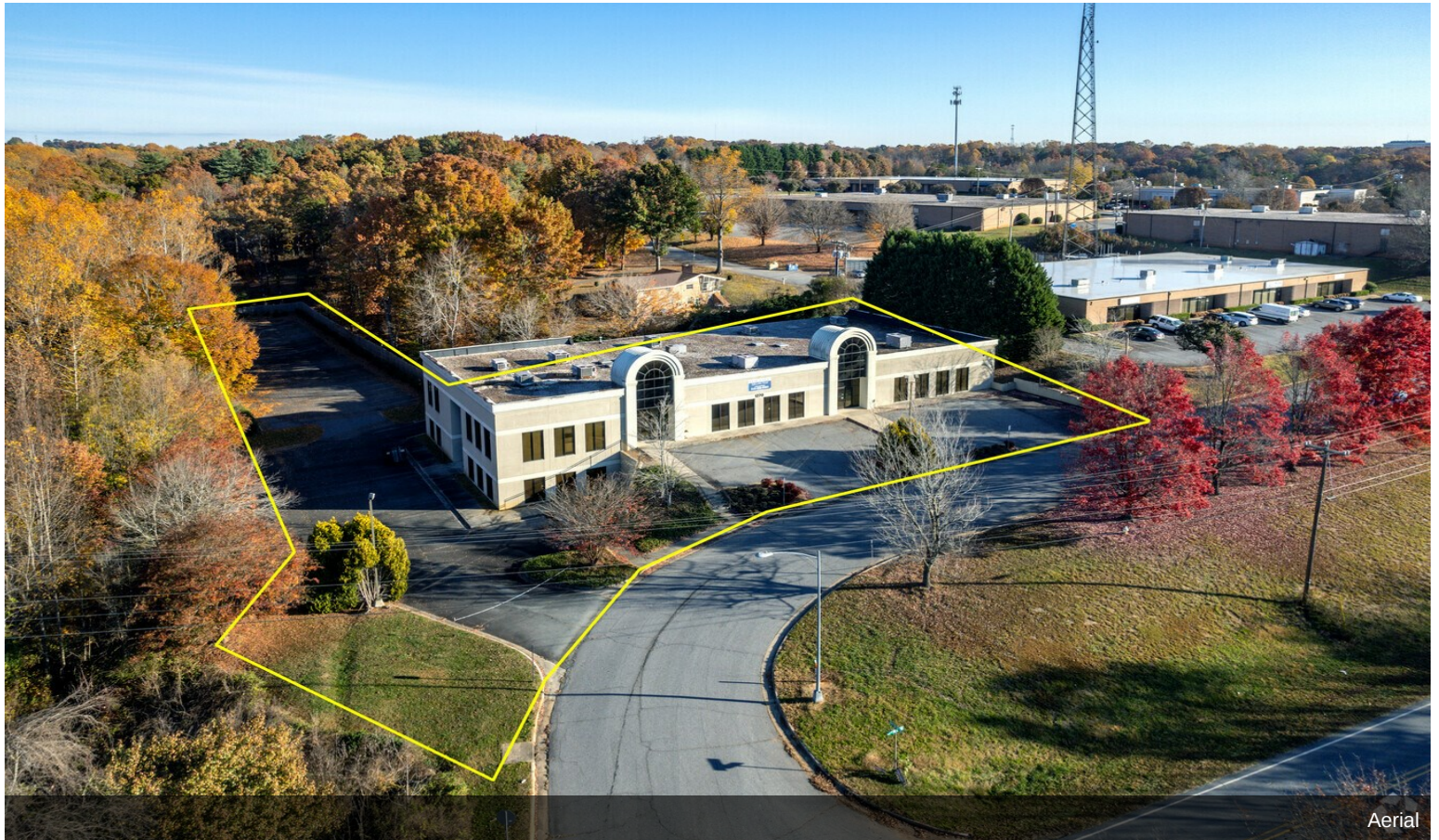
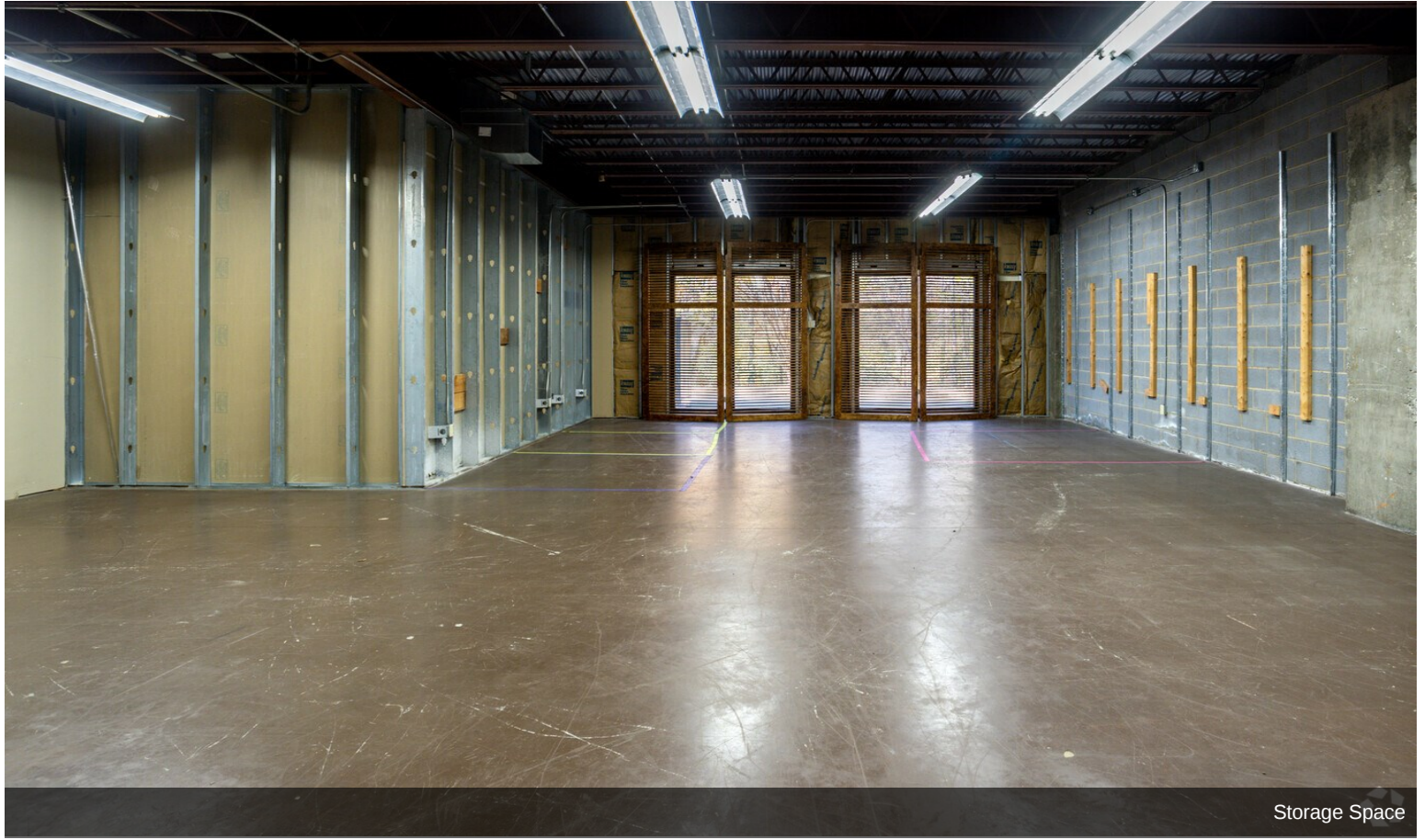
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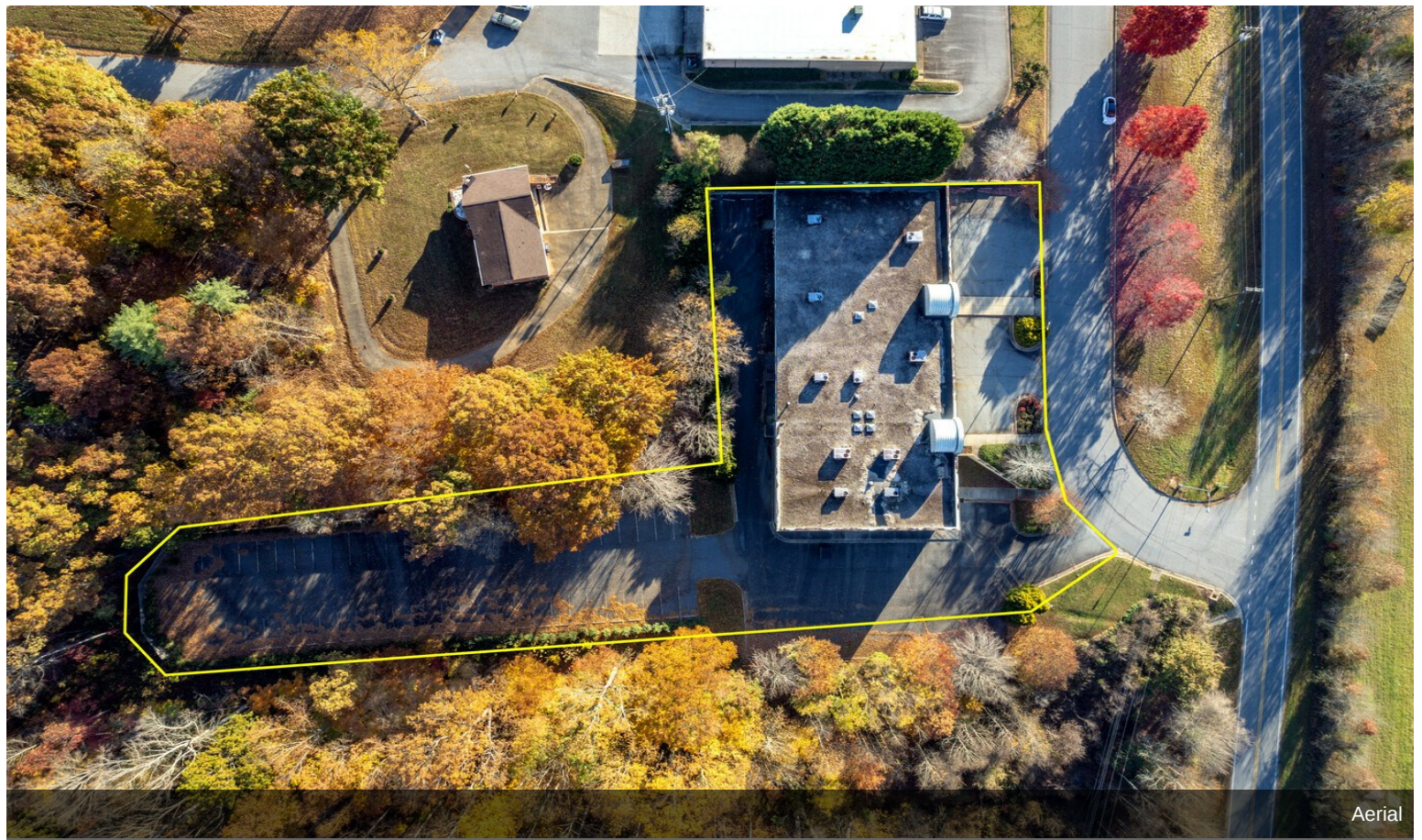
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Property Photos



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Property Photos



Property Photos

