

# DYNAMO 31 BUILDING



102 MAIN STREET | MCADENVILLE, NC

## FOR LEASE CLASS A OFFICE SPACE

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The Dynamo 31 Office Building is located in the heart of Downtown McAdenville fronting the lake in the center of town and the Southfork River. The name of the building is inspired from the Dynamo Generator that was installed on the river by Thomas Edison to generate electric power for the original McAden Mill.

The vision is to transform the existing historic building into a Class A office building that will serve the growing needs of Gaston County and the corporate citizens that are desirous to be a part of something special with an unmatched culture for their employees and clients.

## PROPERTY INFORMATION

### SF

First Floor - 15,158 SF\*

Second Floor - 6,789 SF\*

### FEATURES

- Great views
- Surface Parking
- Adjacent to restaurants and shopping
- Adjacent to the Carolina Thread Trail for an active outdoor connection

### LEASE RATE

\$21 Per SF NNN

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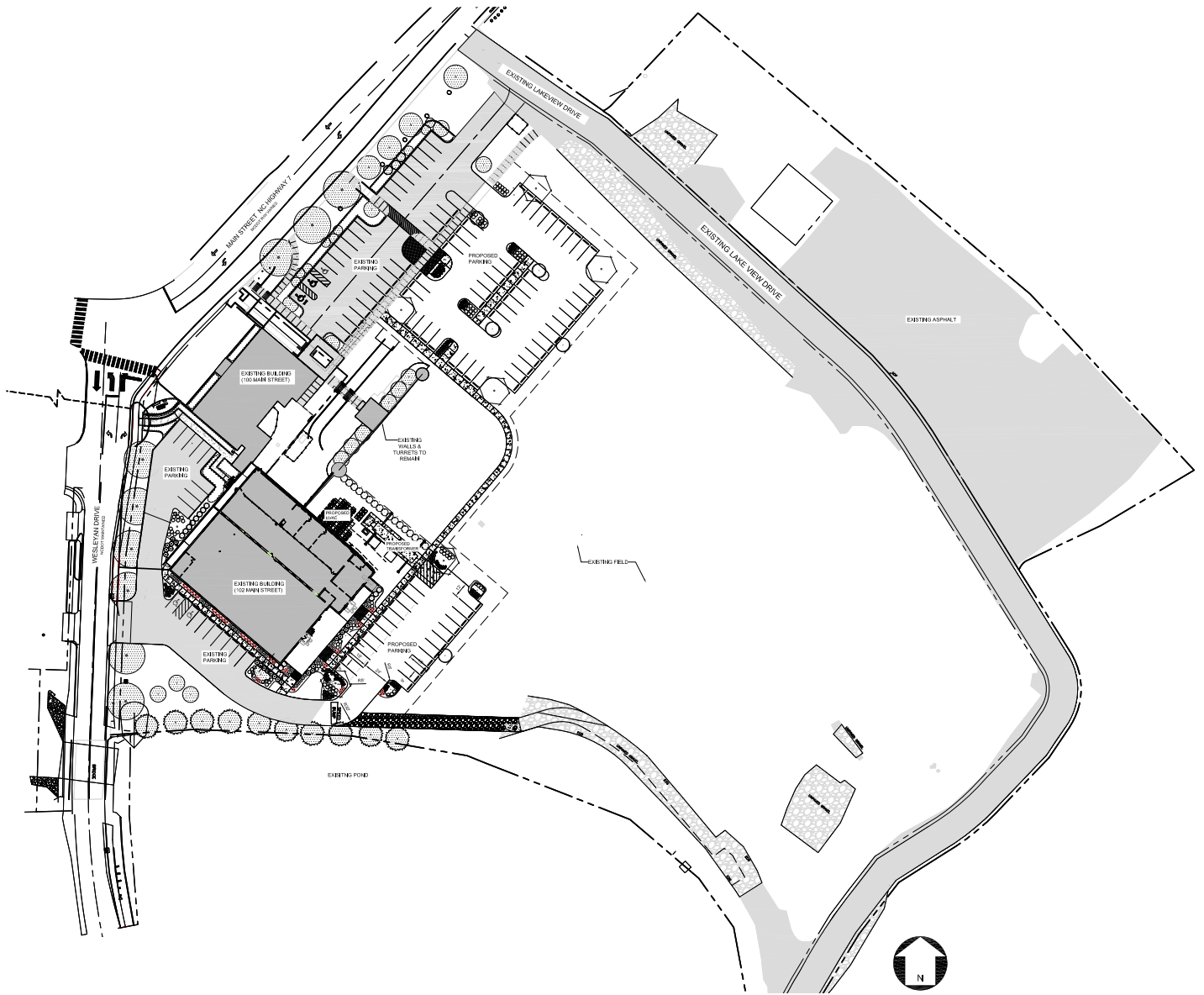
MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000





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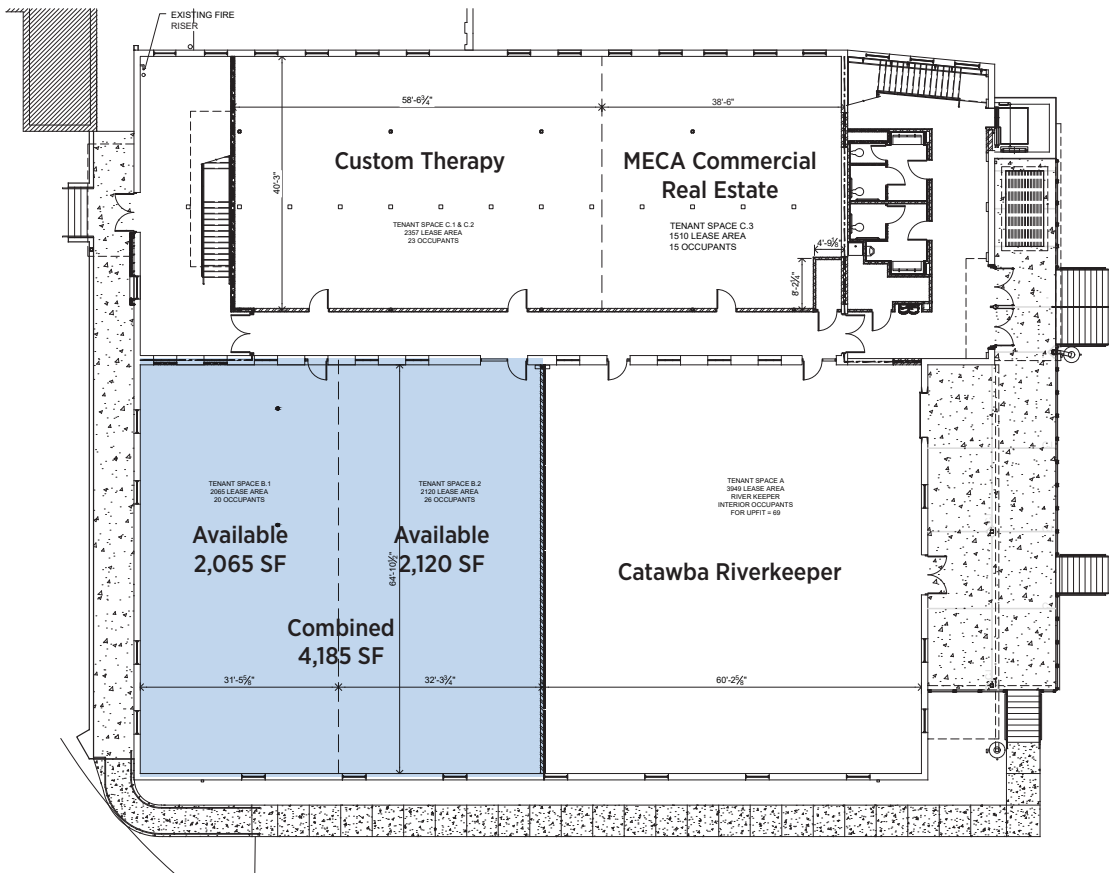
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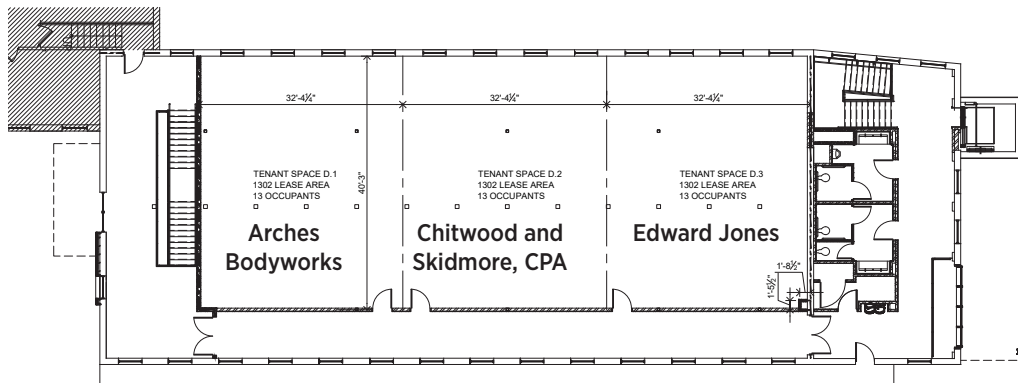
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1 FIRST FLOOR LEASE AREAS  
A1.0 SCALE: 3/32" = 1'-0"



1 SECOND FLOOR LEASE AREAS  
A1.0 SCALE: 3/32" = 1'-0"

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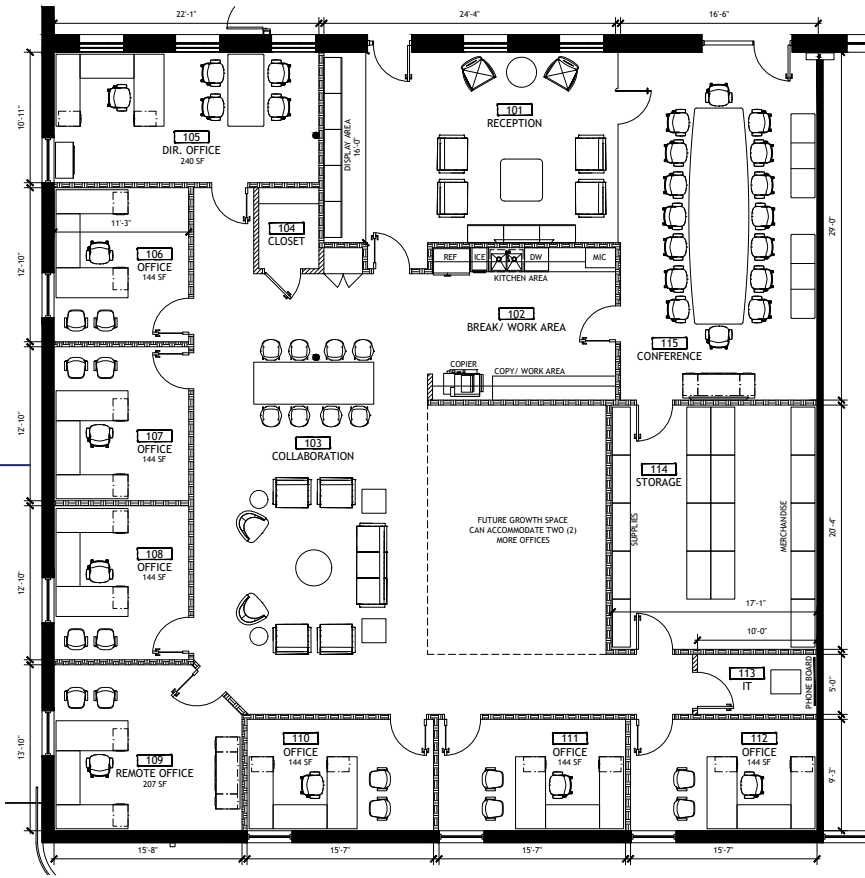
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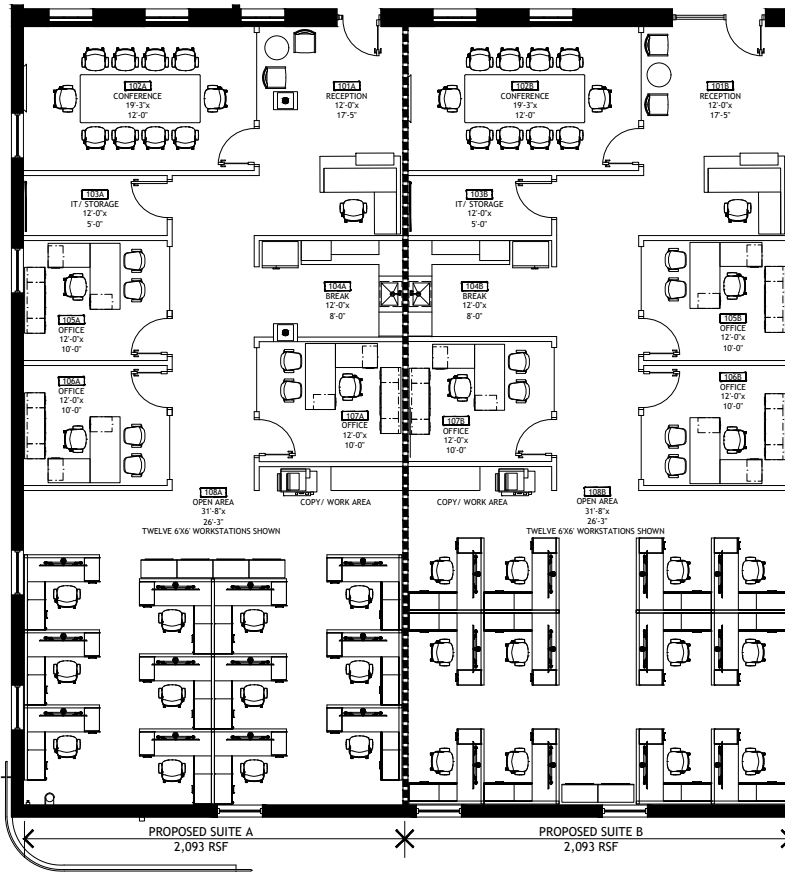
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**POTENTIAL FLOORPLANS**

Potential division of space as a whole



Potential division of space demised into two suites



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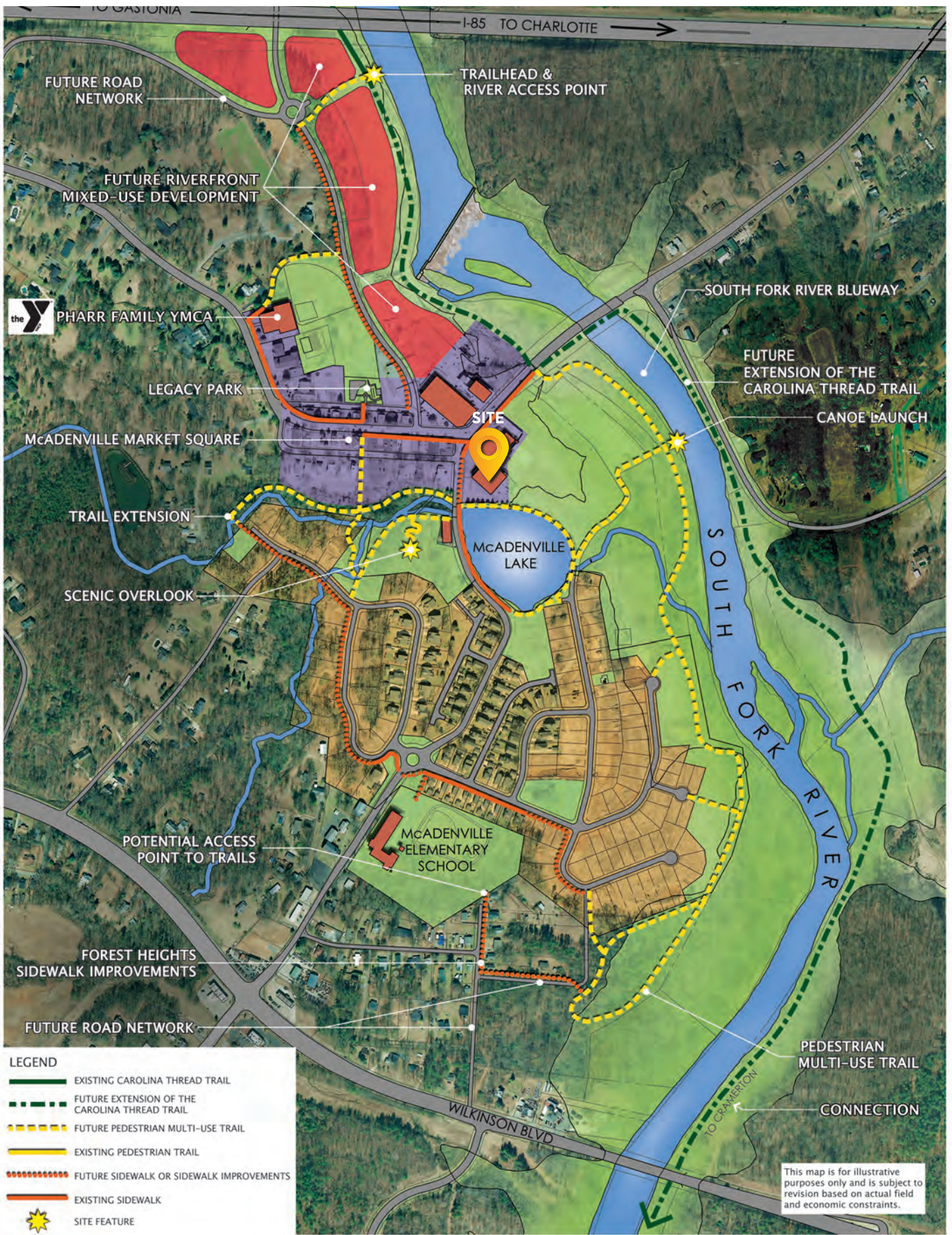
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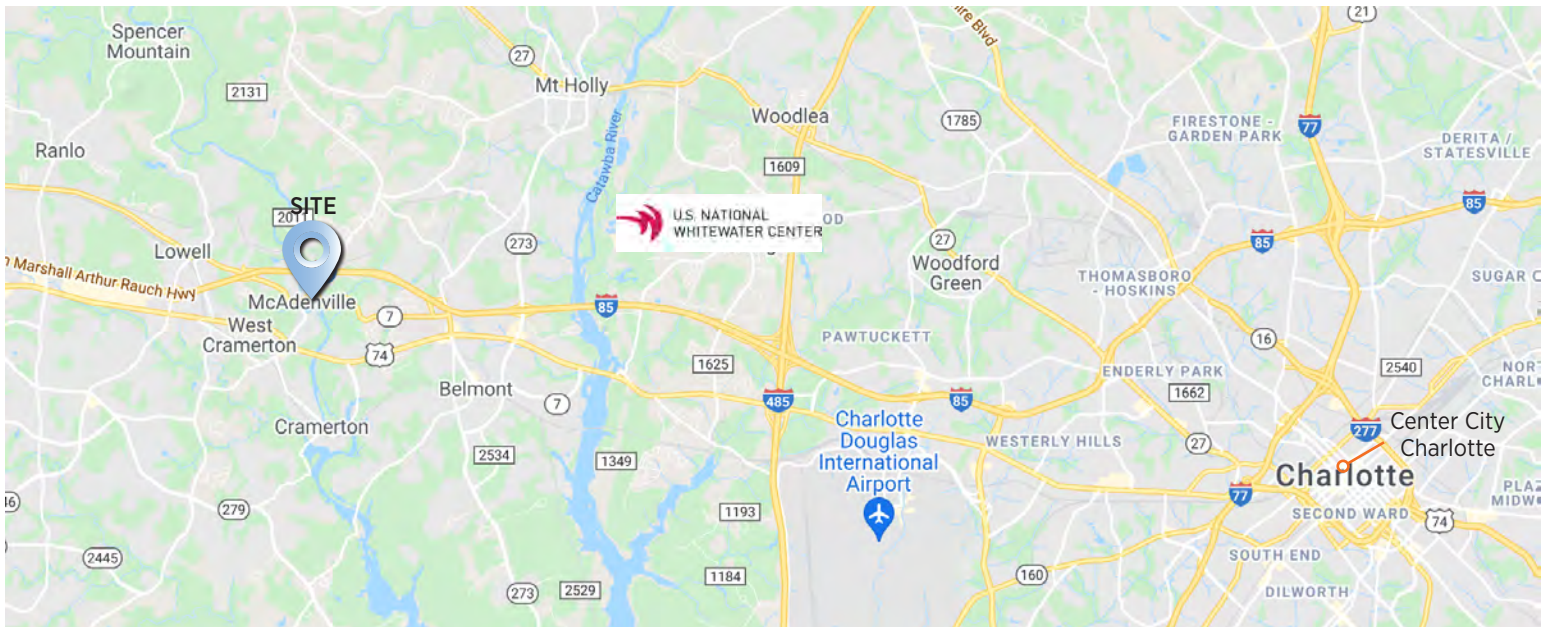
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McAdenville Trail System





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