

# LAKE NORMAN MEDICAL PLAZA

146 & 170 MEDICAL PARK ROAD  
MOORESVILLE | NORTH CAROLINA



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# FOR LEASE

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

- Three Medical Office Buildings within walking distance of Duke Health Lake Norman Hospital
- Near Lowe's headquarters
- Diverse Tenant Mix
- Owned and Managed by Healthcare Realty



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## 146 Medical Park Road:



**Total Building Area:**  
± 44,072 RSF



**Year Built:**  
2002



**Lease Rate:**  
\$29.50/SF, FS



**Total Availability:**  
• **Suite 220** - 3,589 SF

## 170 Medical Park Road:



**Total Building Area:**  
± 45,108 RSF



**Year Built:**  
2000



**Lease Rate:**  
\$29.50/SF, FS



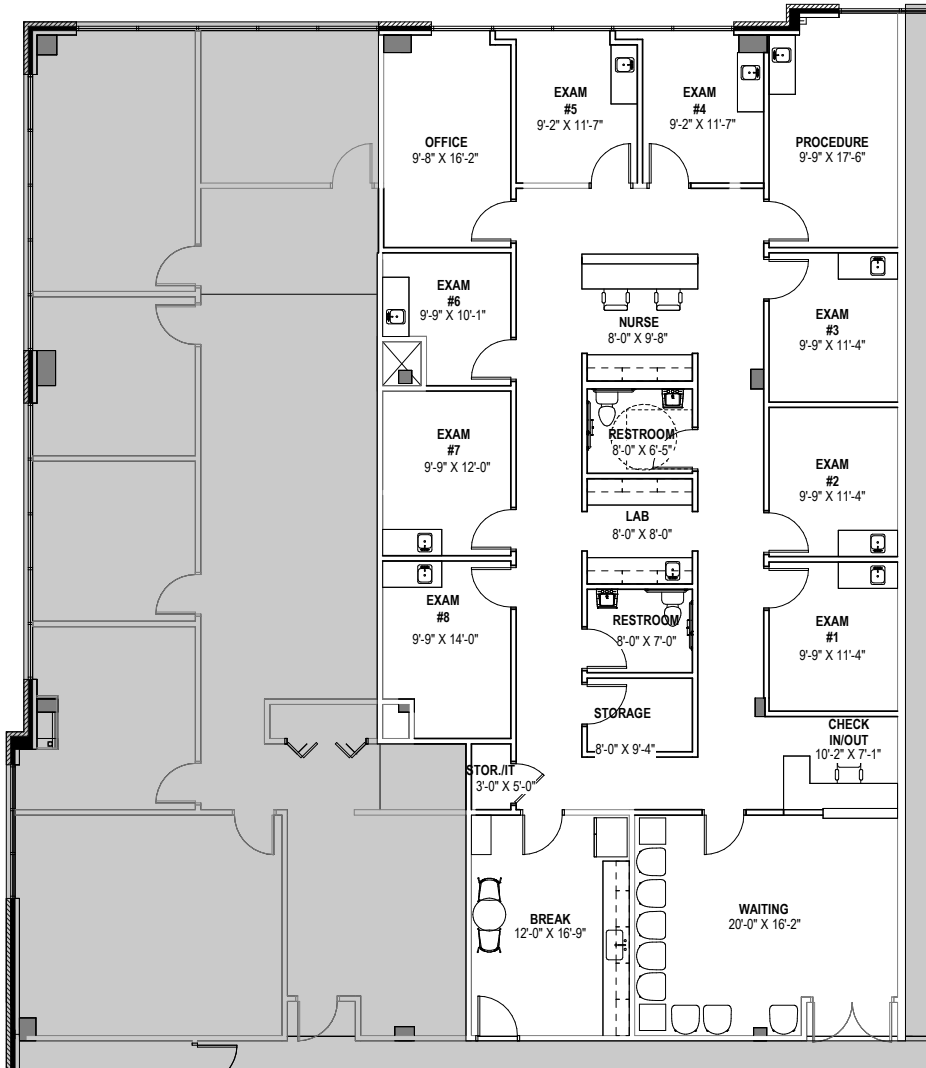
**Total Availability:**

- **Suite 103** - 5,077 SF
- **Suite 207** - 4,063 SF
- **Suite 301** - 2,933 SF
- **Suite 302** - 3,727 SF
- **Suite 303** - 2,500 SF
- **Suite 304** - 5,323 SF

*\*suites are contiguous and can be combined*

# BUILDING 146 FLOOR PLAN

## SUITE 220: 3,589 SF



**SUITE 220:**  
**3,589 SF**

**LEASED**

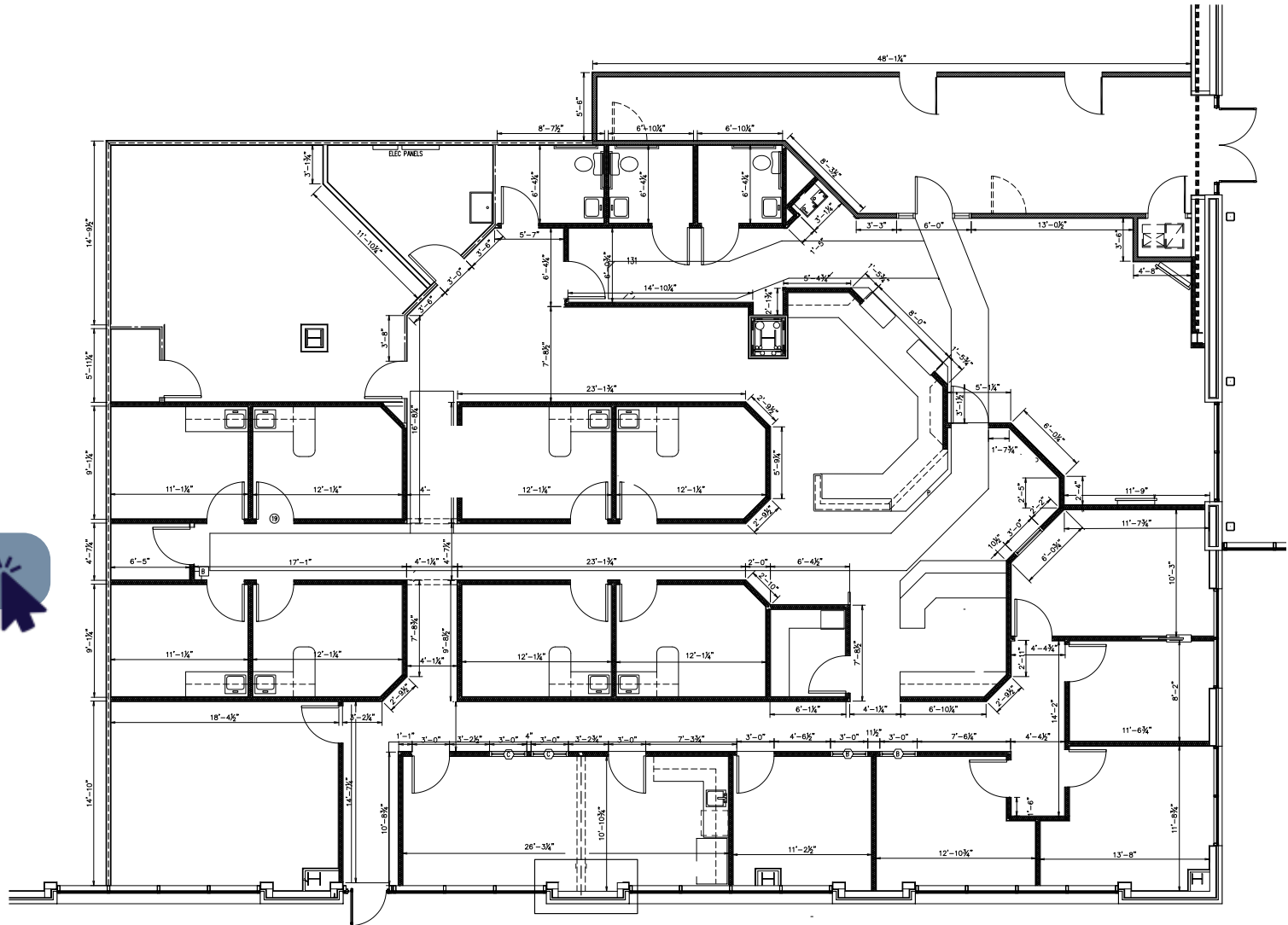
**SPEC SUITE**

# BUILDING 170 FLOOR PLAN

SUITE 103: 5,077 SF

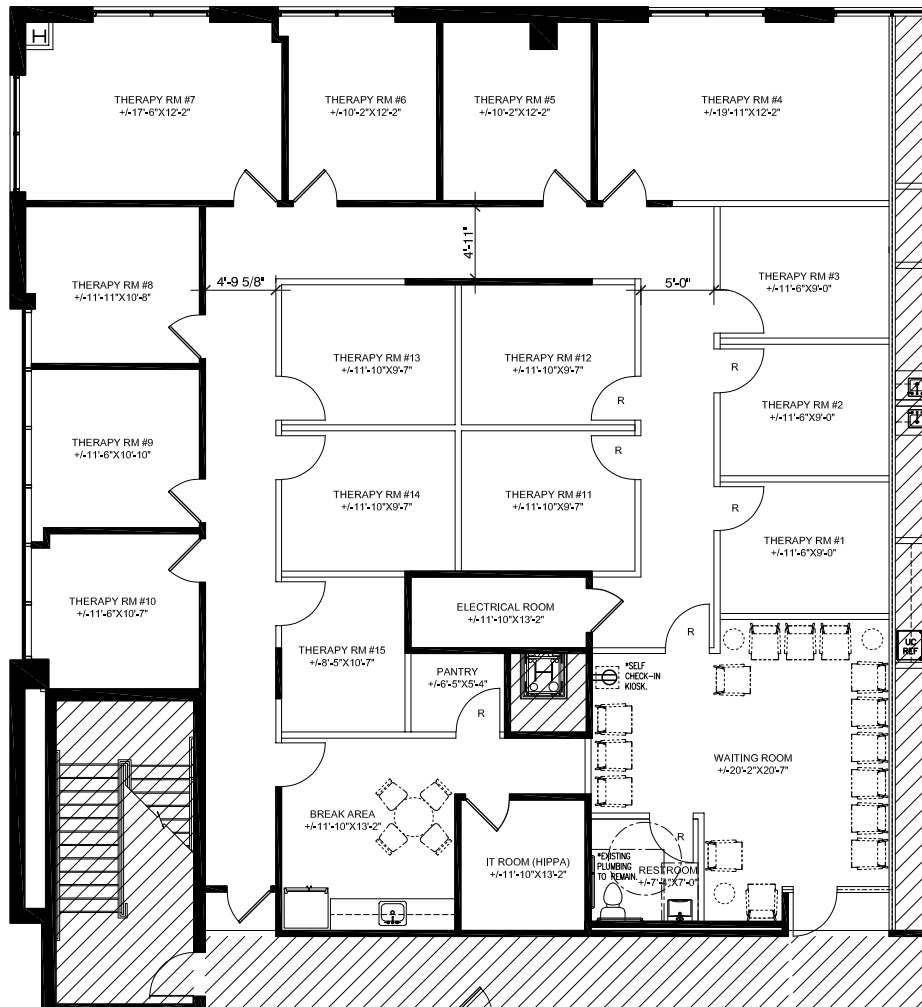
SUITE 103:  
5,077 SF

VIRTUAL TOUR



# BUILDING 170 FLOOR PLAN

## SUITE 207: 4,063 SF



**SUITE 207:  
4,063 SF**

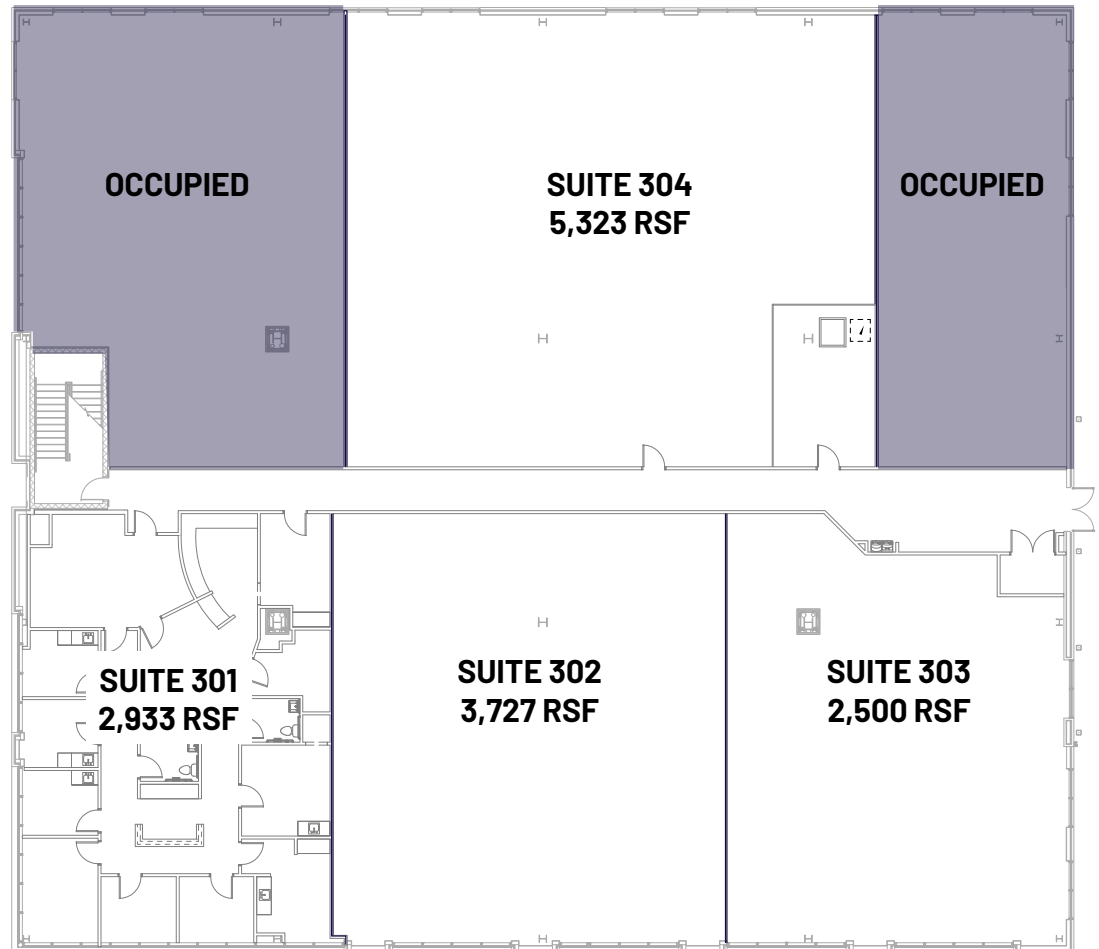
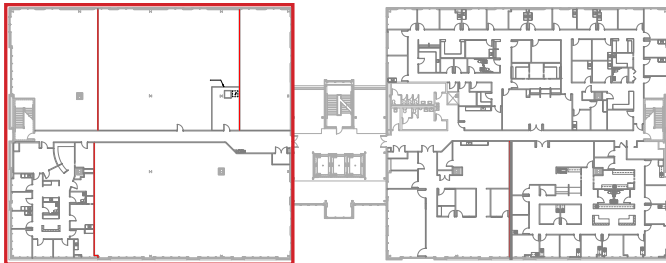
**VIRTUAL TOUR**



# BUILDING 170 FLOOR PLAN

## THIRD FLOOR

VIRTUAL TOUR



# AREA MAP

- Site
- Medical
- Non Medical



Langtree Charter School

Food Lion

Starbucks

Lake Norman Home Health

146 MEDICAL PARK ROAD

170 MEDICAL PARK ROAD

Lake Norman Regional Hospital

Crothall Health Care

Davidson & Burr Total Dental Care

OrthoCarolina Lake Norman

Lowe's Home Improvement Corporate Office