



SALE OR LEASE - Prime Downtown Hickory Property – Steps from Amenities!

200 FIRST AVE NW
HICKORY, NC

\$5,249,000
OR \$15-17/SF

Located in the heart of *downtown Hickory*, this timeless building offers stunning views from the Western NC mountains to the Piedmont. With **89,179 square feet** of prime real estate across **six floors and an air-conditioned basement with ample storage**, this property is an incredible opportunity for both **sale or lease**. The property is ideally situated just steps away from a variety of dining, shopping, and entertainment options, making it the perfect location for your business. Whether you're looking to purchase or lease, this versatile building offers the ideal space and convenience in a thriving, amenity-rich downtown setting.



KEY FEATURES INCLUDE:

- Roof replaced in 2010
- Loading dock with drive-in door
- Three elevators for easy access between floors
- 78 reserved spaces on-site and direct remote parking access



- Central A/C and gas heating system
- Restrooms and telecommunication room on each floor
- Multiple office suites throughout

BUILDING PHOTOS



AERIAL PHOTOS

