

FOR LEASE

\$32/SF/YR FULL SERVICE

2514 Cuthbertson Rd. Suite D, Waxhaw, NC 28173

The Shoppes at Howard's Mill

Medical | Office | Retail

- 1,715 Square Feet | Built in 2010
- Ideally Located at Intersection of Cuthbertson & HWY 16 (Providence Rd)
- Anchored by Lowe's and Walmart Neighborhood Market
- Upfit Ideal for Physical Therapy or Gym
- 5 Dedicated Parking Spots + Shared Parking
- NO CAM | Electric & Water Included

Unit Breakdown

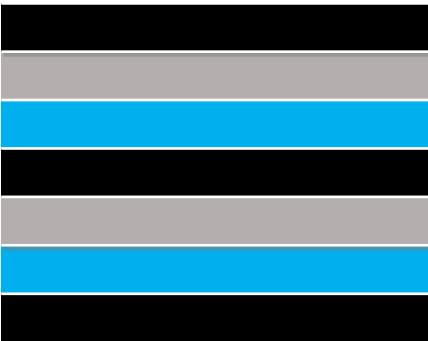
- (4) Exam Rooms/Offices (Plumbing Connections)
- Huge Open Area w/ Padded Flooring
- Storage Room or Additional Exam / Office
- Private Restroom & Data Closet
- Waiting Room & Reception Office

Shared Use of a 1,000+ SF Breakroom
w/ 20+ Seat Conference Table, Lockers,
& (2) Employee Bathrooms

AT NO ADDITIONAL CHARGE!



Establish Your Business in the Area's Hottest Sub-Market



MODERN BROKERAGE
ACCELERATED REALTY

Please contact **Jason Dolph**, CCIM (NC RE Broker #216777 | Firm #25553) for additional information at: **704-502-0388**

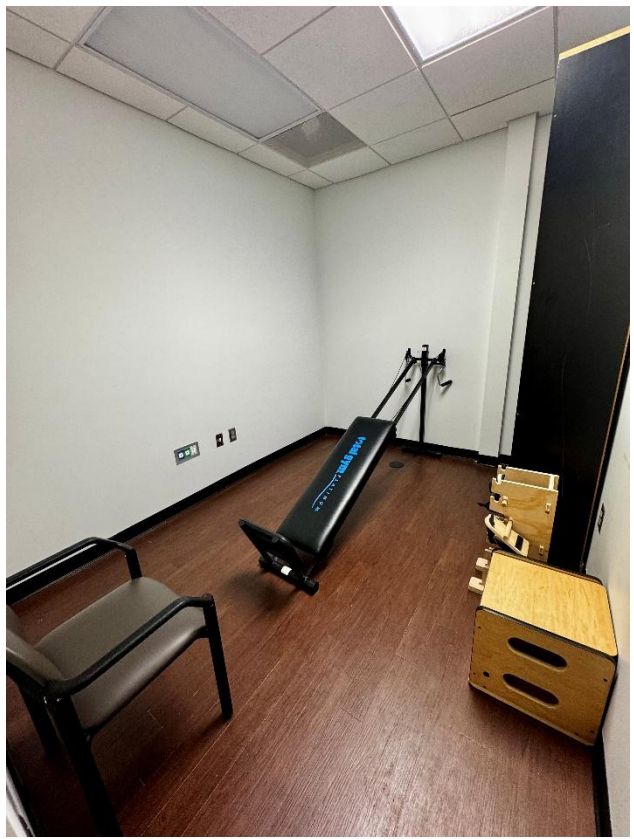
Jason@ModernBrokerage.com | ModernBrokerage.com

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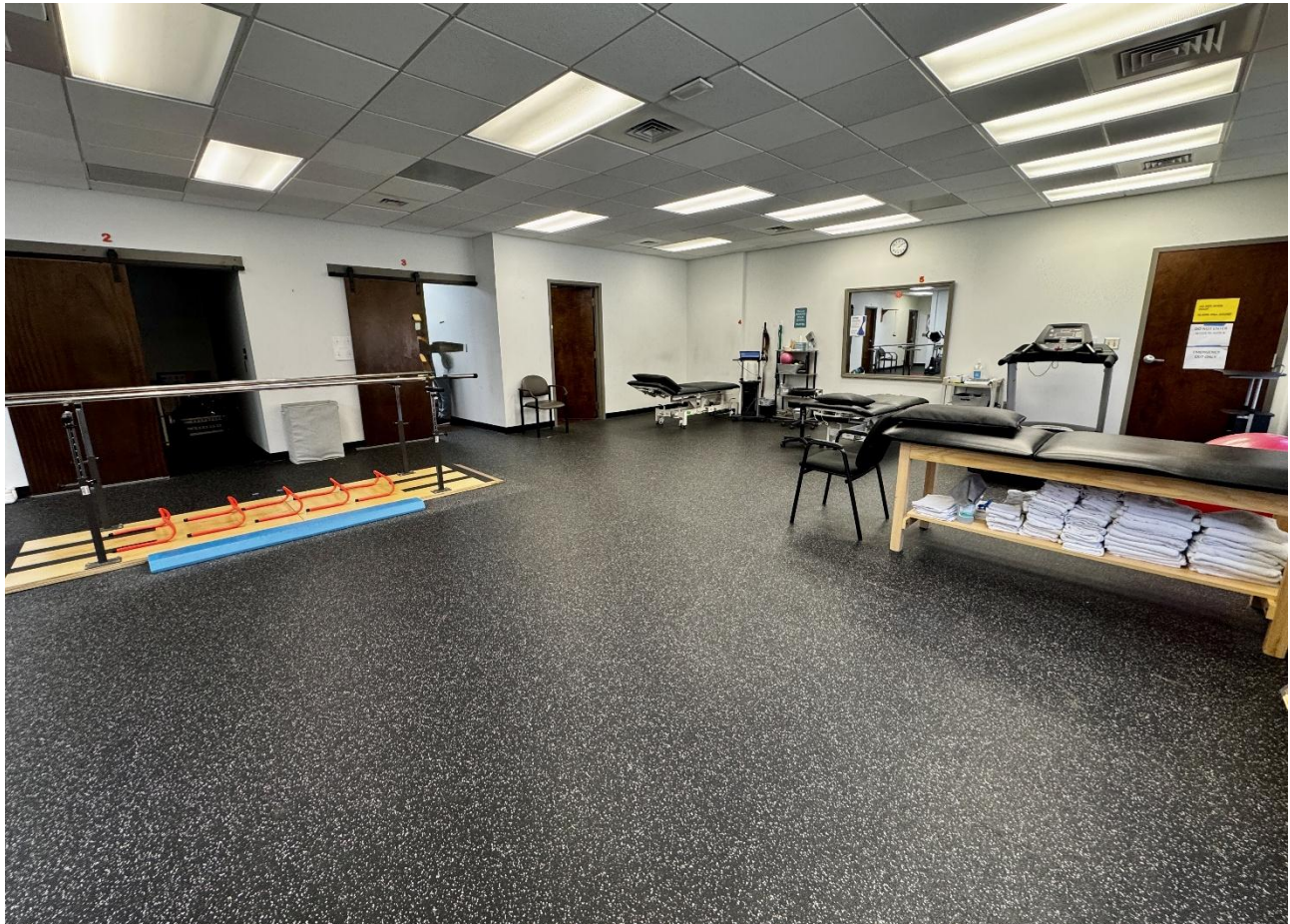




Entrance



Exam Room



Open Area



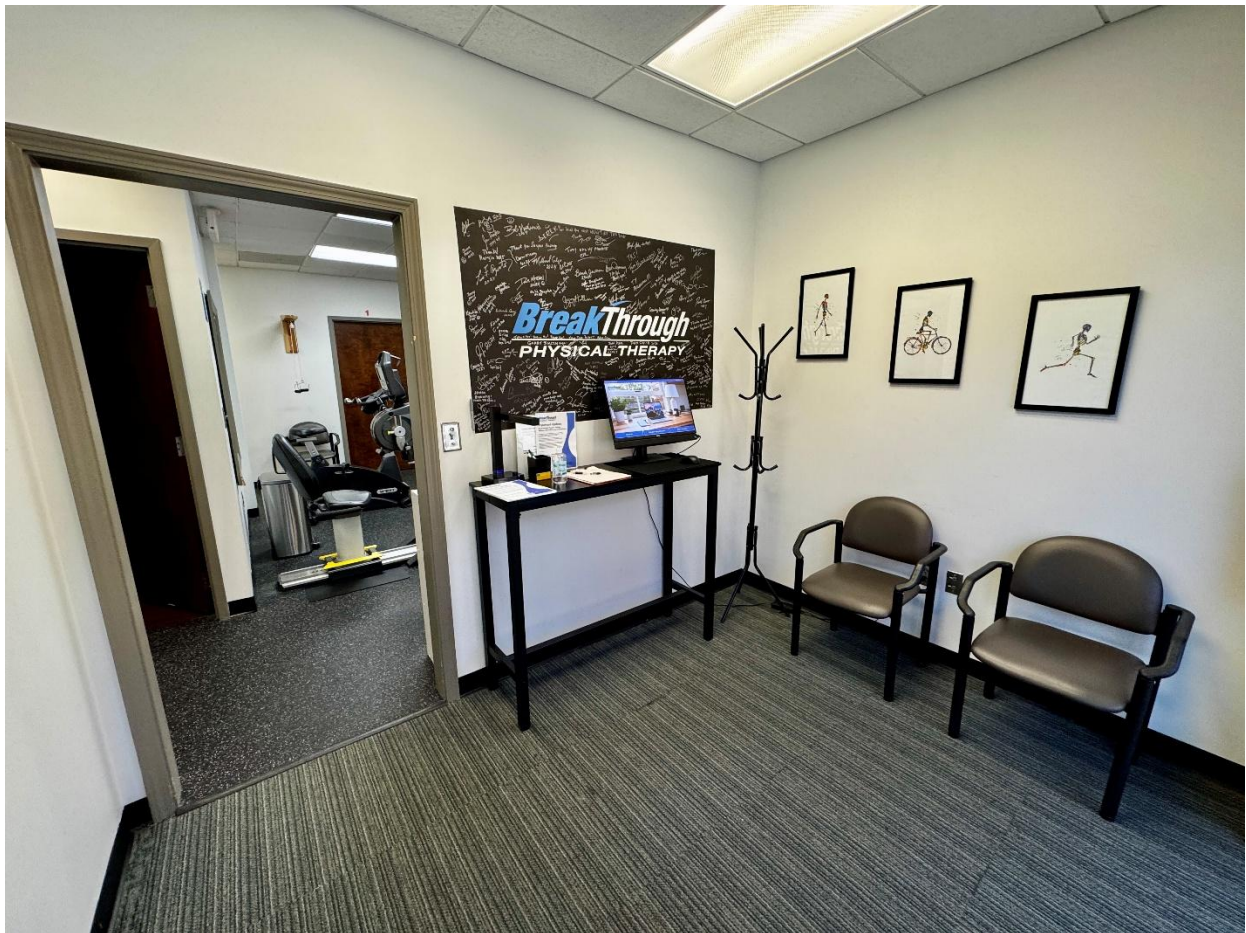
Exam Room



Building Façade Facing Providence Rd featuring Suite D Signage (Middle)



Shared Breakroom & Conference w/ Employee Restrooms



Waiting Room

Parking with 5 Designated Spots

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Approx. 1,715 RSF

