



Tami Little, Principal Broker, cell: 704-650-9799  
tami@southmarkproperties.com , www.southmarkproperties.com

## FIRST CLASS OFFICE SPACE - FOR LEASE

### HIGHLIGHTS

#### Address:

131 Plantation Ridge Dr and 149 Plantation Ridge Dr  
 Mooresville, NC 28117

#### Features:

- **Multi-tenant buildings** – each building has 18,200 SF of first floor office space for companies seeking high image in a professional office setting.
- **First Class Image** - glass windows surrounding entire building on all four sides. Common areas with high end flooring and finishes throughout
- **Excellent location** - in area's premier office Park, directly across the street from YMCA
- **Highly visible signage opportunities** – both building signage and marquee signage
- **Abundant Parking** for employees and customers with sidewalks around entire building
- **On-site professional property management**
- **Building security** with electronic access to common areas after hours
- **Space for Lease :**
  - ✓ **Executive (keyman) offices:** approx. 190 SF  
Pricing ranges from \$450 to \$750 per office. Executive office pricing is "all inclusive" and includes all utilities, use of 2 conference rooms, high speed internet, use of common areas – break, data center, restrooms.
  - ✓ **Exclusive private suites:** 800 SF to 5000 SF.  
Pricing is \$18.00 psf, NNN.

**Please call for current SF availability**  
**All spaces are built-out and ready for move-in.**



**Video Tour - Building and Office Park**  
[https://youtu.be/1-q\\_xOxdrCo](https://youtu.be/1-q_xOxdrCo)



**Picture of 131 Plantation Ridge Drive, Mooresville, NC 28117**

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information pertaining to this property.

www.southmarkproperties.com



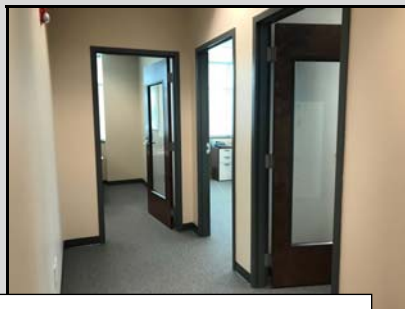
Tami Little, Principal Broker, cell: 704-650-9799  
tami@southmarkproperties.com , www.southmarkproperties.com

# FIRST CLASS OFFICE SPACE - FOR LEASE

## Exclusive Private Suites for Companies



Morrison Plantation Office Park is comprised of 4 office buildings



Private Suites for companies range from 800 SF to 5000 SF



Picture of common hallway used for private suites

### Private Suite Features

- ✓ Landlord owns over 50,000 SF in this office complex so tenants have the ability to move to different suites as they require more or less SF
- ✓ Upscale office space for first class image
- ✓ Glass windows for lots of lights and great views!
- ✓ First floor space
- ✓ Building security
- ✓ On-site property management
- ✓ Abundant parking
- ✓ Lush landscaping and sidewalks
- ✓ Highly visible signage opportunities facing Morrison Plantation Dr.

### Listing links:

131 Plantation Ridge Dr - <https://www.catylist.com/listing/30202517>

149 Plantation Ridge Dr - <https://www.catylist.com/listing/30204378>

Video Tour - Building and Office Park

[https://youtu.be/1-q\\_xOxdrCo](https://youtu.be/1-q_xOxdrCo)

www.southmarkproperties.com



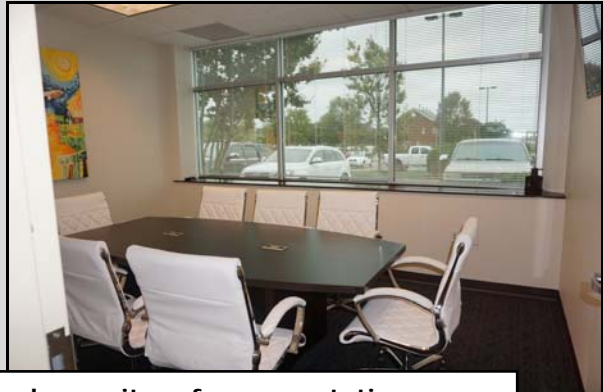
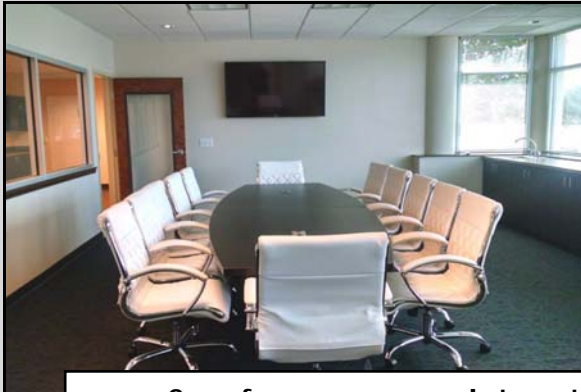
Tami Little, Principal Broker, cell: 704-650-9799  
tami@southmarkproperties.com , www.southmarkproperties.com

# FIRST CLASS OFFICE SPACE - FOR LEASE

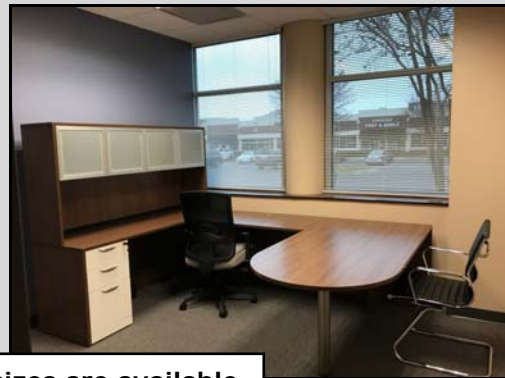
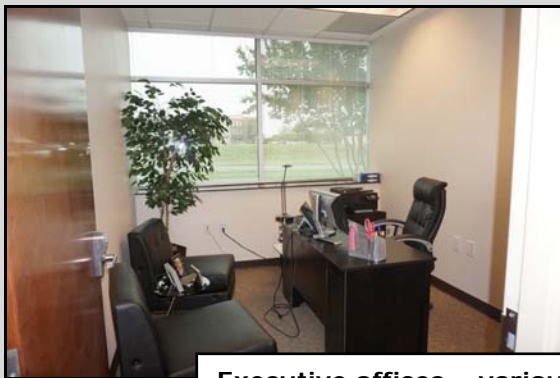
## Executive Office Suites

The building at 131 Plantation Ridge offers over 5,000 SF of upscale Executive Offices that can be leased by the office for \$450 to \$750 per month, depending on size and location of office. All leases are month to month. Executive office pricing is "turn-key" and includes use of 2 conference rooms (Internet ready monitor for presentations), high speed internet, all utilities, use of common areas (data center, restrooms, break). Discounts available if more than one office is leased.

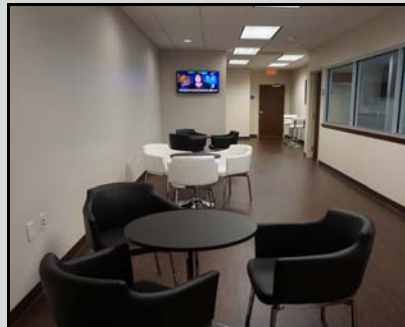
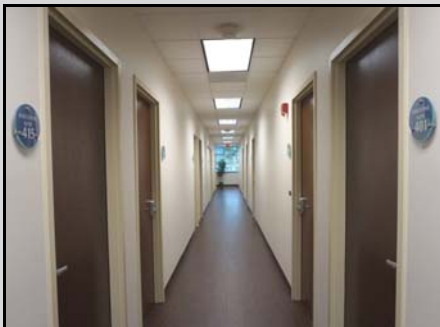
Listing Link for Executive Offices: <https://www.catylist.com/listing/30202517>



2 conference rooms – Internet ready monitors for presentations



Executive offices – various sizes are available



Executive Office Hallway and Break Area (refrigerator, dishwasher, sink, storage cabinets)

Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information pertaining to this property.

www.southmarkproperties.com



Tami Little, Principal Broker, cell: 704-650-9799  
tami@southmarkproperties.com , www.southmarkproperties.com

# FIRST CLASS OFFICE SPACE - FOR LEASE

## LOCATION HIGHLIGHTS



### Address:

136 Plantation Ridge Dr and 149  
Plantation Ridge Dr, Mooresville, NC  
28117

- **LOCATED IN MOORESVILLE'S PREMIER OFFICE PARK**, is part of a 433 acre mixed use development, known as Morrison Plantation.
- **PLANTATION RIDGE DR IS THE GATEWAY** to Mooresville's largest residential subdivision and luxury apartments
- **NUMEROUS AMENITIES** within walking distance including banks, restaurants, medical and post office.
- **LOWES YMCA DIRECTLY ACROSS THE STREET**, which is a "state of the art" 57,000 SF fitness center on 25 acres with outdoor sports fields and play-park.
- **LOCATED APPROX. 1 MILE FROM I-77** with easy access from Exit #35 or Exits #36

**Video Tour - Building and Office Park**  
[https://youtu.be/1-q\\_xOxdrCo](https://youtu.be/1-q_xOxdrCo)



Picture of 149 Plantation Ridge Drive, Mooresville, NC 28117

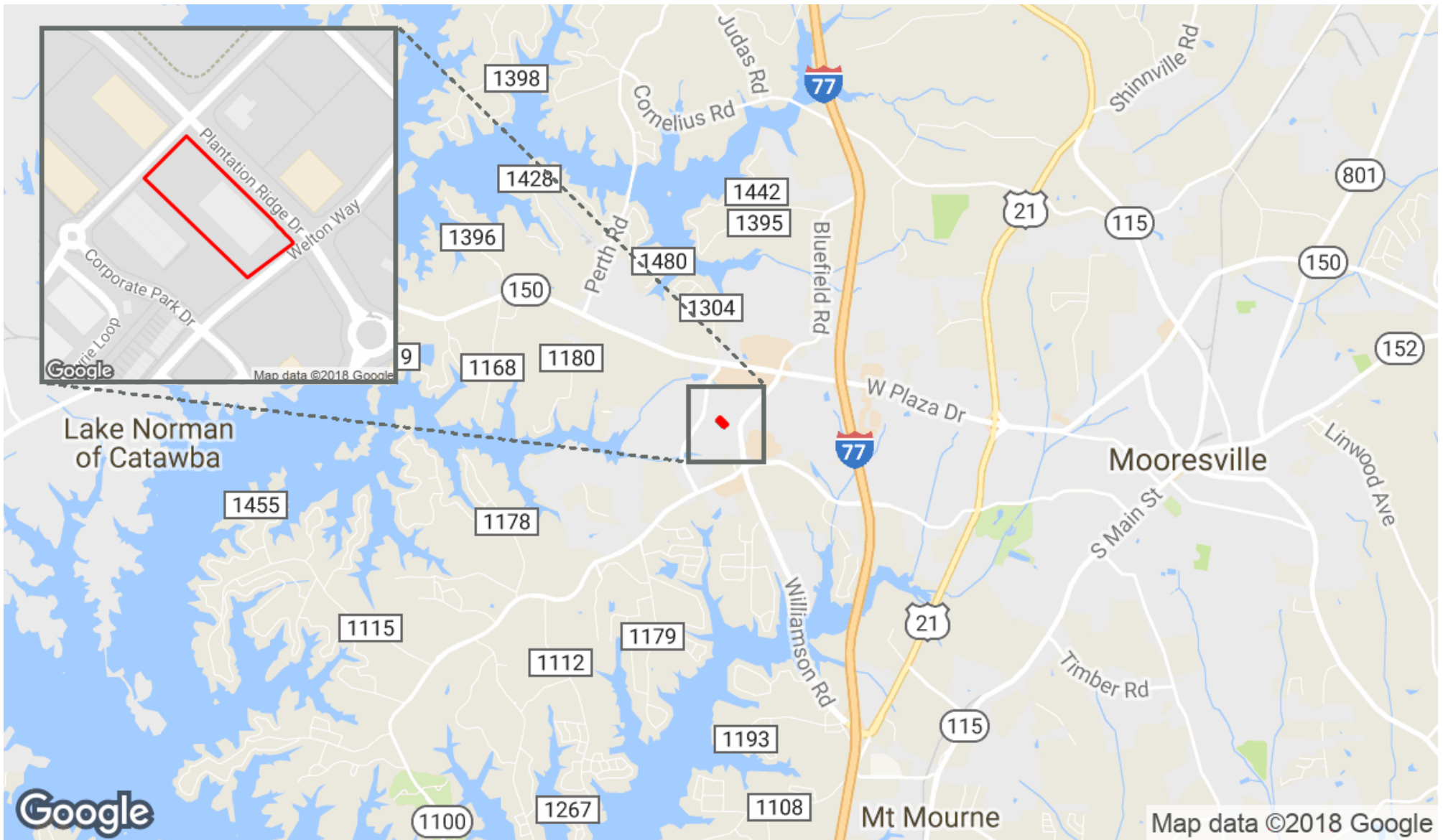
Although all information furnished regarding this property is from sources deemed reliable, such information has not been verified, and we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify all information pertaining to this property.

www.southmarkproperties.com

# 131 Plantation Ridge Drive

SouthMark Properties

179 Gasoline Alley Mooresville, NC 28117 | 704-650-9799



**Tami Little**  
tami@southmarkproperties.com  
704-650-9799

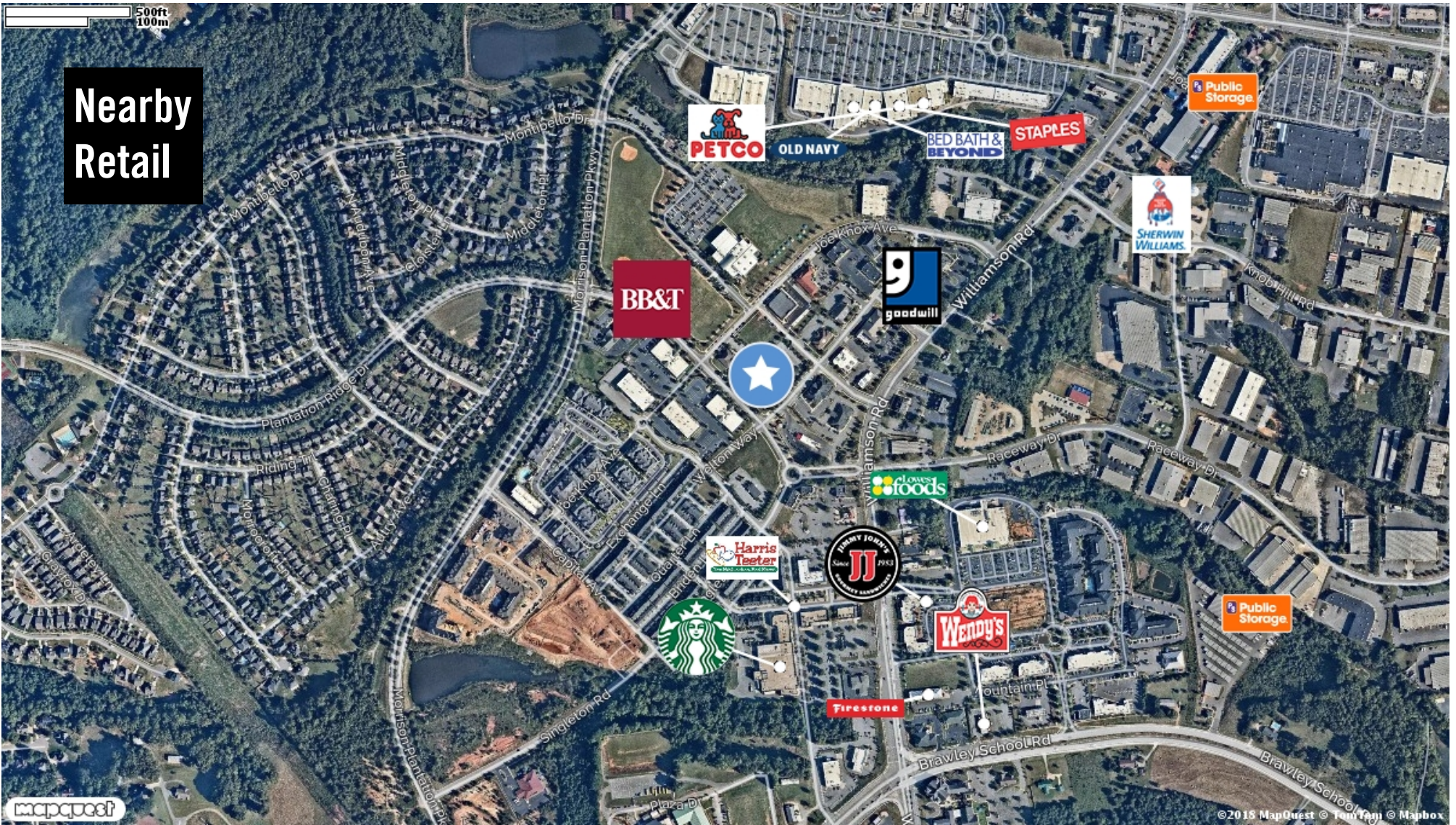


This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor

# 131 Plantation Ridge Drive

SouthMark Properties

179 Gasoline Alley Mooresville, NC 28117 | 704-650-9799



**Tami Little**  
tami@southmarkproperties.com  
704-650-9799



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor