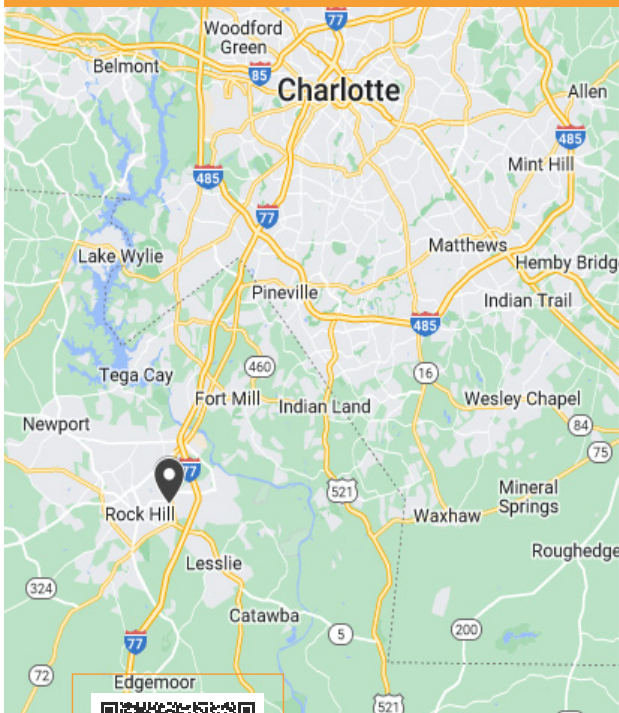


FOR SALE

\$380,000



NORTHLAKE I OFFICE SPACE



Northlake I Office Condo

- Northlake I Office Condominiums; Suite 115 ±2,000 SF Condo Suite For Sale with 7 Year Lease; Located in a ±19,000 sf Professional Office Building
- Located in Tech Park, a Business Park that Features a Lake and Walking Trails in Rock Hill, South Carolina
- Located Across Anderson Road from York Technical College, ±2 Miles from Downtown Rock Hill and ±2.5 Miles from Manchester Meadows
- Quick Access to Interstate 77 via Dave Lyle Boulevard (Exit 79) and Highway 21 (Exit 77)



Wes Tuttle

President/ Broker-In-Charge

Direct: 803-992-6017 | Wes@tuttleco.com



Northlake I Investment Opportunity

452 Lakeshore Parkway, Suite #115, Rock Hill, South Carolina 29730

NORTHLAKE I INVESTMENT OPPORTUNITY

Name	Northlake I Suite 115
Address	452 Lakeshore Parkway, Rock Hill, SC 29730
Market	Charlotte/Rock Hill
Tenant	Suite 115 - Southern Farm Bureau Insurance (Credit Tenant)
Building Size	±19,000 SF
Suite Size	Suite 115 - ±2,000 SF
Year Built	1990
Use	Professional Office
Rent Commencement	Suite 115 - 8/1/2024
Rent Expiration	Suite 115 - 7/31/2031
Rent Increases	2.5% Annually
Taxes, Common Area Maintenance, & Insurance	Landlord Responsibility
Net Operating Income	\$22,000
Asking Price	\$380,000



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PHOTOS



Office #1



Lobby



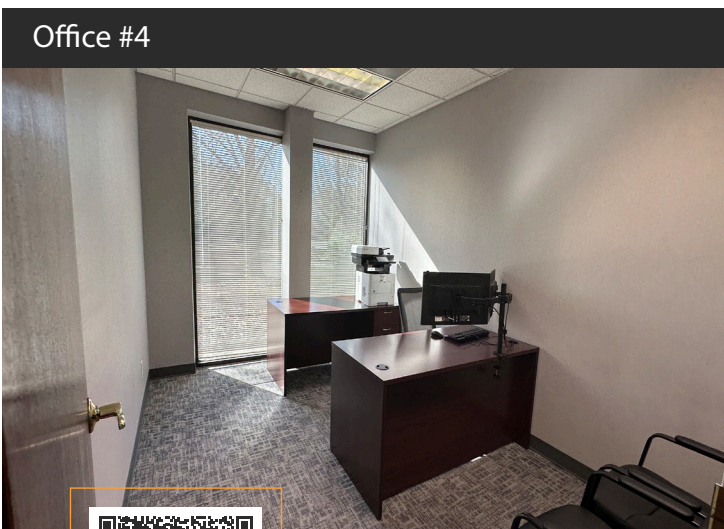
Office #2



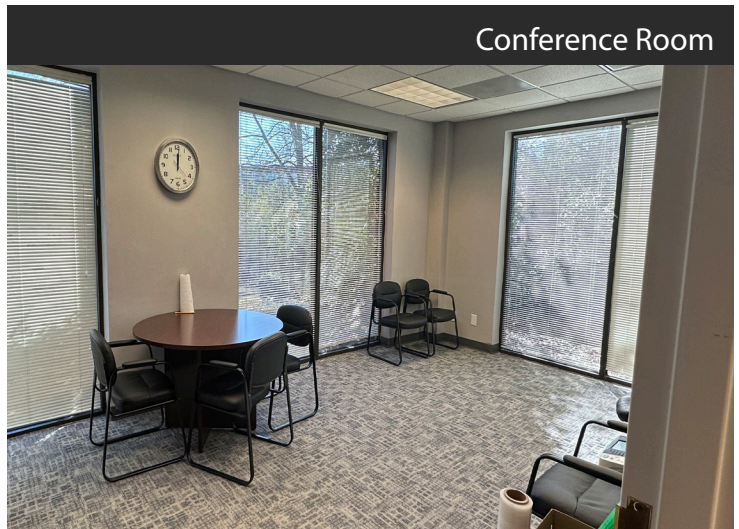
Office #3



Break Room



Office #4



Conference Room



Wes Tuttle

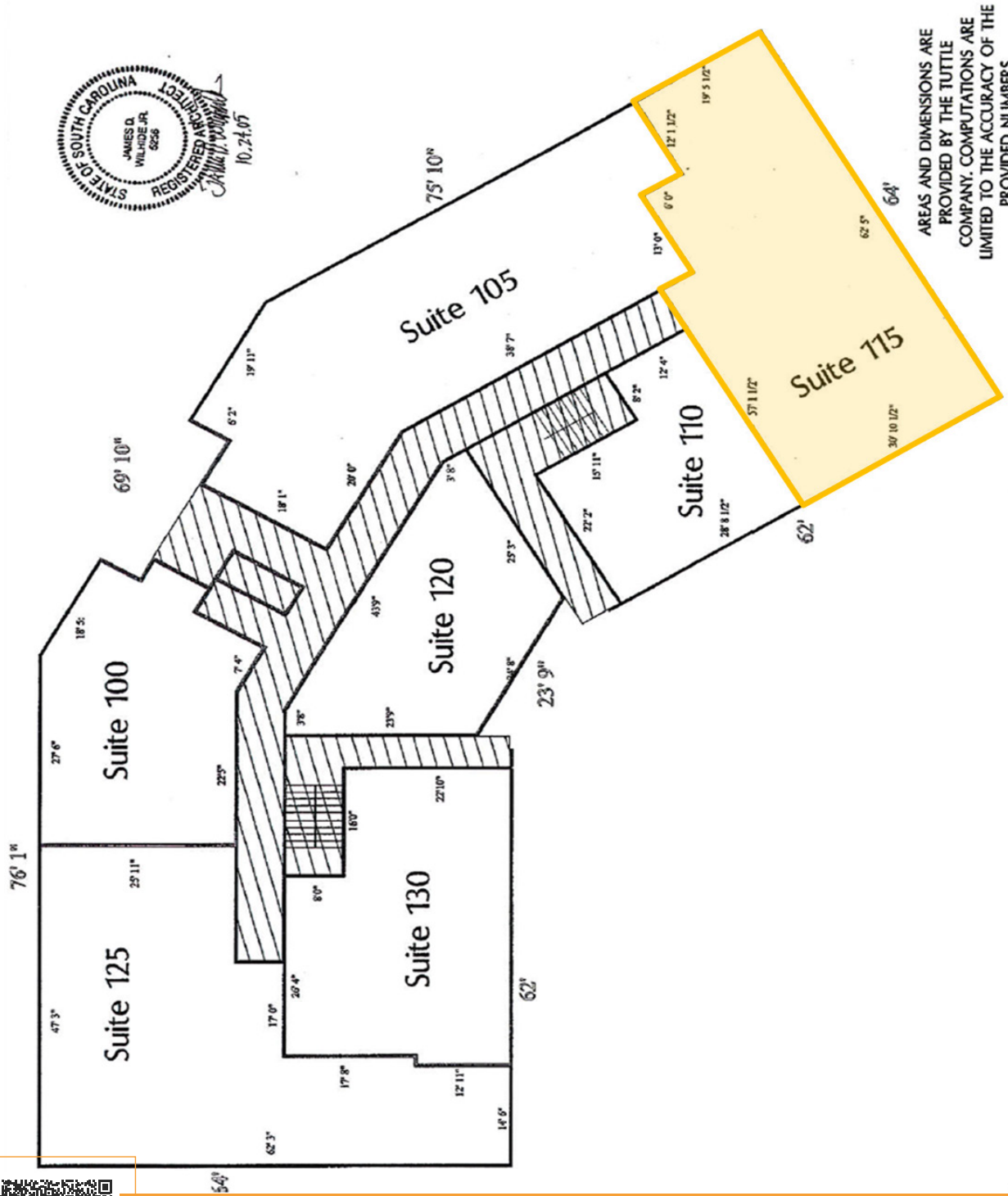
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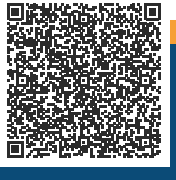
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FLOOR 1 FLOOR PLAN

Suite #115 - ±2,000 SF

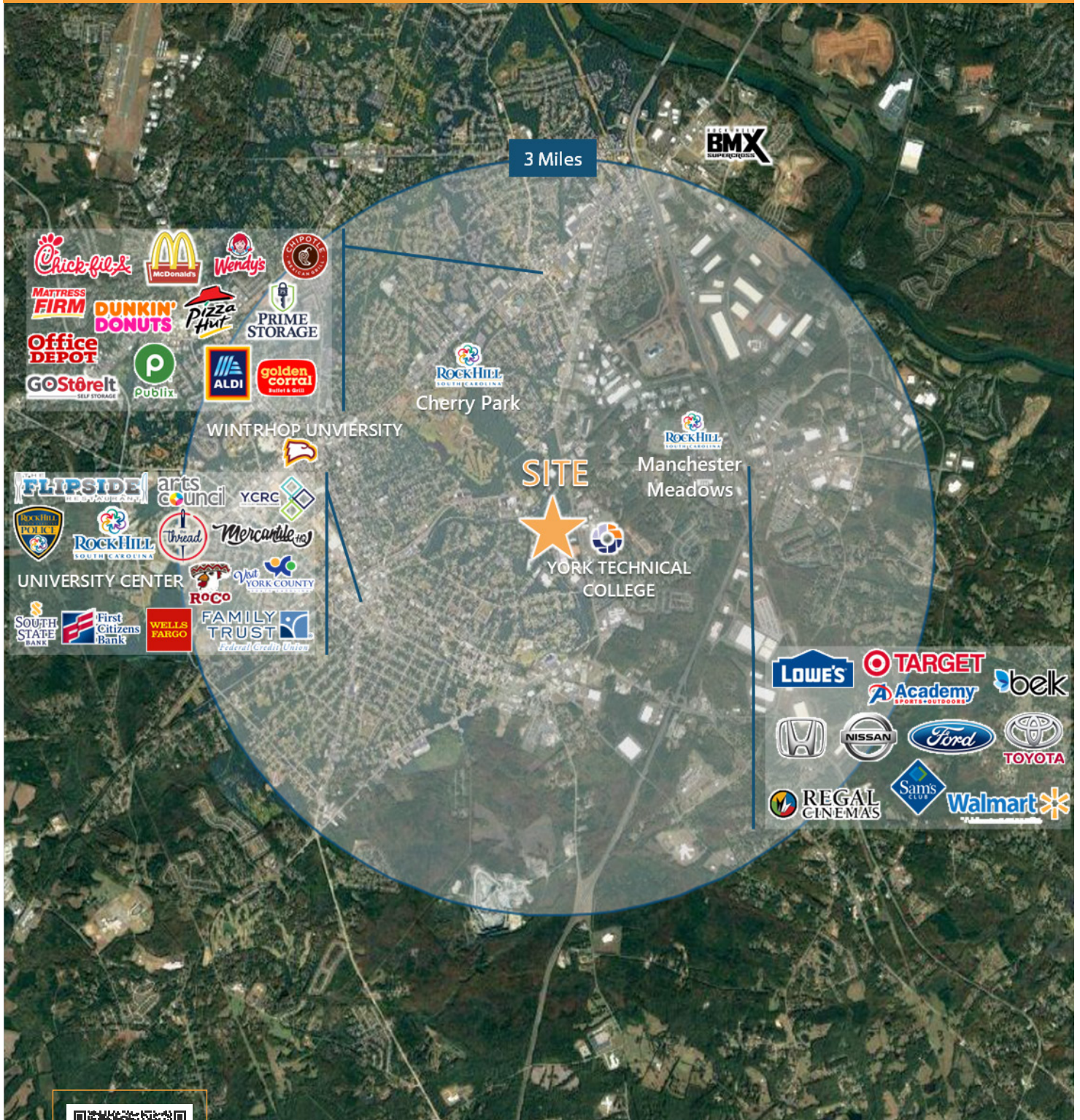


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LOCATION AERIAL



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