

PARK 35

EXECUTIVE PARK

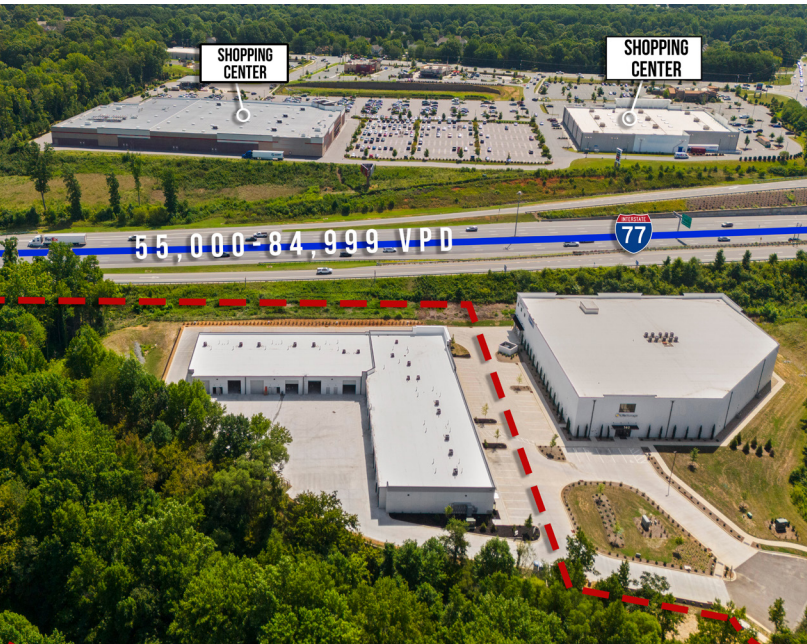
137 Ebert Lane
 Mooresville, NC 28117



FOR LEASE
 Office/Flex
 Warehouse Spaces

Property Overview

Welcome to Lake Norman's Exclusive Park 35, the premier destination for your business needs! Set to be completed in Fall 2024, this brand-new development at 137 Ebert Lane, Mooresville, NC 28117, offers 14 units with unmatched visibility and accessibility. Located directly off Interstate 77 at Exit 35, Park 35 ensures high traffic exposure. Zoned for Hybrid Light Industrial (HLI), these units provide the perfect blend of functionality and convenience. Don't miss out on this prime opportunity to position your business for success!



Property Details

Location	Interstate 77 at Exit 35
County	Iredell
Availability	14 Units
Parking Spaces	4:1 parking ratio (4 spaces per unit)
AADT	I-77: 55,000 - 84,999 Brawley School Rd: 20,000 - 34,999
Rent Options	\$17.00 - \$21.00 PSF depending on Suite Location
TICAMS	\$3.26 PSF NNN Lease

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***Information/prices subject to change without notification



Available Units

	Unit	SF	Status
Building 1	Suite 1	2,075 SF	Available
	Suite 2	2,080 SF	Available
	Suite 3	2,080 SF	Available
	Suite 4	2,080 SF	Available
	Suite 5	2,080 SF	Available
	Suite 6	3,085 SF	Available
	Key Man Suite 7	2,800 SF	Available
	Vanilla Shell Suite 8	2,155 SF	Available
Building 2	Suite 9	3,085 SF	Available
	Suite 10	2,080 SF	Available
	Suite 11	2,080 SF	Available
	Suite 12	2,080 SF	Available
	Suite 13	2,080 SF	Available
	Suite 14	2,075 SF	Available

Demographics

RADIUS	1 MILE	2 MILES	3 MILES
Est. 2023 Population	4,091	40,725	84,574
Avg. Household Income	\$86,546	\$104,758	\$115,173
Median Household Income	\$64,251	\$80,640	\$89,100
Households	1769	16,723	32,930



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Suite 7: The Keyman Suite



Modern Offices

- 7 offices ranging in size 131 Sq ft to 204 Sq ft (1-2 professionals)
- 24/7 accessibility and security cameras
- Offices come equipped with Unifi Internet phone/answering service
- Unifi door access and camera entry
- High speed internet with secure network
- Furnished office – U-shaped desk, hutch, file cabinet & office chair
- All utilities paid
- Each office will be branded with name & company on signage by door



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Suite 7: The Keyman Suite

Shared Amenities

- Modern conference room w/ 20' ceilings & lots of natural light
- Smart TV's w/ zoom capability
- Conference room can seat 12 people
- Whiteboard
- Kitchenette
- 2 Bathrooms
- Reception area
- Beverage cooler
- Printer, scanner, fax machine

Note: Conference room is available through our scheduling system 1 day or 8 hours a month are allotted to our executive suites at no charge.



Pricing

7A	\$1,100/month
7B	\$1,250/month
7C	\$900/month
7D	\$900/month
7E	\$900/month
7F	\$900/month
7G	\$1,000/month



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