



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

OFFICE FOR LEASE IN BUSINESS PARK



HIGHLIGHTS

Address: 179 Gasoline Alley, Mooresville

FEATURES:

- Size: +- 4850 SF
- Private Suite – Move-in Ready!
- Located at Main Entry
- Corner Unit with **lots of windows**
- Abundant Parking
- Both Private offices and Open Cubicle area (cubicles and all furniture can remain in place with lease)
- Monthly Lease rate:
 - Base Rent: \$14.75 psf = \$5,961.46
 - Taxes/CAM Fee \$2.00 psf = \$808.33
 - TOTAL GROSS Lease = \$6,769.79

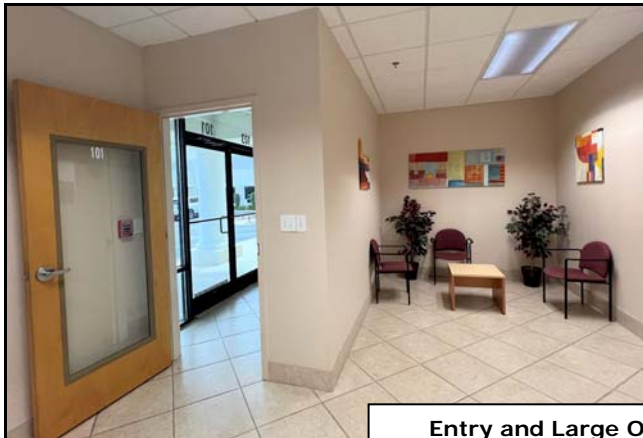
Competitive lease rates!

Perfect for company seeking a high image professional office setting!

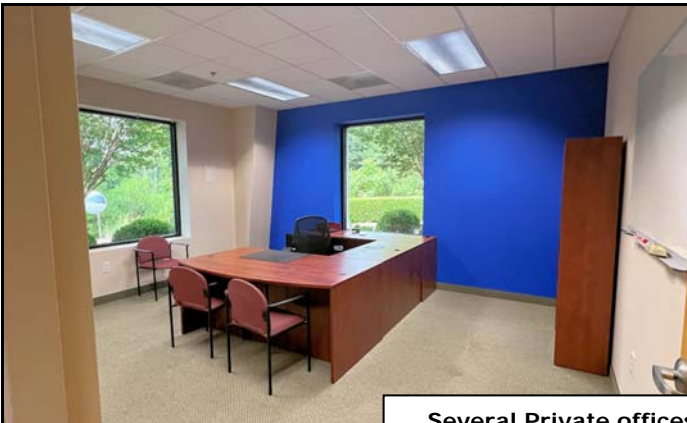
Great Location – just minutes off Exit #35 (Brawley School Rd) in Lakeside Business Park



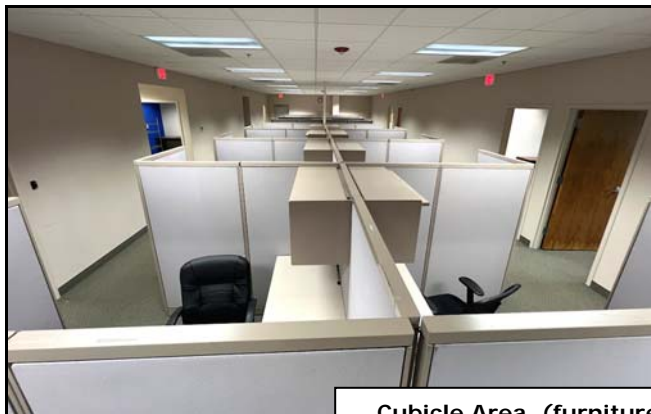
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Entry and Large Office (or conference)



Several Private offices – lots of windows!



Cubicle Area (furniture can remain if desired)



Break Room

Walk thru Video Available

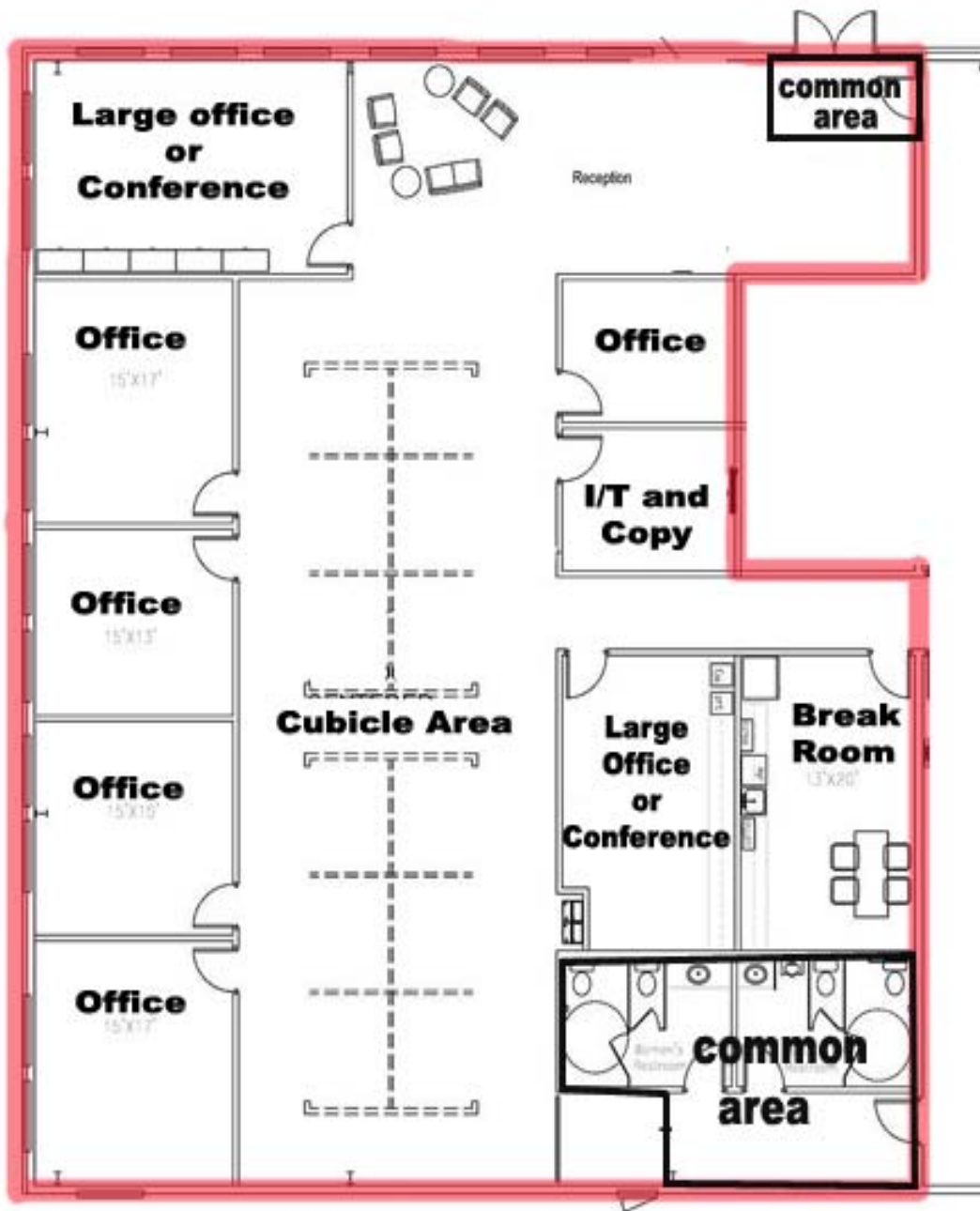
NOTE: Currently there are 17 cubicle workstations in place. These cubicles can remain in place or removed as needed by Landlord.



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FLOORPLAN +/- 4,850 SF



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