

**SUITE C  
LOWER LEVEL**

**SITE**



# Office/Medical Space For Lease

200 S College Street  
Morganton, NC 28655



118-C W. Union Street  
Morganton, NC 28655  
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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 200 S College Street

## Property Overview

Approximately 1,250 Sq Ft Office/Medical Space For Lease at the Entrance to Downtown Morganton. Located on the lower level of a beautifully renovated building that houses MoCo Coworking, this 1,250 square foot space offers an excellent opportunity for medical or office use. Previously used as an urgent care facility, the space features multiple offices/exam rooms and a welcoming reception area. With ample parking available, clients and employees will enjoy easy access. Tenant will also have full access to all the amenities of the vibrant coworking space upstairs, fostering a collaborative and modern work environment.

Perfect for a medical provider seeking a prime location or a business looking for a professional office.

### PROPERTY FEATURES

- 1,250 square feet of office/medical space
- Located at the entrance to downtown Morganton
- Situated in the lower level of a newly renovated building
- Previously used as an urgent care facility
- Includes multiple offices/exam rooms
- Ample parking for clients and employees
- Full access to MoCo Coworking amenities upstairs
- Ideal for medical providers or office use

### DEMOGRAPHICS (2024)

	3 miles	5 miles	7 miles
Population	19,558	35,365	51,677
Daytime Pop.	14,515	18,478	21,749
Avg. HH Income	\$80,717	\$84,404	\$85,726

### TRAFFIC COUNTS

S Sterling Street	7,226 VPD
U.S. Hwy 70	9,012 VPD



# 200 S College Street - Morganton, NC

Aerial



**COLLETT ST.  
RECREATION  
CENTER**

**Fairfield<sup>®</sup>**  
BY MARRIOTT

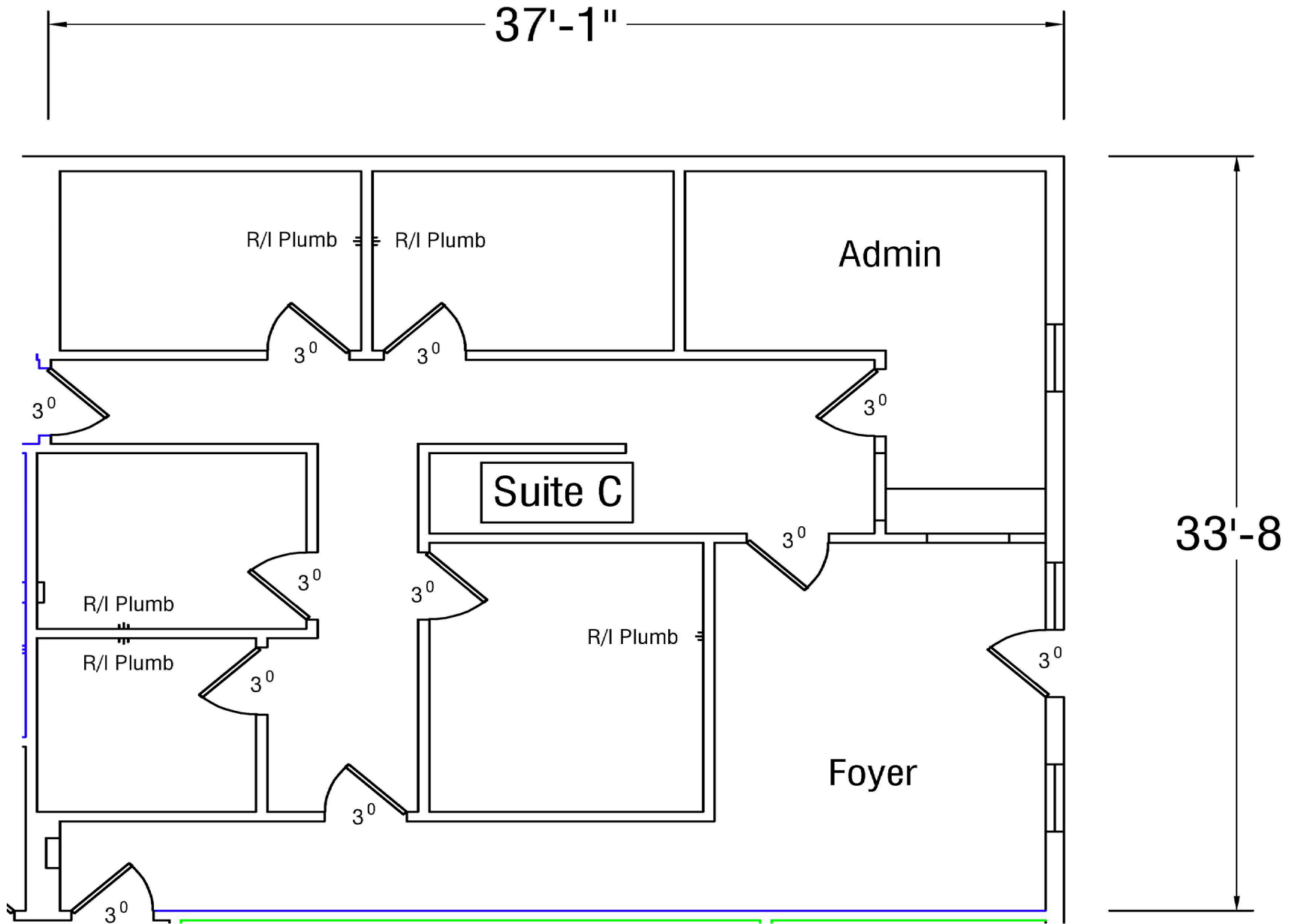
**DOWNTOWN  
MORGANTON**

**MARQUEE**  
*Cinemas*

**SITE**

# 200 S College Street - Morganton, NC

## Floor Plan



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## Interior Photos



Open Area/ Hallway



Receptionist Area & Entrance



Receptionist Back Area