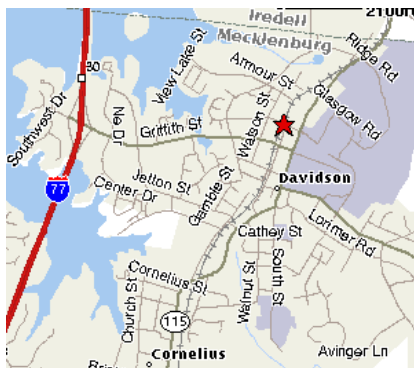


Davidson Cotton Mill Office and Executive Space for Lease

209 Delburg Street, Davidson, North Carolina



- Turn of the 20th Century Historic Brick Office Building
- Built in 1890's
- 50,000 s.f. Class A Office Building
- Executive Offices Available
- Professionally Renovated in 1998
- On-Site Restaurant – Brickhouse Tavern
- Large Windows provide exceptional natural lighting
- Electricity – Duke Power; Gas - PSNC



Rare location in Downtown Davidson, with excellent interstate access via Exit 30 of I-77

For additional information, contact:
Lisa Dula at Dula Real Estate
704-895-1011 704-576-5109
lisadula@dularealestate.com

This information was obtained from sources deemed reliable. While we do not doubt its accuracy, no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice.

Davidson Cotton Mill

Summary of Available Office Space

Available Office Space (Larger Suites):

<u>Suite #</u>	<u>(\$PSF) Rental Rate (1)</u>	<u>OCE(2)</u>	<u>Approx. Rentable S.F.</u>	<u>Monthly Rent + OCE</u>
132	LEASED			
136	LEASED			
209	\$ 32.00	\$ 4.52	2541	\$7,733.11

- (1) Rent escalates 5% per annum on lease anniversary;
Rates are quoted for space “as is”
- (2) OCE includes taxes, insurance and common area maintenance; tenant pays utilities. OCE rate in 2023 was \$4.52 psf

Executive Offices Available:

<u>Suite #</u>	<u>Monthly Rent</u>	<u>Approx Usable S.F.</u>	<u>Approx Rentable S.F.</u>
102	\$1800	565	705
105	\$1450	454	566
110	\$ 675	192	239

Note: Suites #101-110 are executive suites, which share access to hallways, restrooms and conference room (suite #100).

Dula Real Estate

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