LAKE NORMAN MEDICAL PLAZA

146 & 170 MEDICAL PARK ROAD
MOORESVILLE, NORTH CAROLINA

FLAGSHIP
HEALTHCARE PROPERTIES

WILL ROBERTSON
704-996-5824
will@flagshipHP.com

GREG MCINTOSH
704-562-2153
greg@flagshipHP.com

FOR LEASE

TOTAL BUILDING AREA
146: ± 44,072 RSF
170: ± 45,108 RSF

TOTAL AVAILABILITY
± 25,162 RSF

LEASE RATE
$30.00/SF

LEASE TYPE
Full Service

YEAR BUILT
146: 2002
170: 2000

PROPERTY OVERVIEW

- Walking distance to Duke Health Lake Norman Hospital
- Near Lowe's Home Improvement headquarters
- Diverse tenant mix: cardiology, oncology, imaging, orthotics/prosthetics, physical rehabilitation
- 3 medical outpatient buildings
- Efficient patient flow layout
- Built-out medical space
- Strong parking ratio
- Convenient access to I-77, I-40, and I-85

AVAILABLE SUITES

BUILDING 146

Suite 110	1,292 RSF
Suite 220	3,589 RSF

BUILDING 170: Suite 301-304 can combine into 9,584 SF of connected rentable space

BUILDING 170

Suite 104	1,416 RSF
Suite 207	4,063 RSF
Suite 301	2,915 RSF
Suite 302	3,727 RSF
Suite 303	2,942 RSF
Suite 304	5,218 RSF

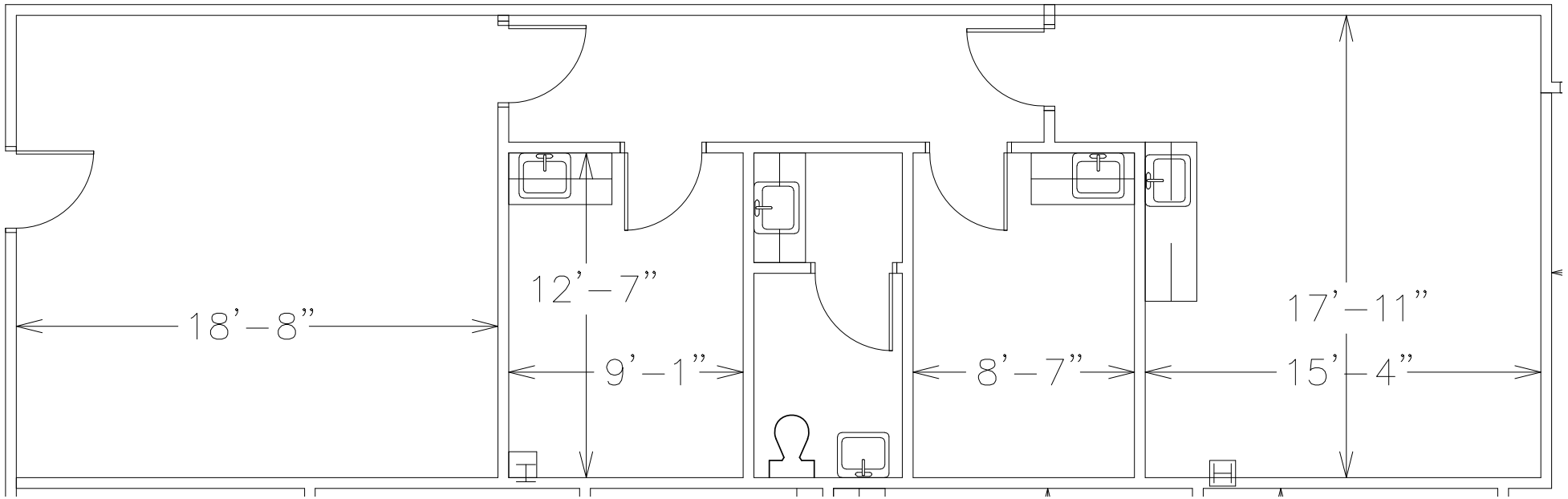
WILL ROBERTSON
will@flagshipHP.com | 704-996-5824

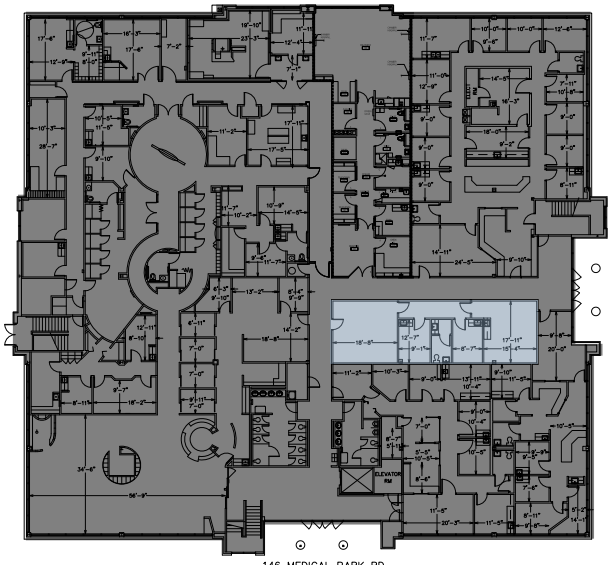
GREG MCINTOSH
greg@flagshipHP.com | 704-562-2153

BUILDING 146 - SUITE 110

FLOOR PLAN

1,292 RSF

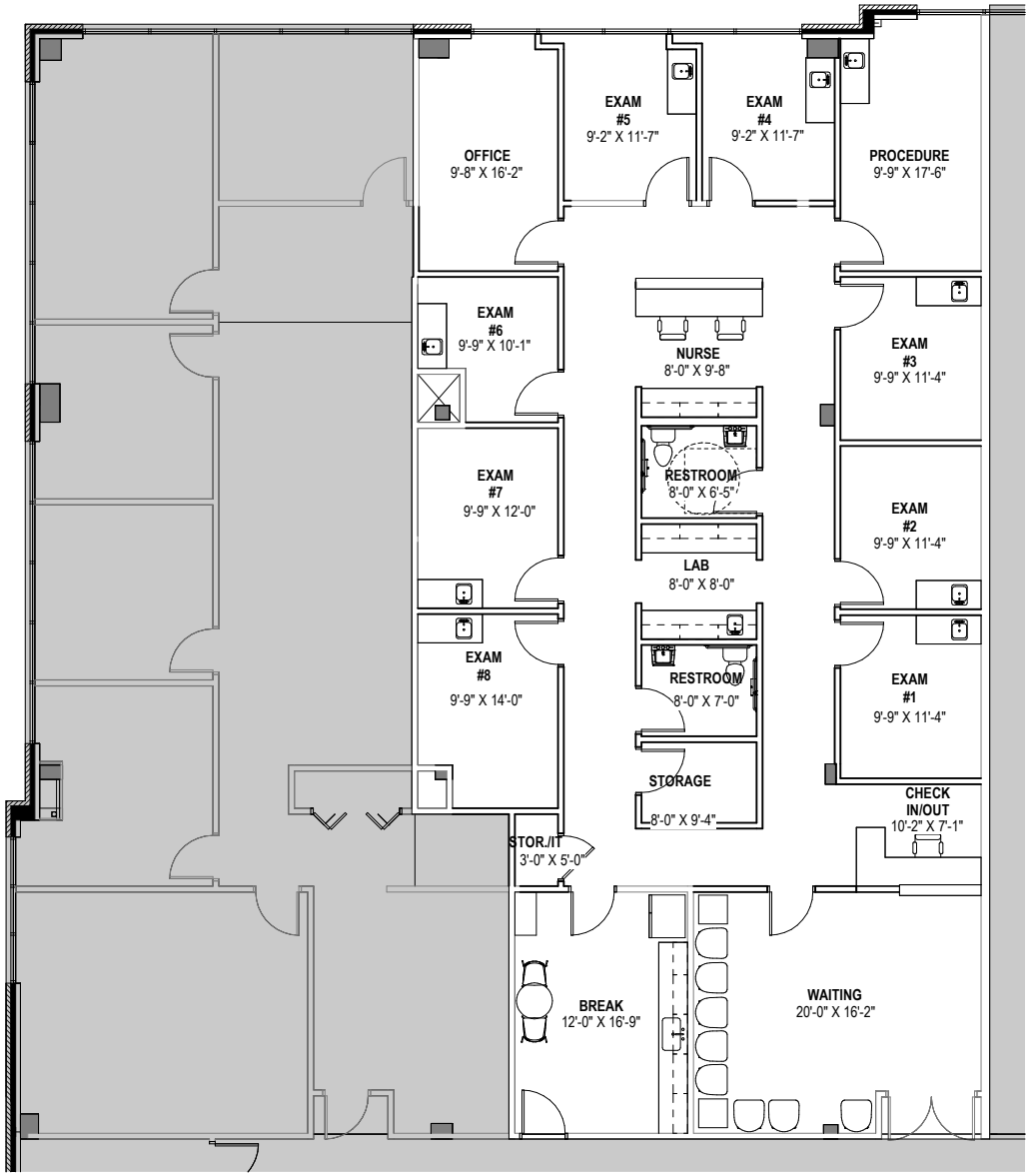




BUILDING 146 - SUITE 220

FLOOR PLAN

3,589 RSF



LEASED **SPEC SUITE**

VIRTUAL TOUR

BUILDING 146 – SUITE 220

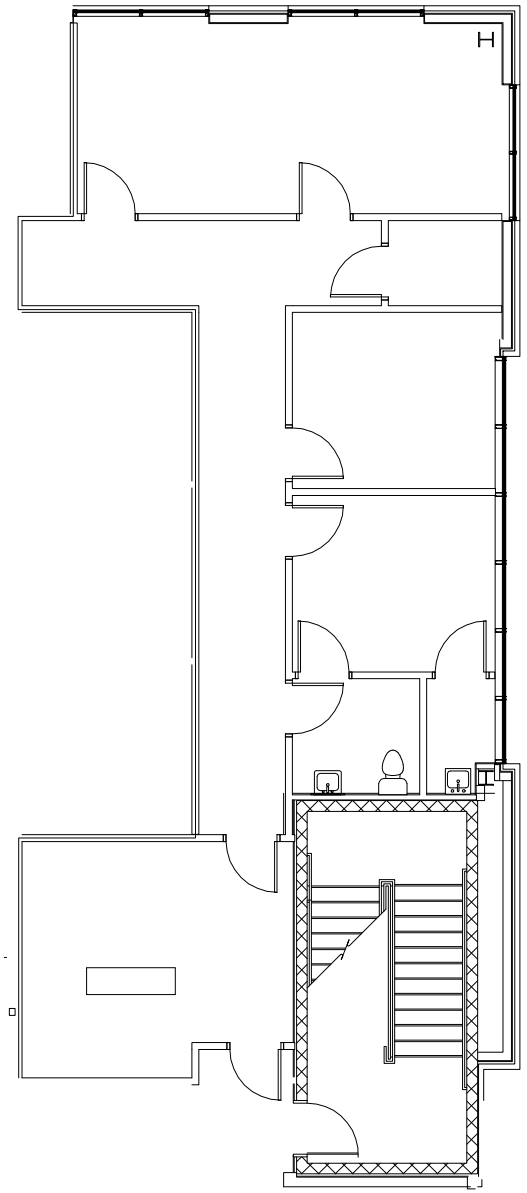
INTERIOR PHOTOS

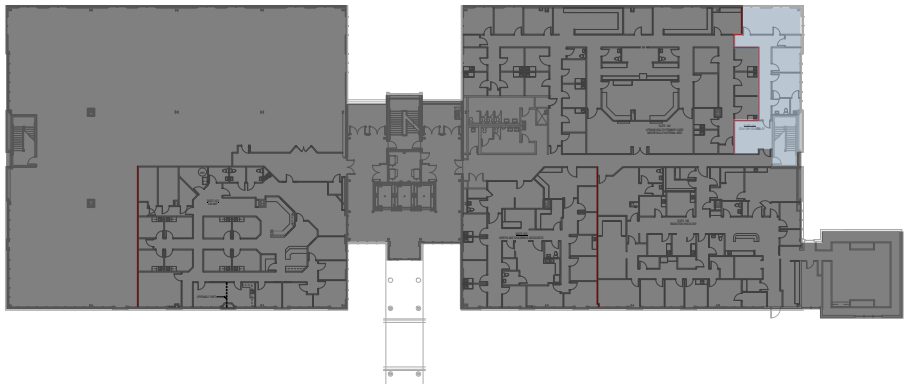
3,589 RSF

BUILDING 170 - SUITE 104

FLOOR PLAN

1,418 RSF

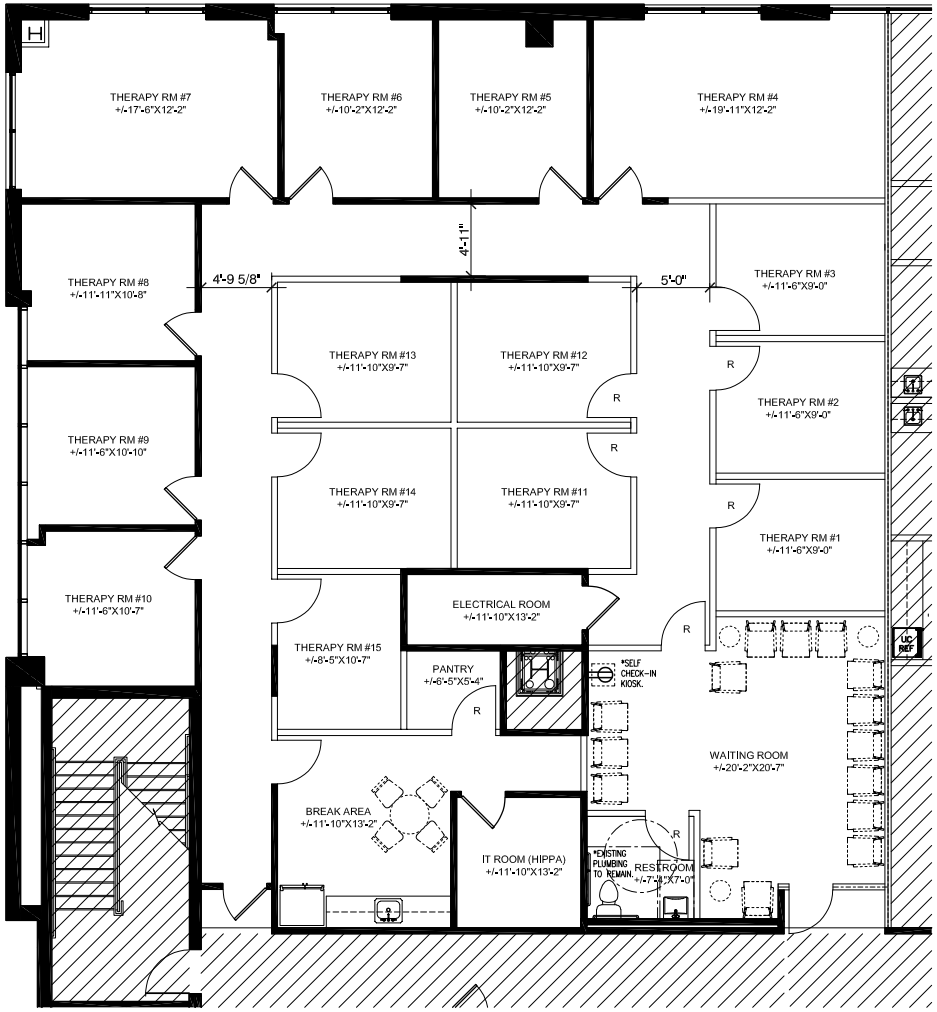




BUILDING 170 - SUITE 207

FLOOR PLAN

4,063 RSF



VIRTUAL TOUR

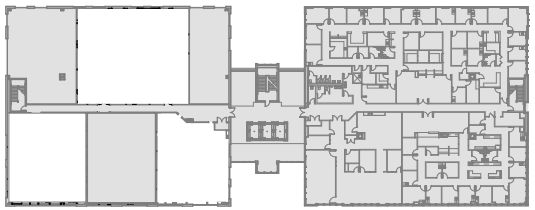
BUILDING 170 - THIRD FLOOR

FLOOR PLAN

2,915 - 9,584 RSF

CONTINUOUS RENTABLE SPACE: 9,584 SF

VIRTUAL TOUR



BUILDING 170 - SUITE 301

INTERIOR PHOTOS

2,915 RSF

AREA OVERVIEW

VIEW IN GOOGLE MAPS

©2026 The information contained herein was obtained from sources believed reliable; however, Flagship Healthcare Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.