

±3,000 SF Stand Alone Office For Lease or Sale



120 E. PHIFER ST.

MONROE, NC 28110



LOCATION

120 E. Phifer Street is strategically located near Downtown Monroe, offering convenient access to Union County's governmental, business, and retail amenities. With quick connections to US-74, Highway 601, and the Monroe Expressway, the property provides excellent regional accessibility for employees, clients, and customers. Its central Monroe location places tenants within minutes of major commercial corridors while maintaining the convenience and visibility of an established business address.

Contact _____

EMILY CLINE

704.280.1314 | ecline@trinity-partners.com



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PROPERTY OVERVIEW

- » **Total SF:** 3,000 plus basement with roll up door
- » **Zoning:** OM (Office Medical – allows for a variety of uses)
- » Ample on-site parking (3.7 spaces per 1,000 SF)

HIGHLIGHTS

- » New renovations include interior and exterior paint, flooring throughout, lighting, and new HVAC
- » Private offices, reception area, and waiting area
- » Former eye clinic with an efficient medical office layout
- » Centrally located just minutes from Downtown Monroe

Contact

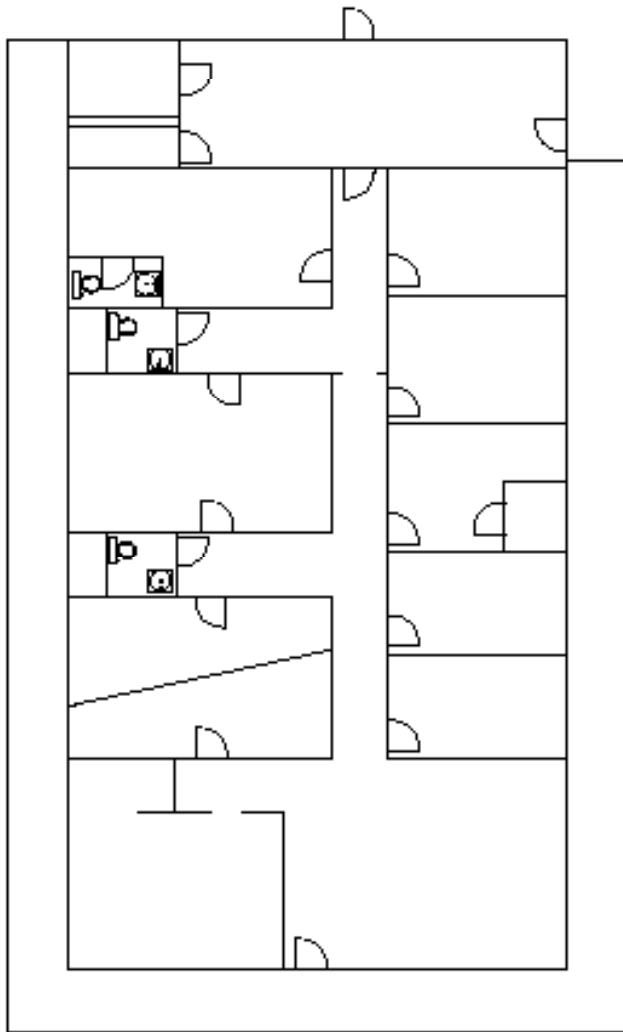
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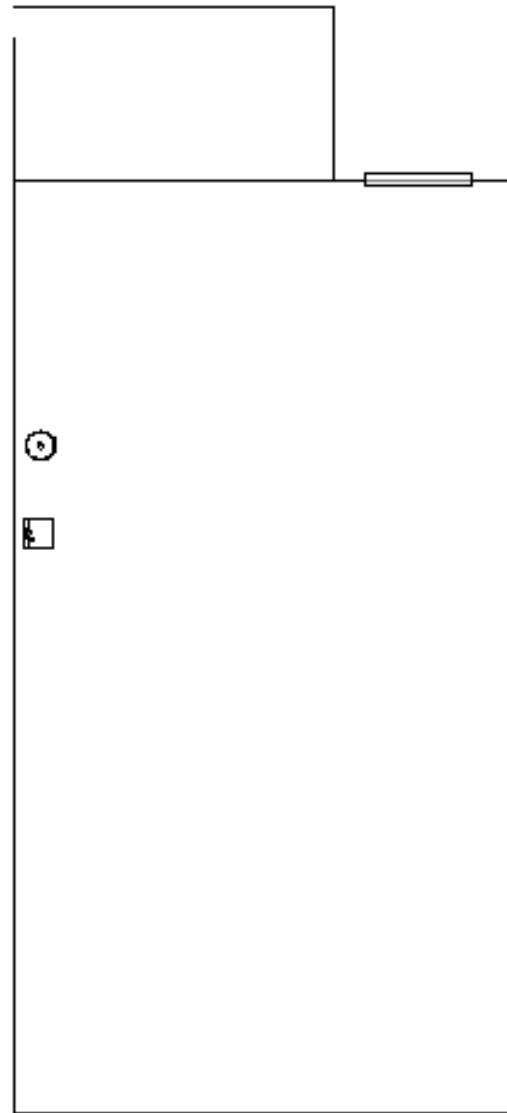
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First Floor



Basement

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The information contained herein has been provided by the property owner and is deemed reliable but not guaranteed. All square footages, dimensions, features, and specifications are believed to be accurate to the best of current knowledge but are subject to change without notice. Prospective purchasers or tenants should independently verify all information and conduct their own due diligence. The broker makes no representations or warranties, express or implied, regarding the property.