

LAKE NORMAN MEDICAL PLAZA

146 & 170 MEDICAL PARK ROAD
MOORESVILLE, NORTH CAROLINA



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

± 30,239 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 103 5,077 RSF

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



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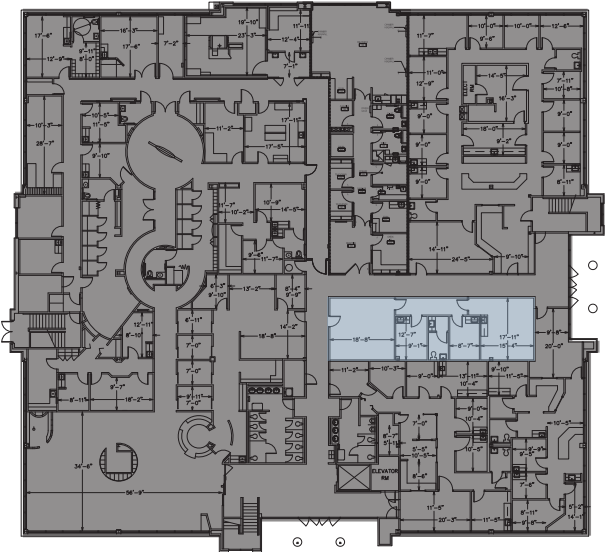
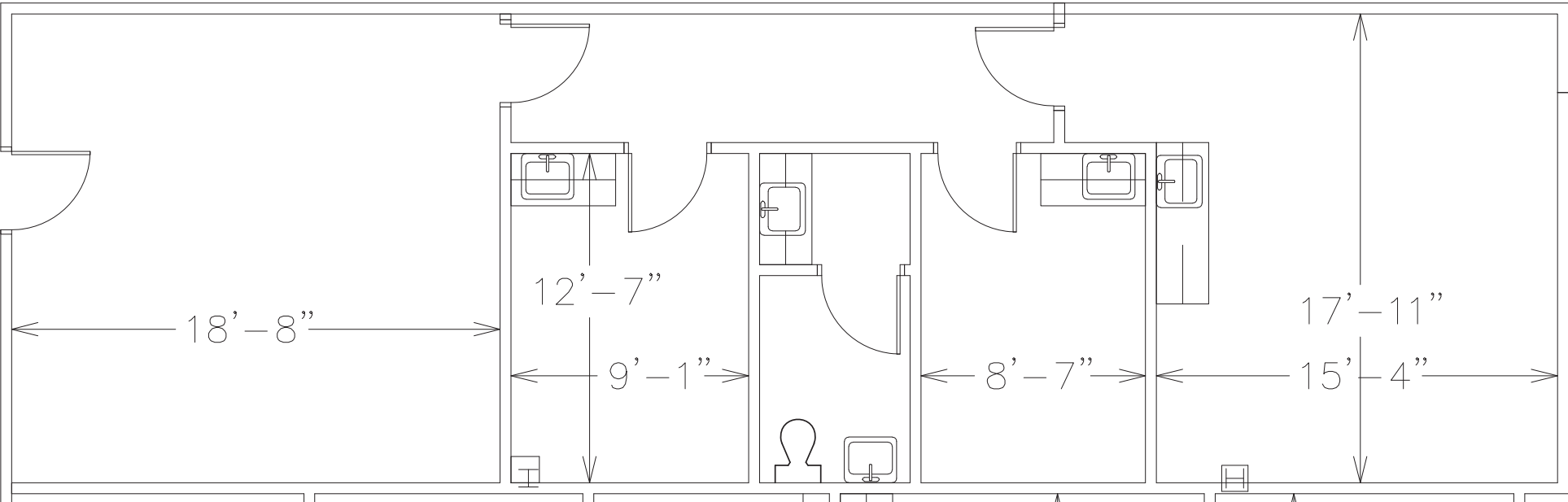
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BUILDING 146 - SUITE 110

FLOOR PLAN

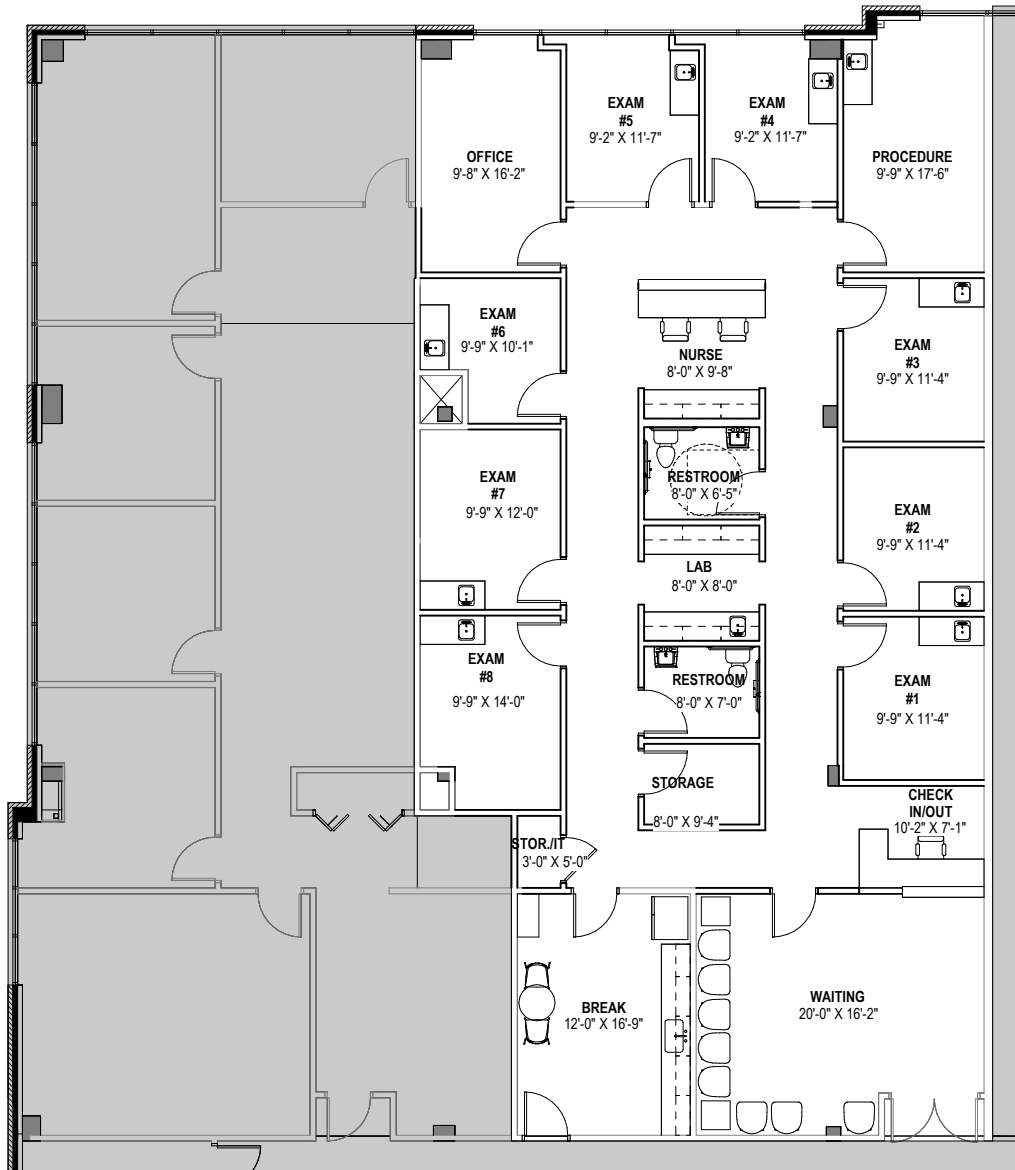
1,292 RSF



BUILDING 146 - SUITE 220

FLOOR PLAN

3,589 RSF



[VIRTUAL TOUR](#)



LEASED

SPEC SUITE

BUILDING 146 - SUITE 220

INTERIOR PHOTOS

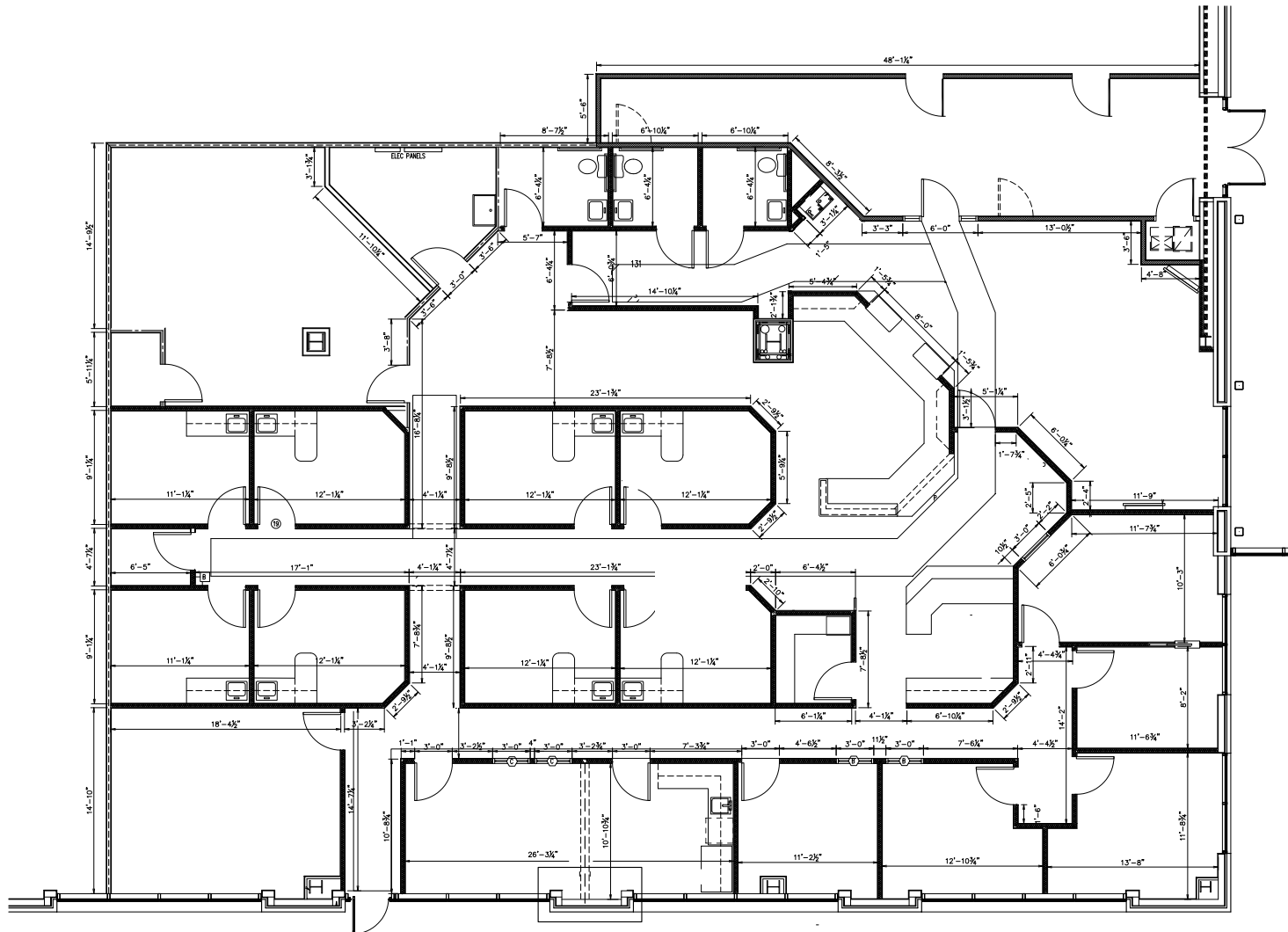
3,589 RSF



BUILDING 170 - SUITE 103

FLOOR PLAN

5,077 RSF



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BUILDING 170 - SUITE 103

INTERIOR PHOTOS

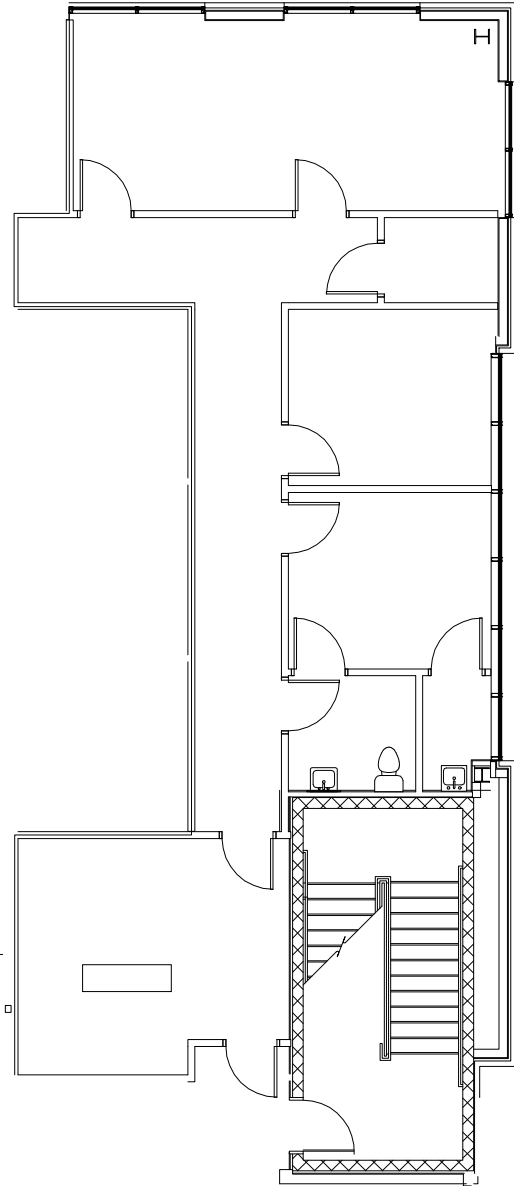
5,077 RSF



BUILDING 170 - SUITE 104

FLOOR PLAN

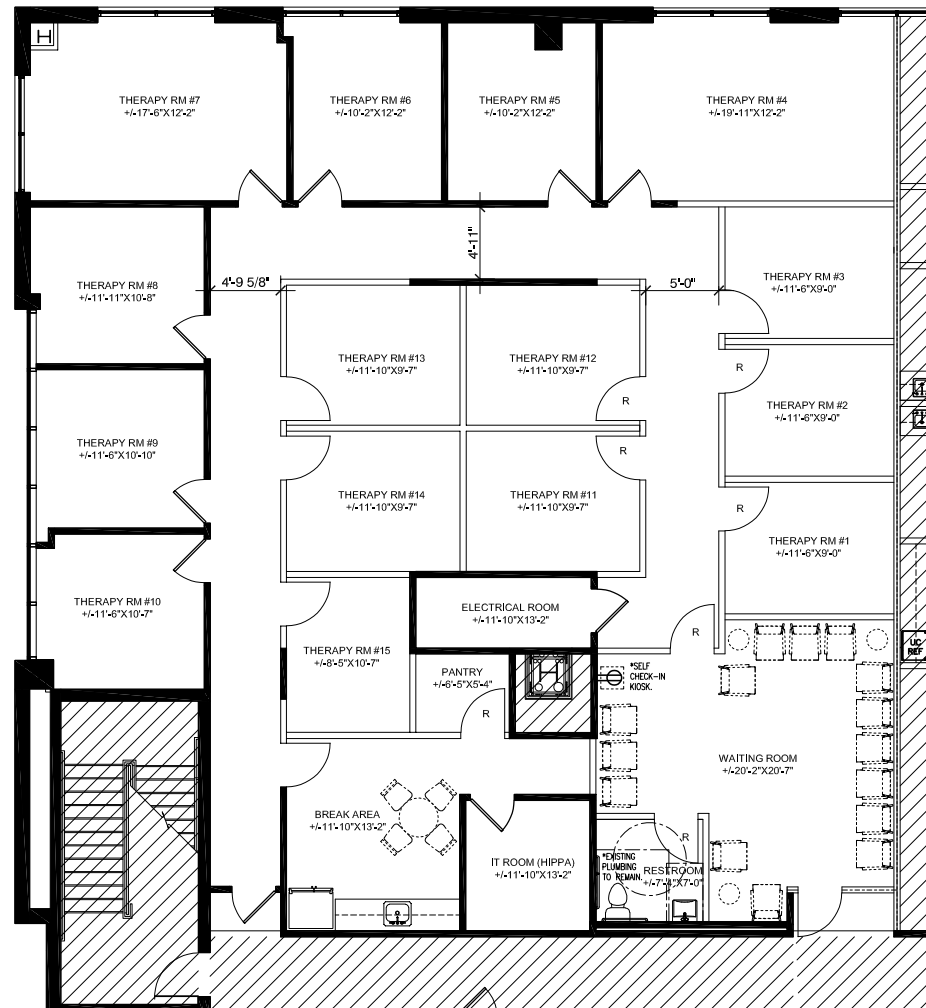
1,418 RSF



BUILDING 170 - SUITE 207

FLOOR PLAN

4,063 RSF



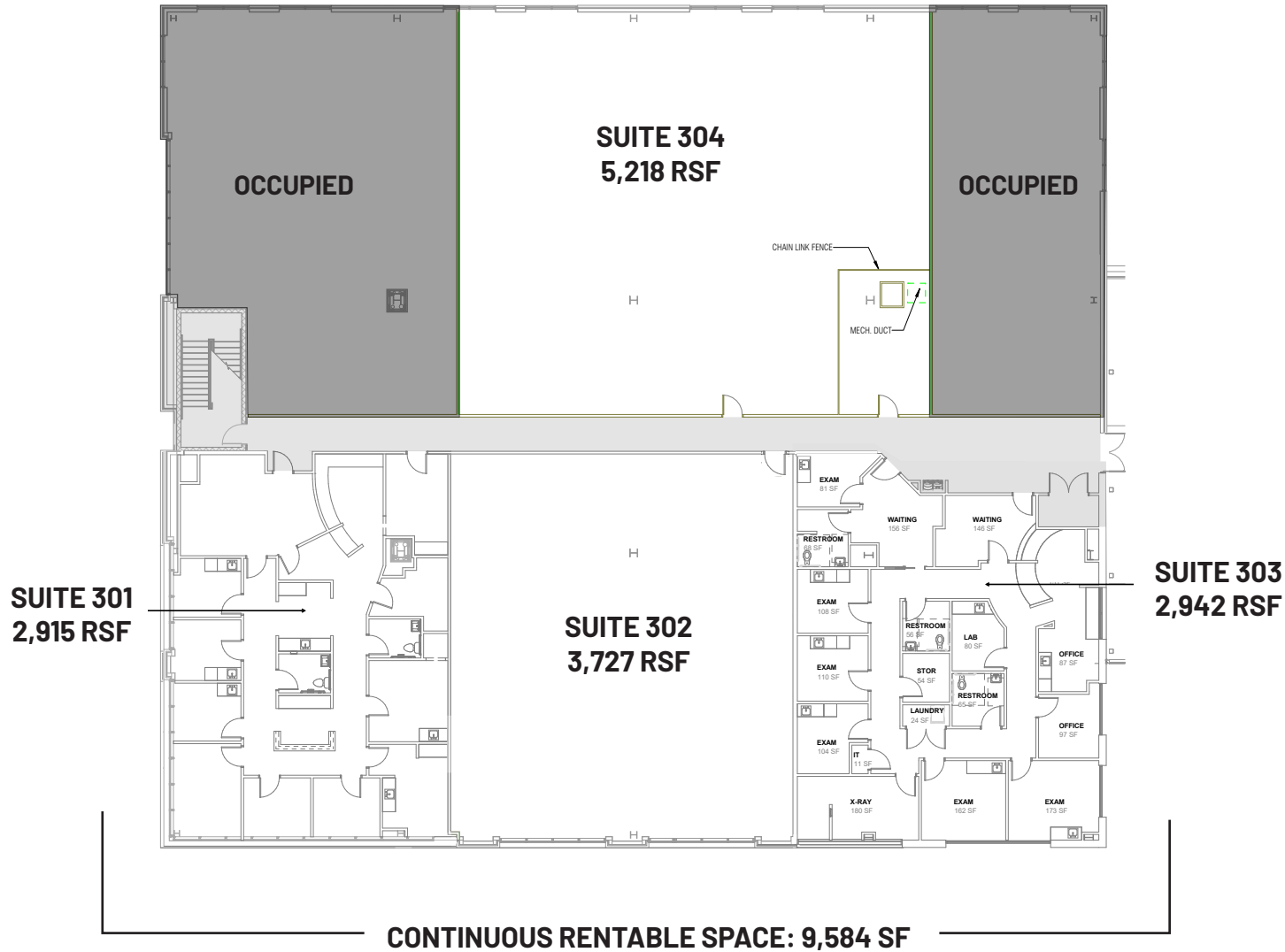
VIRTUAL TOUR



BUILDING 170 - THIRD FLOOR

FLOOR PLAN

2,915 - 9,584 RSF



[VIRTUAL TOUR](#)



BUILDING 170 - SUITE 301

INTERIOR PHOTOS

2,915 RSF



AREA OVERVIEW

[VIEW IN GOOGLE MAPS](#)



- Site
- Medical
- Non Medical

