

THE DESIGN CENTER

at Lake Norman

532-533 PATTERSON AVENUE
MOORESVILLE, NC 28115



SAI
PROPERTIES

WHY CHOOSE THE DESIGN CENTER AT LAKE NORMAN FOR YOUR BUSINESS?

BECAUSE YOUR WORKSPACE SHOULD BE AS INSPIRING AS YOU ARE.

*BECOME PART OF OUR THRIVING
BUSINESS ENVIRONMENT!*



For two decades, the Design Center at Lake Norman has been successful in attracting local, regional and global companies, all of whom enjoy working in an environment that stimulates creativity and success. Our beautifully renovated buildings which feature the original tongue and groove wood ceilings, exposed ductwork, acid stained floors, and beautiful skylights also offer high-tech functionality such as fiber optic internet service, Wi-Fi, plus plenty of easily accessible parking and amenities including conference rooms and a central break room.

The Design Center is centrally located in Mooresville, North Carolina in Iredell County between Charlotte and Winston-Salem, and is minutes from Lowes Headquarters, Lake Norman Regional Medical Center, Ingersoll Rand and beautiful Lake Norman. Situated in the the Northern Gateway to Downtown Mooresville, The Design Center is only 4.1 miles from I-77, 1.3 miles from Hwy 150, and 35 miles from Charlotte Douglas International Airport. The close proximity to Mooresville's Town Center provides great access to restaurants, shopping, conveniences and an energetic local community environment.



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The Design Center at Lake Norman campus includes two buildings (the Design Center main and the Cascade building) totaling 85,646 square feet.

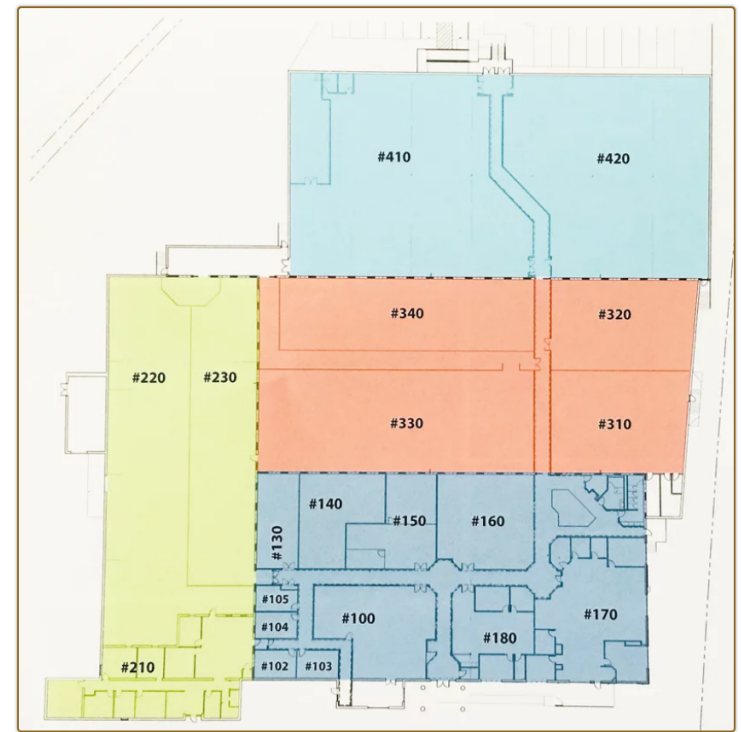
Spaces are designed to fit the specific needs of the tenants' business, while maintaining the historical footprint of the facility. Our customized workspaces include offices, warehouses, retailers, and showrooms. Amenities include access to common restrooms, multiple conference rooms, wi-fi access and central kitchen/break area.



Design Center Main 532 Patterson Avenue Mooresville, NC 28115

- Year Built: 1954
- Square Footage: 82,074
- Property Type: Office/Warehouse
- Acreage: 6.4
- Office Percentage: 27%
- Warehouse Percentage: 73%
- Parking: 140 Spots
- Year Renovated: 2002-2017
- Water/Sewer: Town of Mooresville
- Fiber: Continuum
- Warehouse Clear Height: 12'-18'
- Dock Doors: 7
- Zoning: G-1

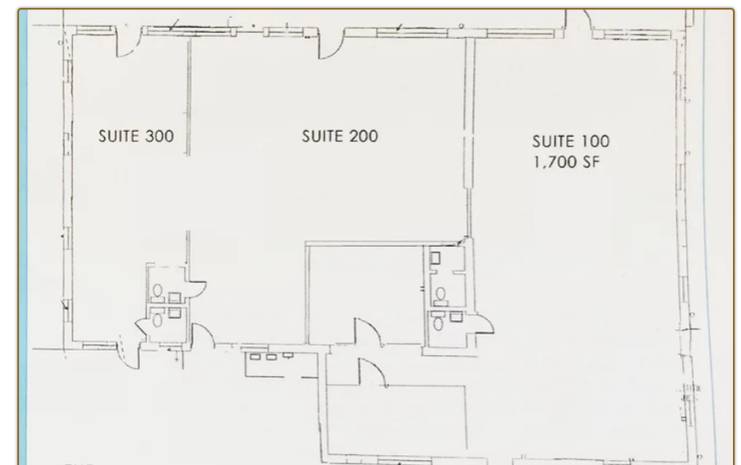
Current Spaces Available for Lease:
Suite 130 | Suite 140 | Suite 160



Cascade Building 533 Patterson Avenue Mooresville, NC 28115

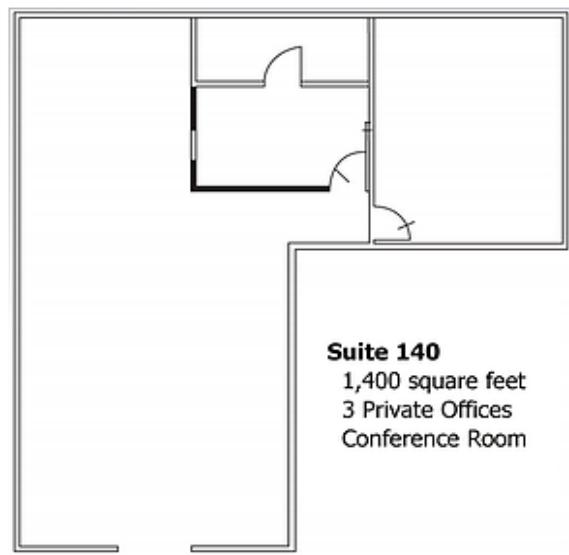
- Year Built: 1956
- Square Footage: 3,572
- Property Type: Office
- Acreage: 0.35
- Office Percentage: 100%
- Parking: 140 Spots
- Year Renovated: 2002
- Water/Sewer: Town of Mooresville
- Fiber: Continuum
- Zoning: G-1

No spaces currently for lease.

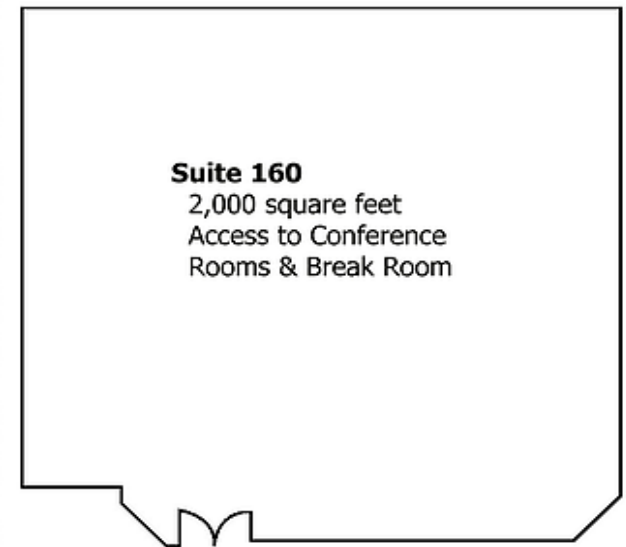




Spaces Currently Available



Suite 130
925 square feet
Access to
Conference Rooms
& Break Room



Suite 160
2,000 square feet
Access to Conference
Rooms & Break Room

Please contact Design Center Lake Norman owner Paul Streeter at pwstreeter@gmail.com or (704) 664-0632 for information on spaces for lease or property information. Find out more about the Design Center at Lake Norman at designcenterlakenorman.com.