

LAKE NORMAN MEDICAL PLAZA

146 & 170 MEDICAL PARK ROAD
MOORESVILLE | NORTH CAROLINA



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FOR LEASE

PROPERTY OVERVIEW

MEDICAL PARK ROAD

PROPERTY HIGHLIGHTS

- Walking distance to Duke Health Lake Norman Hospital
- Close proximity to Lowe's Improvement headquarters
- Diverse tenant mix
- 3 medical outpatient buildings

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PROPERTY SUMMARY

Three medical outpatient buildings within walking distance of Duke Health Lake Norman Hospital. Owned and managed by Healthcare Realty with a diverse tenant mix.

146 MEDICAL PARK ROAD

 **Total Building Area:** ± 44,072 RSF

 **Total Availability:**

- Suite 110 - 1,292 SF
- Suite 220 - 3,589 SF


 **Lease Rate:** \$30.00

 **Lease Type:** Full Service

 **Year Built:** 2002

170 MEDICAL PARK ROAD

 **Total Building Area:** ± 45,108 RSF

 **Total Availability:**

- Suite 103 - 5,077 SF
- Suite 104 - 1,416 SF
- Suite 207 - 4,063 SF
- Suite 301 - 2,915 SF
- Suite 302 - 3,727 SF
- Suite 303 - 2,942 SF
- Suite 304 - 5,218 SF

 **Lease Rate:** \$30.00

 **Lease Type:** Full Service

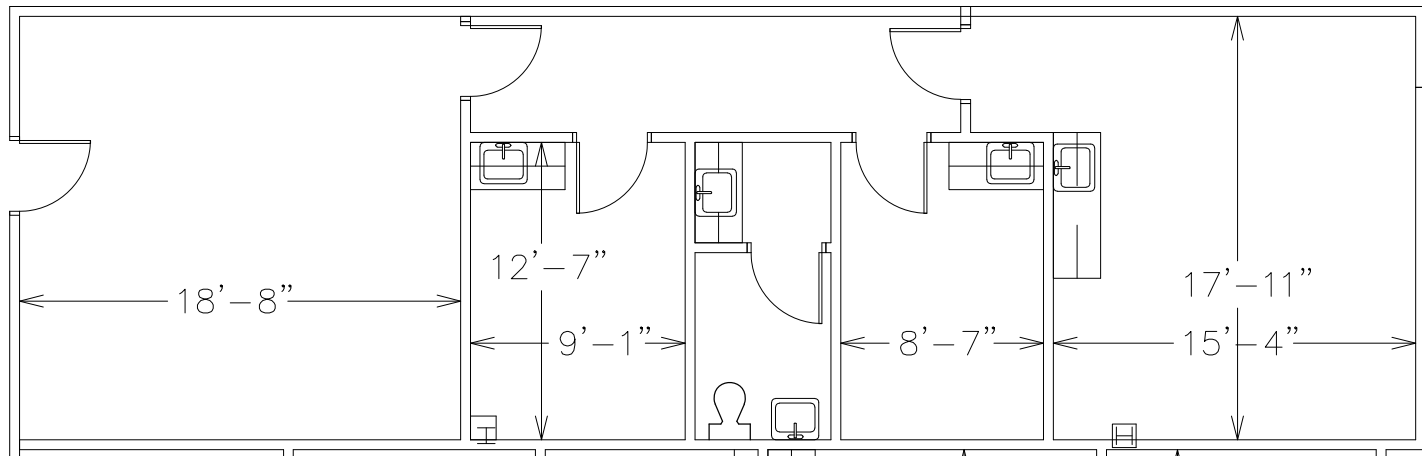
 **Year Built:** 2000

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

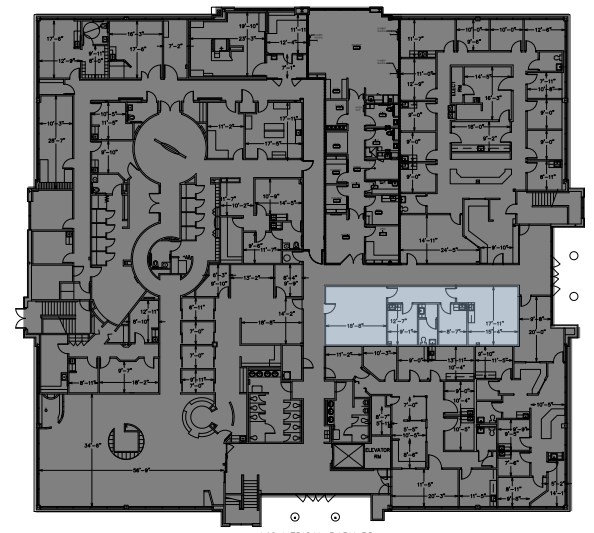


BUILDING 146 FLOOR PLAN

SUITE 110: 1,292 SF

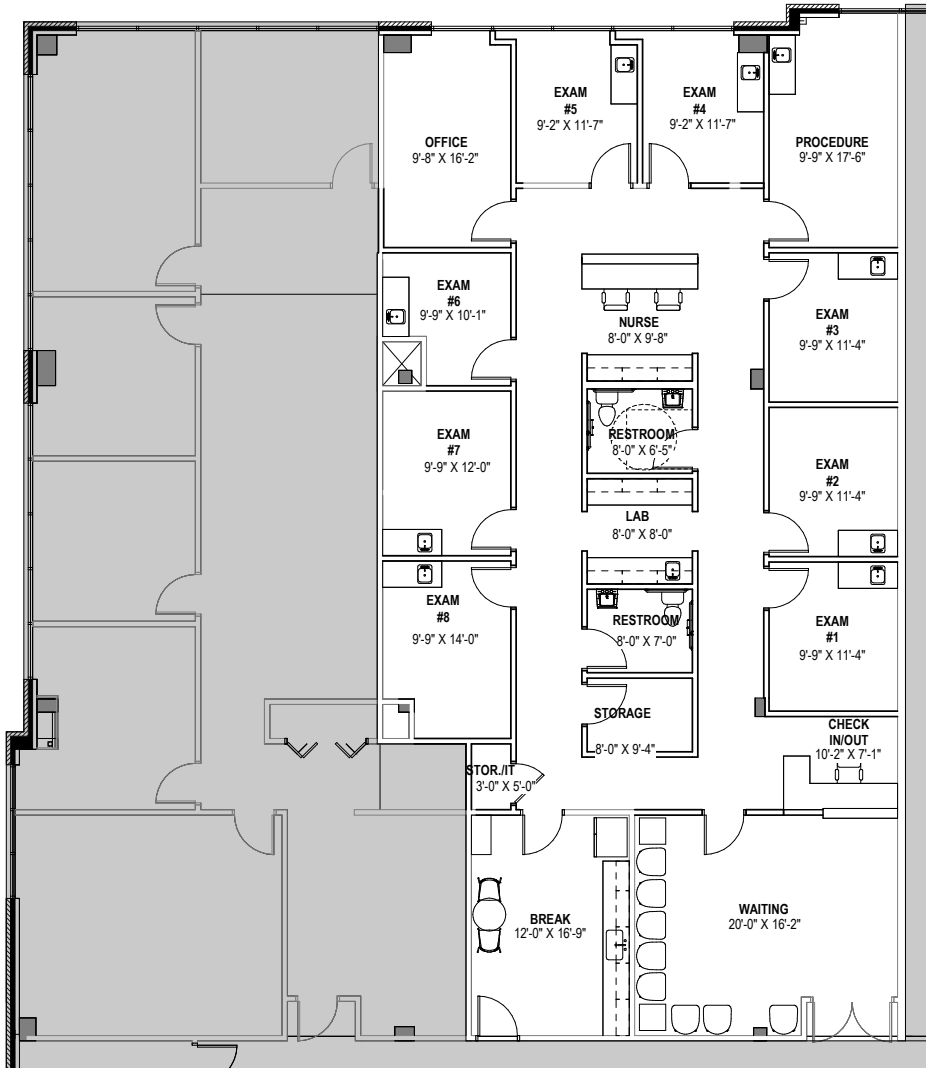


SUITE 110:
1,292 SF



BUILDING 146 FLOOR PLAN

SUITE 220: 3,589 SF



SUITE 220:
3,589 SF

LEASED

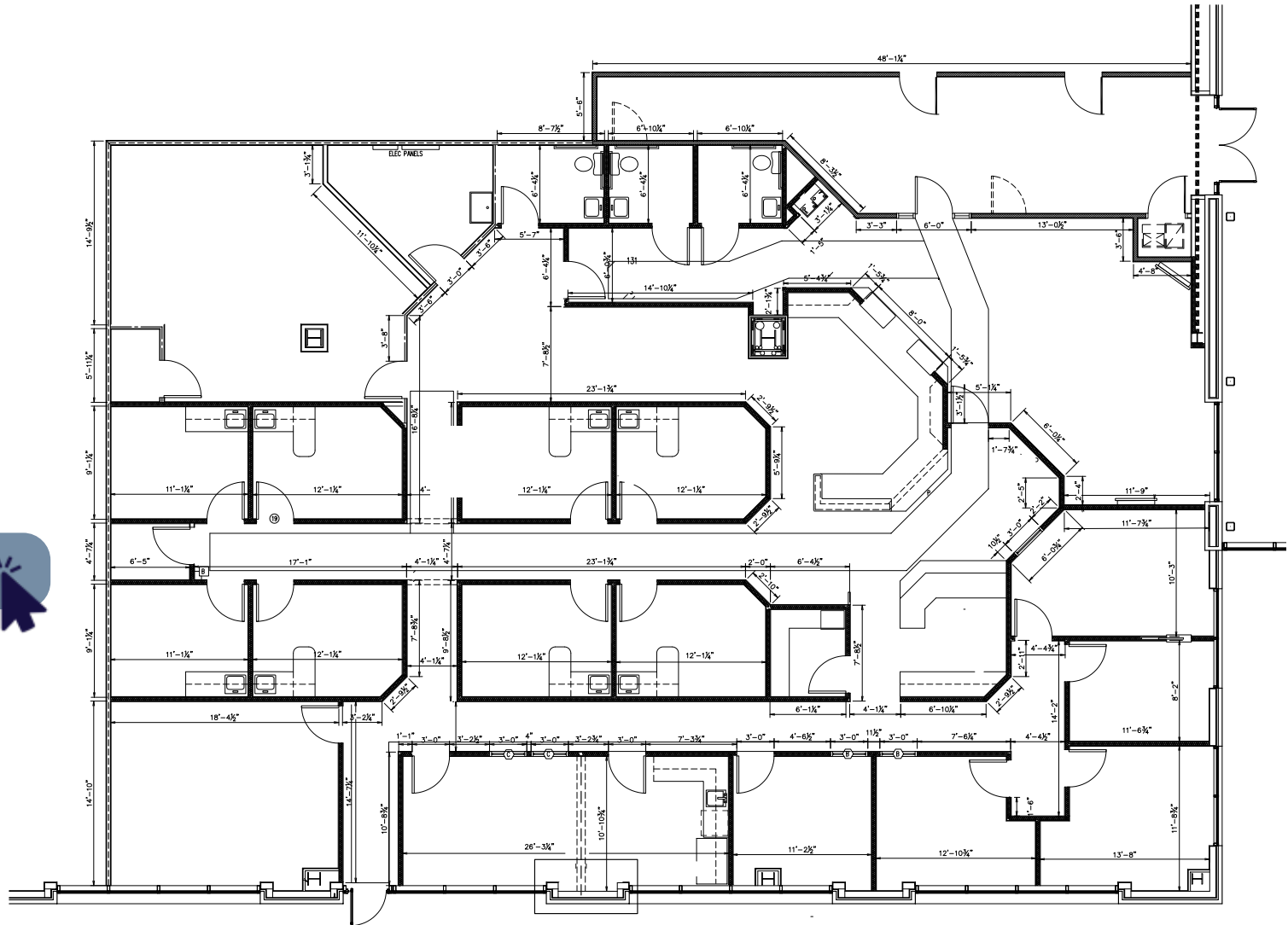
SPEC SUITE

BUILDING 170 FLOOR PLAN

SUITE 103: 5,077 SF

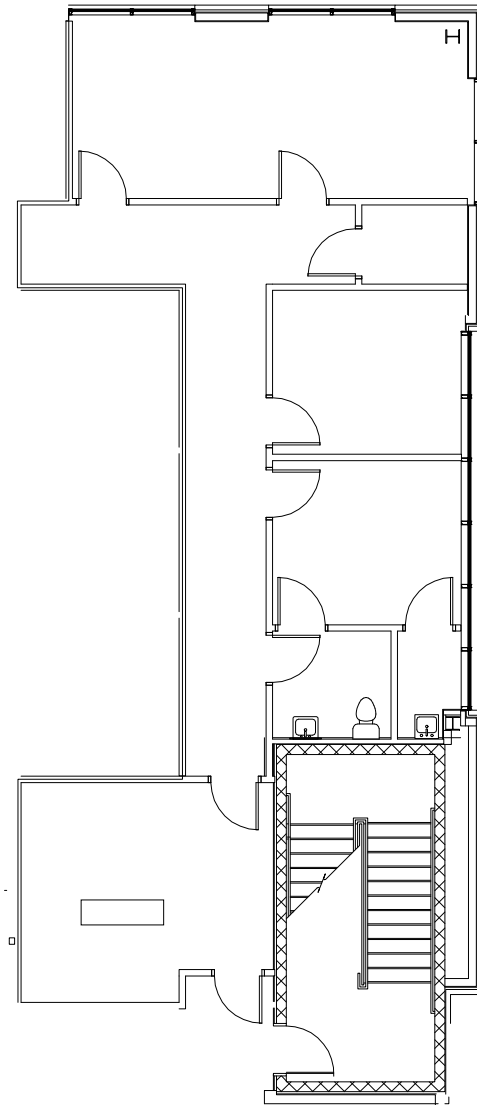
SUITE 103:
5,077 SF

VIRTUAL TOUR

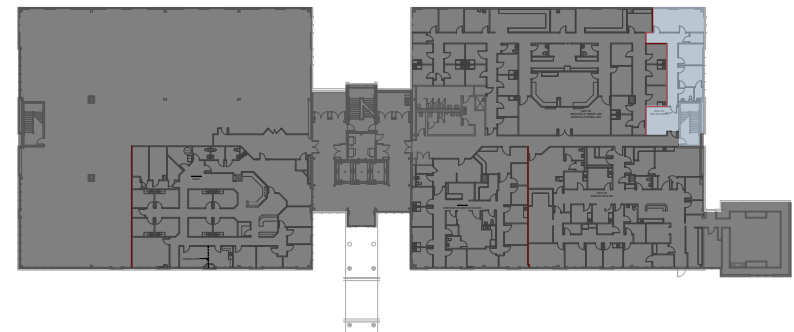


BUILDING 170 FLOOR PLAN

SUITE 104: 1,416 SF

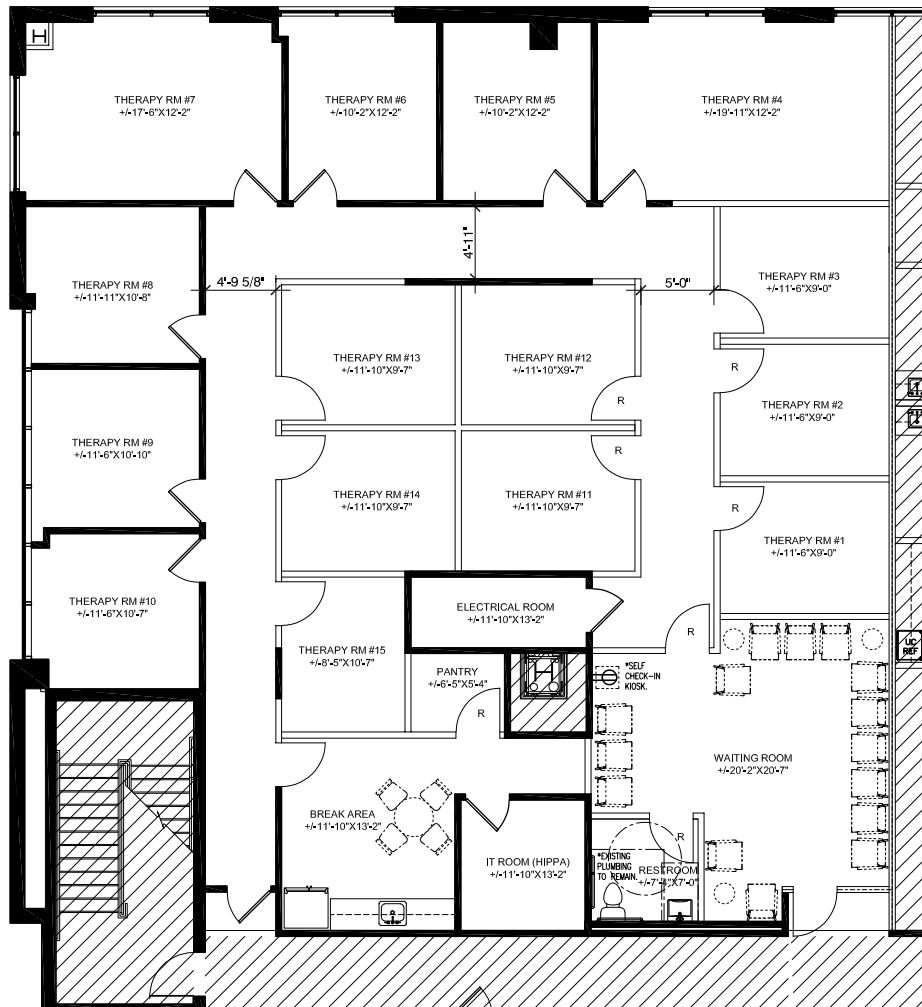


**SUITE 104:
1,416 SF**



BUILDING 170 FLOOR PLAN

SUITE 207: 4,063 SF



**SUITE 207:
4,063 SF**

[VIRTUAL TOUR](#)



BUILDING 170 FLOOR PLAN

THIRD FLOOR



[VIRTUAL TOUR](#)



AREA MAP

- Site
- Medical
- Non Medical



Langtree Charter School

Food Lion

Starbucks

Lake Norman Home Health

146 MEDICAL PARK ROAD

170 MEDICAL PARK ROAD

Davidson & Burr Total Dental Care

Lake Norman Regional Hospital

Crothall Health Care

OrthoCarolina Lake Norman

Lowe's Home Improvement Corporate Office