

AVAILABLE FOR LEASE

KANNAPOLIS PARKWAY PROFESSIONAL PARK

4949 Professional Park Drive | Kannapolis, NC



4949 Professional Park Drive is a 2-story medical and professional office building located with the Kannapolis Parkway Professional Park. It features a prominent masonry exterior and first-rate lobby finishes. Ease of access, ample parking, and a location within a rapidly growing market make this a desirable property for both tenants and clients.

BUILDING SPECIFICATIONS

Total Building Area	± 25,000 SF
Total Available Space	Suite 201: ± 2,973 SF Suite 206: ± 1,312 SF
Year Built	2010
Asking Lease Rate	\$22.00/SF, NNN

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Redwood Homes -
99 units for rent in
Nov 2023

SITE

Kannapolis Pkwy

LOCATION

Kannapolis Parkway Professional Park is an ideally located professional and medical office park directly off of Kannapolis Parkway. Its location off the heavily travelled thoroughfare provides excellent access for clients as well as visibility.

AVAILABILITIES

Suite 201	± 2,973 SF	Available
Suite 206	± 1,312 SF	Available

*Suites 201 and 206 can be combined for a total of ± 4,285 SF



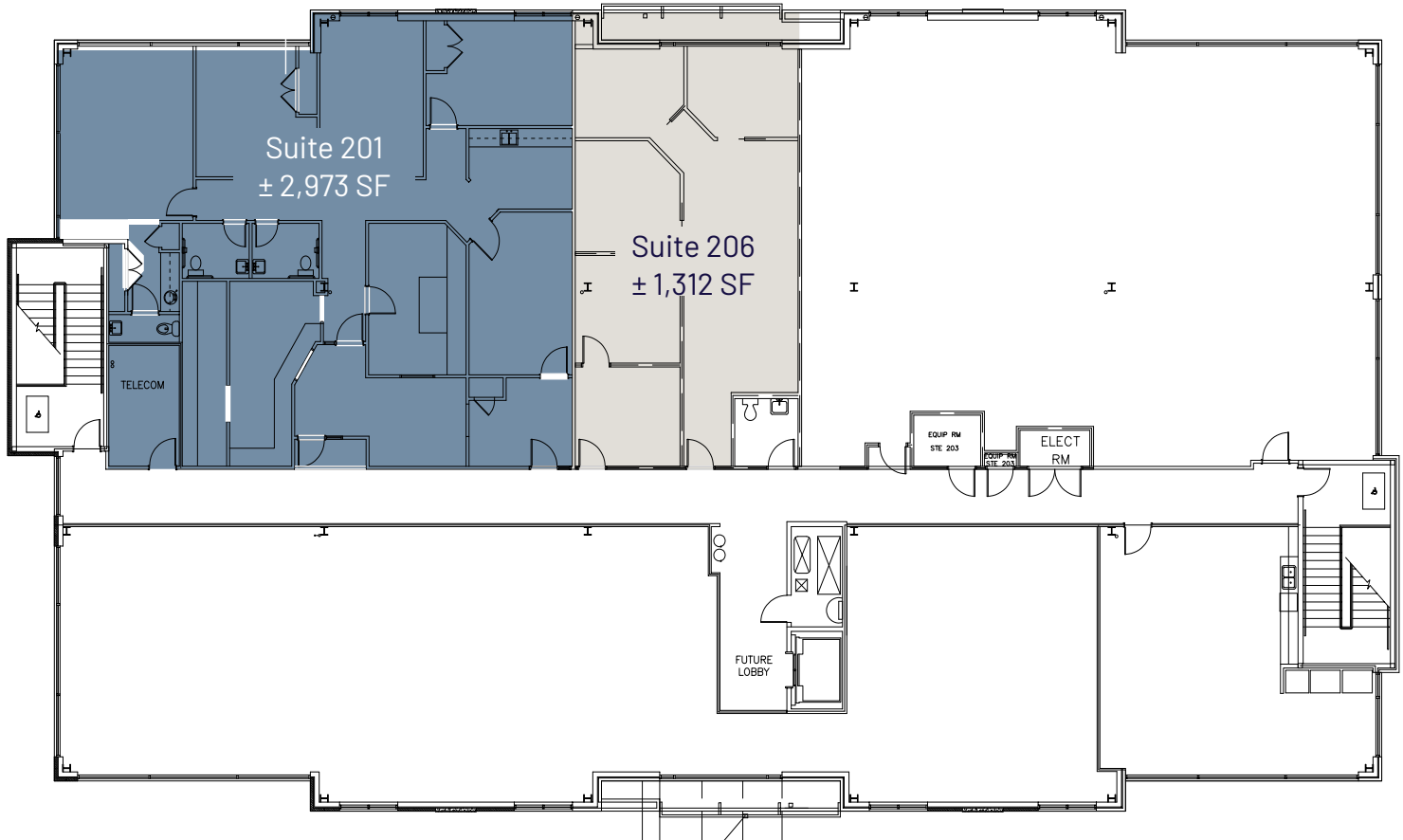
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FLAGSHIP
HEALTHCARE PROPERTIES

FLOORPLAN



Suites 201 and 206 can be combined for a total of $\pm 4,285$ SF



$\pm 4,285$
AVAILABLE SF



Sept. 2023
DATE AVAILABLE



\$22.00/SF
LEASE RATE



NNN
LEASE TYPE