

# FAIRVIEW CENTER

136 FAIRVIEW ROAD  
MOORESVILLE | NORTH CAROLINA



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# FOR LEASE

# PROPERTY OVERVIEW

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- Three-story Class A Professional Office Building
- Prominent masonry exterior and first-rate lobby finishes including wood paneling, accent lighting, and marble flooring
- Ideally located nearby Lowe's Corporate Headquarters and Lake Norman Regional Hospital
- Less than 0.25 miles from Lake Norman Regional Medical Center
- Close proximity to I-77



**TOTAL BUILDING AREA:**  
± 47,691 SF



**AVAILABLE SPACE:**  
SUITE 200: ± 2,500 - 16,646 SF  
SUITE 320: ± 1,855 - 7,170 SF



**LEASE RATE:**  
\$18.00/SF, NNN



**ESTIMATED OPERATING EXPENSES:**  
\$8.60/SF/YR

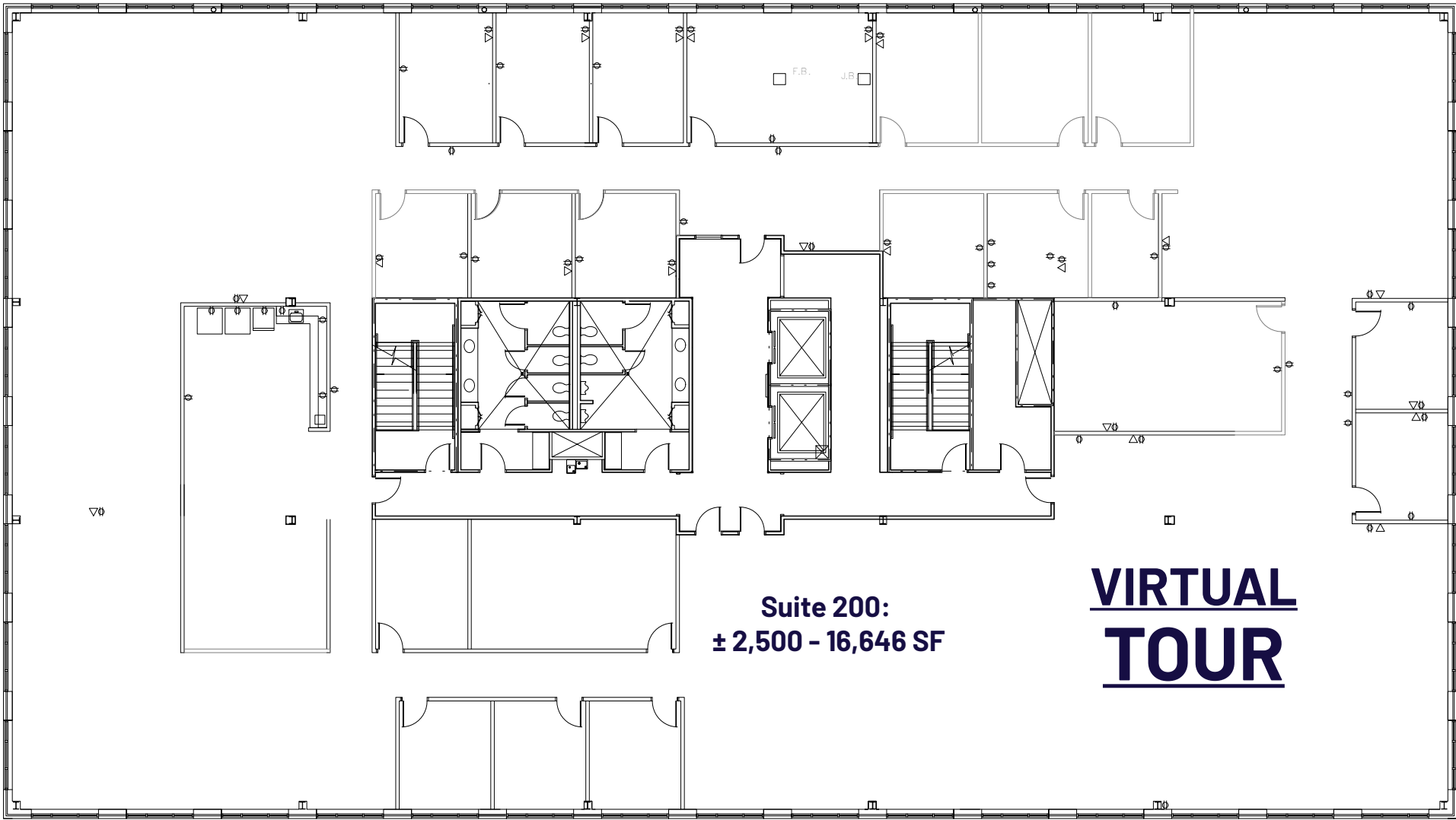
### CONTACT:

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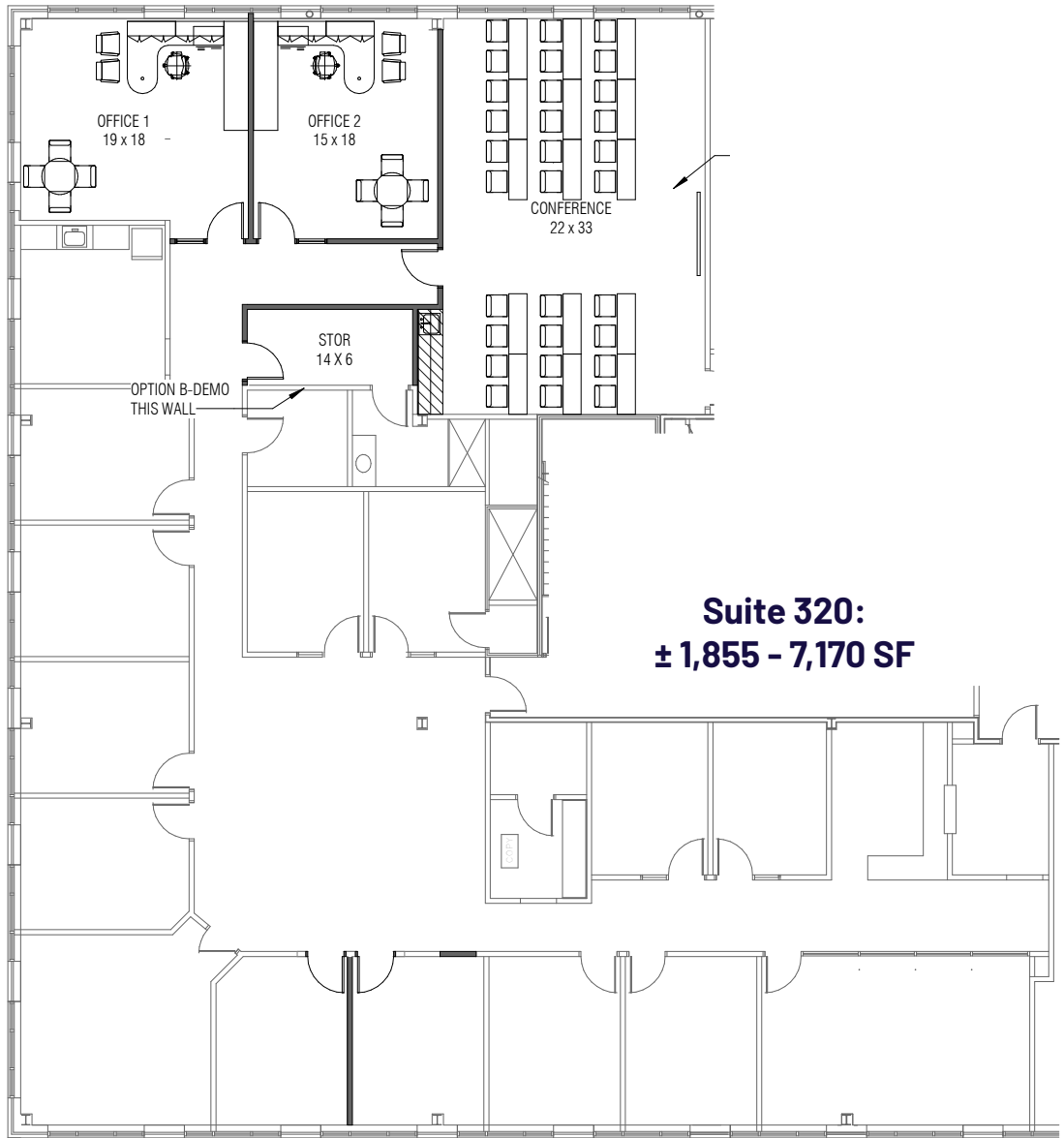
# FLOOR PLAN: SUITE 200



**Suite 200:**  
**± 2,500 - 16,646 SF**

**VIRTUAL**  
**TOUR**

# FLOOR PLAN: SUITE 320



**Suite 320:**  
**± 1,855 - 7,170 SF**

**VIRTUAL**  
**TOUR**

# MAP AREA

