

# LAKE NORMAN MEDICAL PLAZA

146 & 170 MEDICAL PARK ROAD  
MOORESVILLE | NORTH CAROLINA



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## FOR LEASE

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

- 3 Medical Office Buildings within walking distance of Lake Norman Regional Medical Center
- Near Lowe's headquarters
- Diverse Tenant Mix
- Owned and Managed by Healthcare Trust of America, Inc.

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## 146 Medical Park Road:



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



**Year Built:**  
2022



**Lease Rate:**  
\$29.00/SF, FS



**Total Availability:**  
± 10,376 RSF

- **Suite 108** - 3,898 SF
- **Suite 204** - 716 SF
- **Suite 250** - 5,762 SF

## 170 Medical Park Road:



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



**Year Built:**  
2000



**Lease Rate:**  
\$29.00/SF, FS

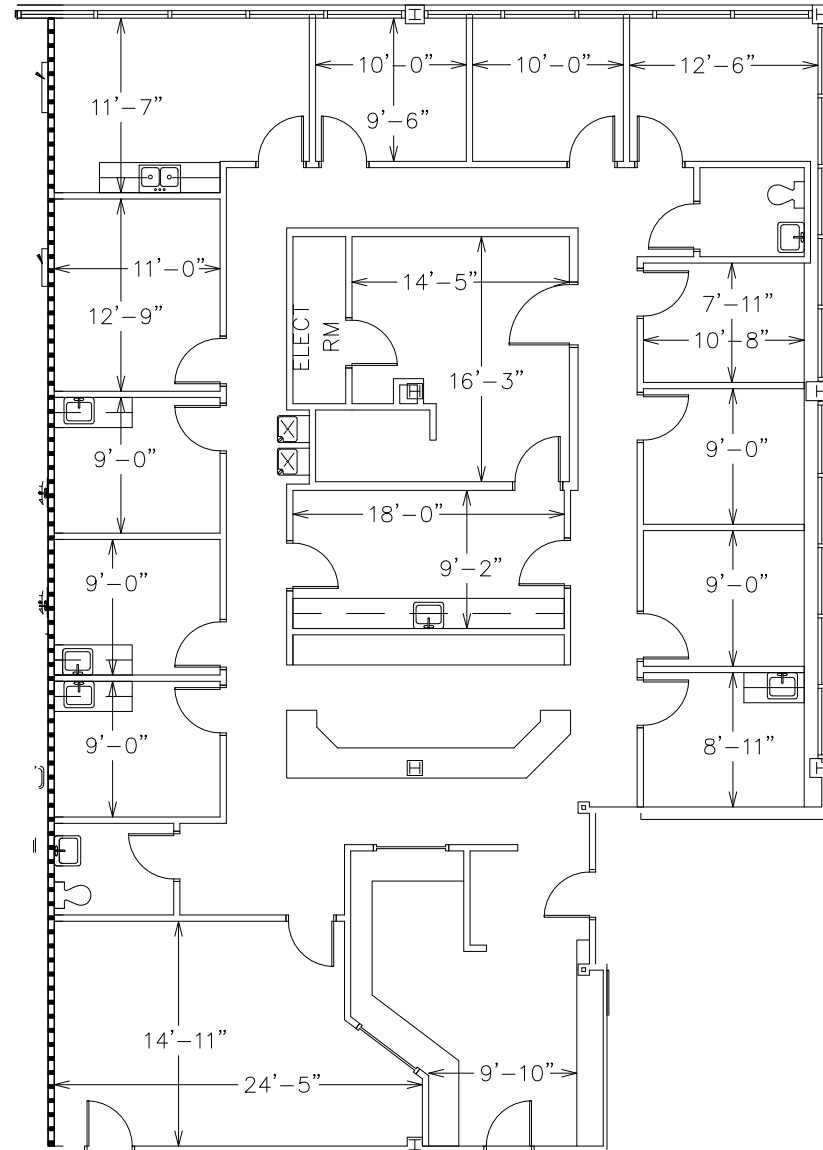


**Total Availability:**  
± 18,674 RSF

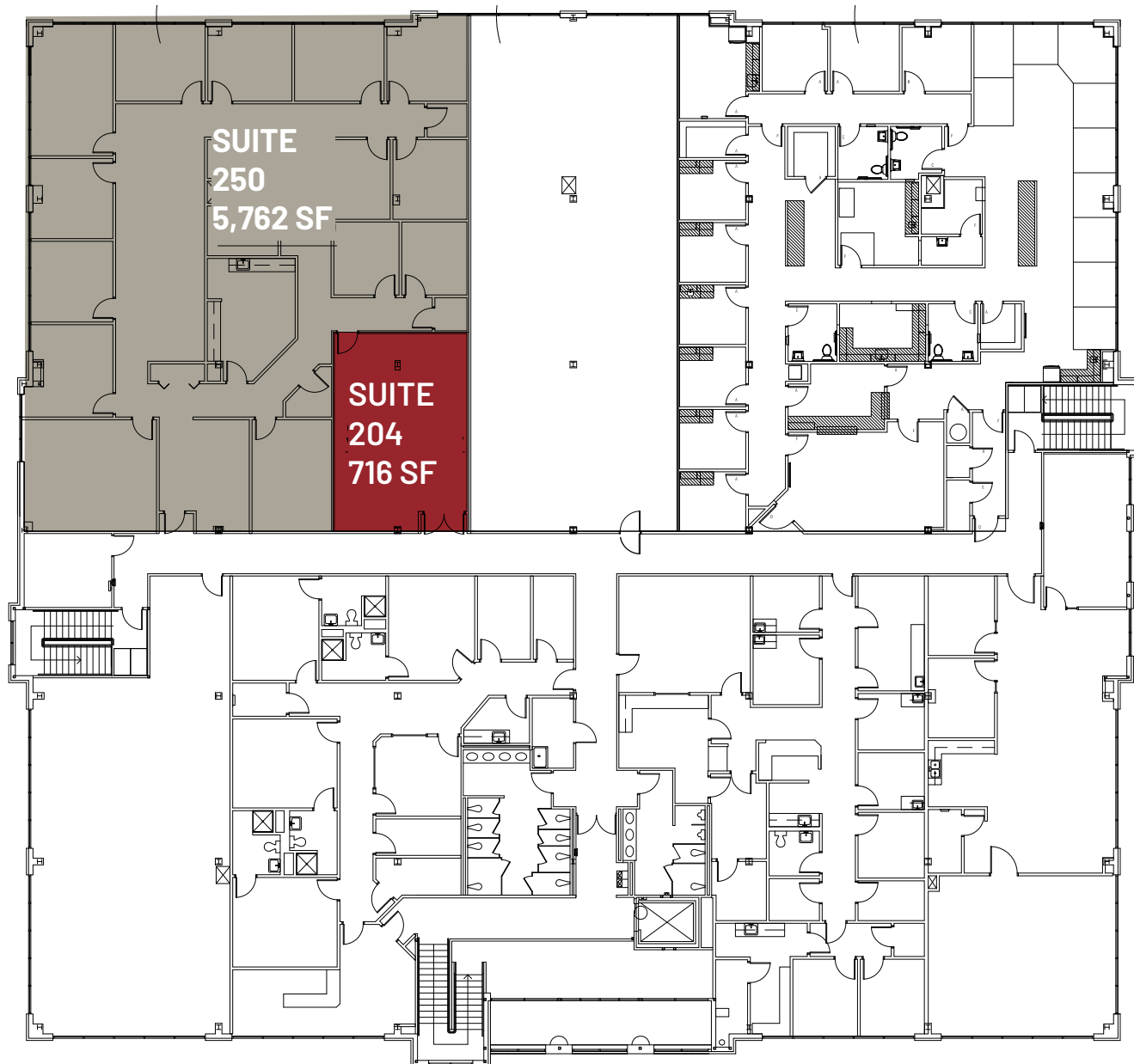
- **Suite 103** - 5,077 SF
- **Suite 207** - 4,063 SF
- **Suite 210** - 9,534 SF

# FLOOR PLAN 108

**SUITE 108:**  
**3,898 SF**  
**Available Jan. 2026**



# FLOOR PLAN 146



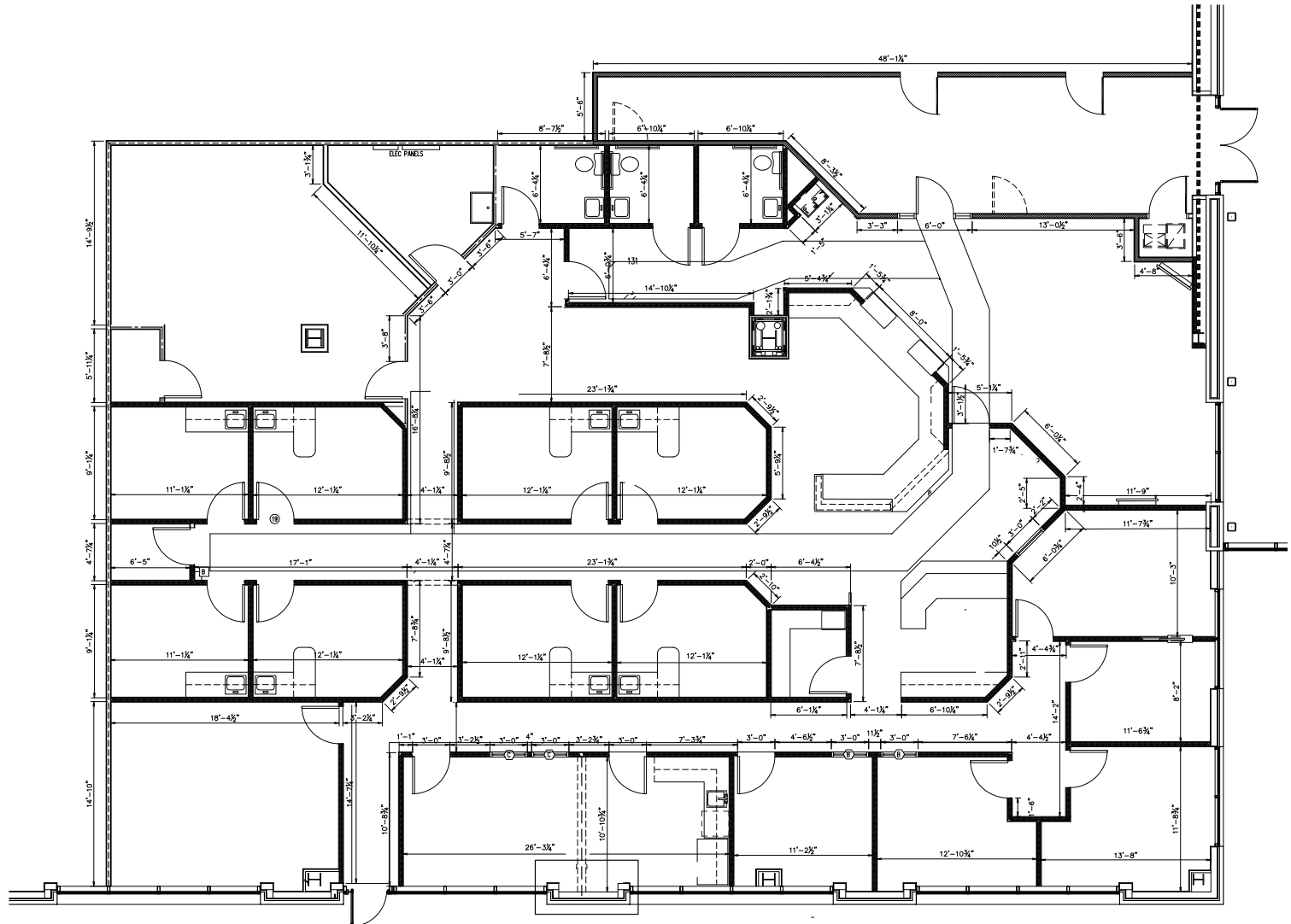
# FLOOR PLAN

## 170: SUITE 103 | 5,077 SF

### SUITE 103

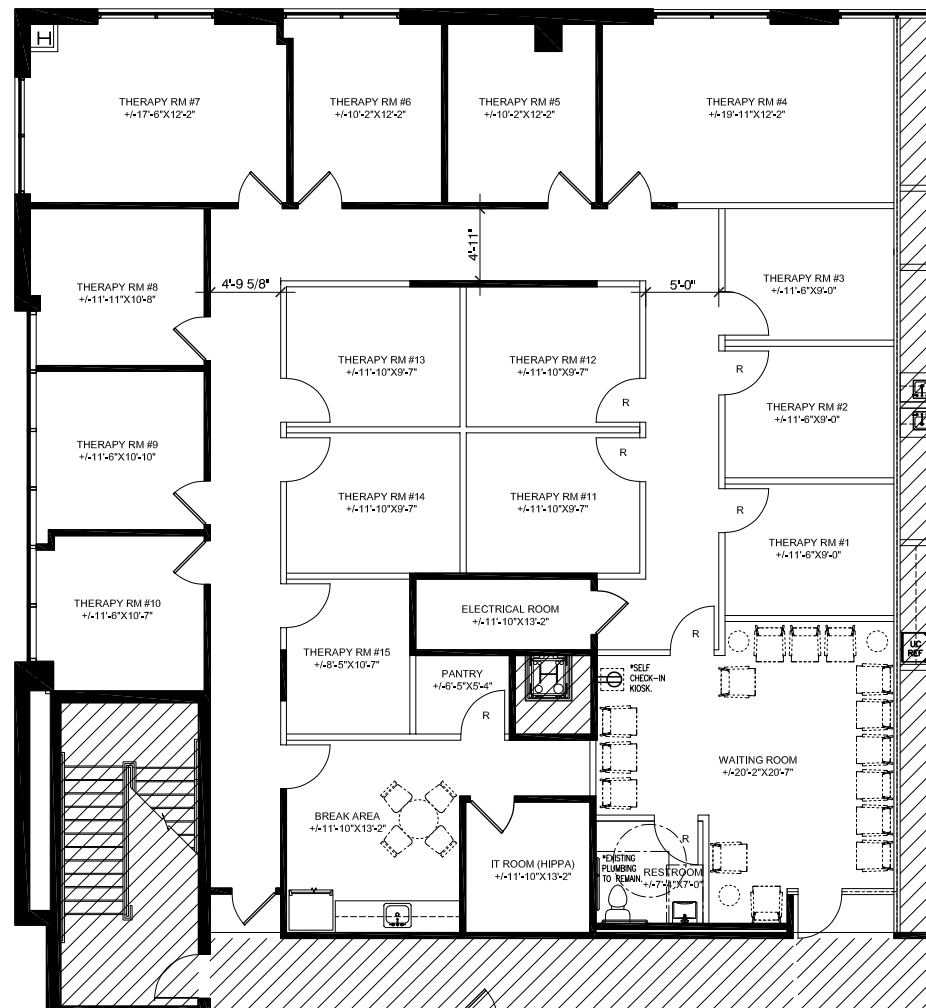
### Virtual

### Tour



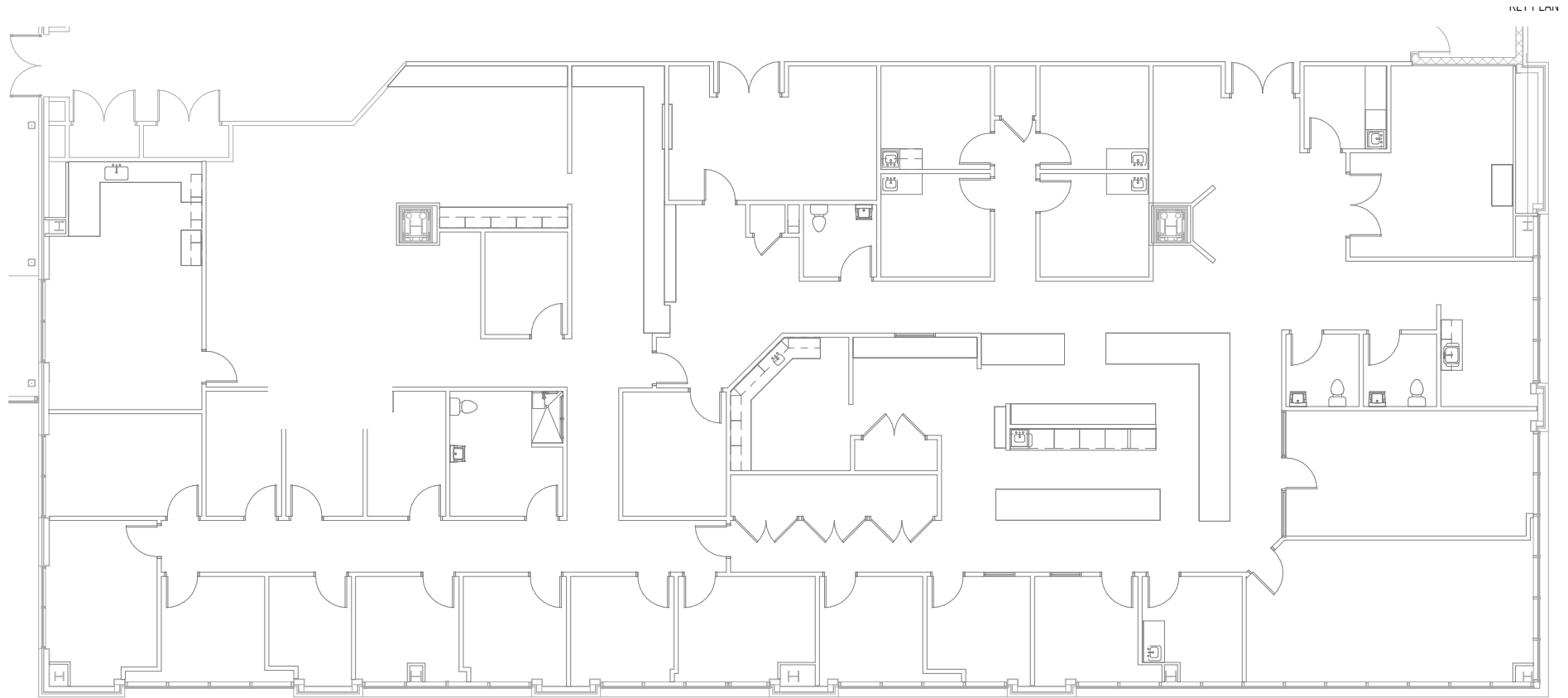
# FLOOR PLAN

## 170: SUITE 207 | 4,063 SF



# FLOOR PLAN

## 170: SUITE 210 | 9,534 SF



**SUITE 210 Virtual Tour**

# AREA MAP

