

201 N. CHURCH STREET

FOR LEASE | MOORESVILLE, NC 28115

Linville | Team Partners

COMMERCIAL REAL ESTATE

COMMERCIAL UNITS AVAILABLE IN MILL ONE (90-UNIT APARTMENT COMPLEX)



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SUITE 104

PROPERTY TYPE	Office
AVAILABLE SF ±	1,750
LEASE RATE	\$38.00, NNN

DESCRIPTION

Superb office space available in the Mill One development in downtown Mooresville! The ±1,750 SF space has a sleek, modern buildout. Features include high ceilings, tons of natural light, on-site surface parking, kitchen, 2 standard size private offices, and one larger private space that could be used as an office for 1-2 people, storage space, or additional meeting room. There are 4 open concept workstations and a conference room that can accommodate up to 10-12 people. Located under Mill One's 90-unit luxury apartments, near great restaurants, retailers, and Liberty Park.



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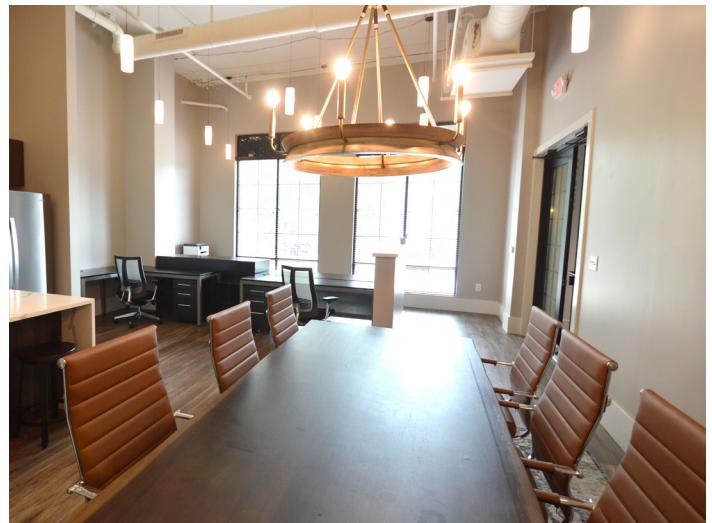
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SUITE 106

PROPERTY TYPE	Office
AVAILABLE SF ±	602
LEASE RATE	\$40.00, NNN

DESCRIPTION

Gorgeous, fully furnished office space available in the Mill One development in downtown Mooresville! The space is ±602 SF and features high ceilings, tons of natural light, an open floor plan, kitchen, conference room area, 3-4 desks, and on-site surface parking. Located under Mill One's 90-unit luxury apartments, near great restaurants, retailers, and directly next to Liberty Park.



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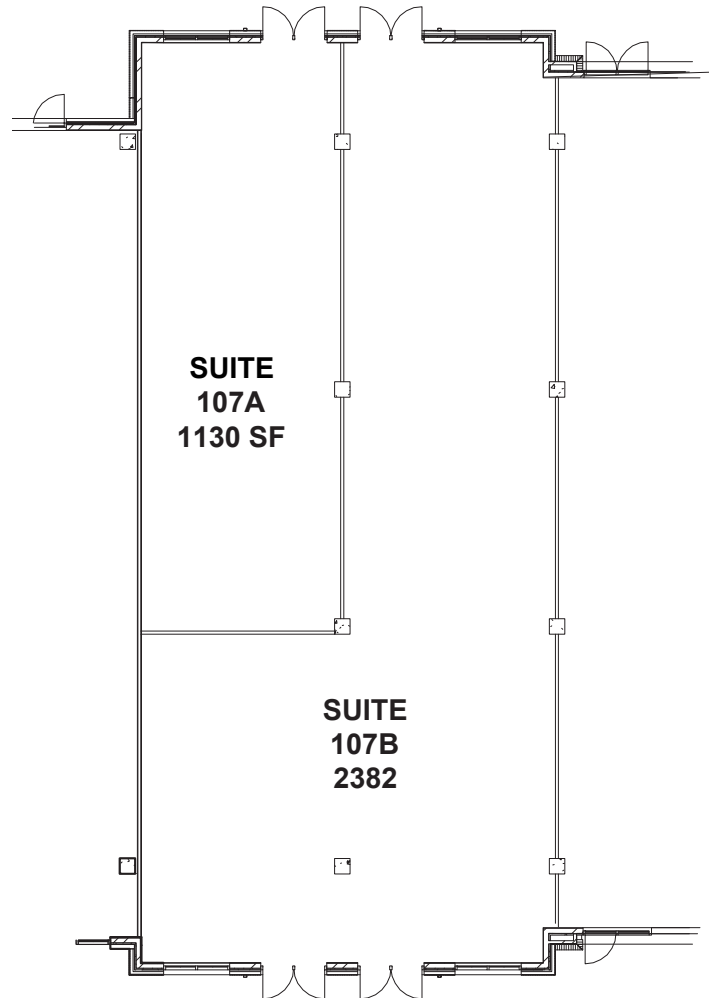
COMMERCIAL REAL ESTATE

SUITE 107

PROPERTY TYPE	Retail
AVAILABLE SF ±	1,130-3,554 SF
LEASE RATE	\$38.00 psf, NNN

DESCRIPTION

Fantastic retail opportunity! Located under Mill One's 90-unit luxury apartments, near great restaurants, retailers, and directly next to Liberty Park. Suite 107 is ±3,554 SF of prime retail space in shell condition, so it can be customized to fit a business' specific style and needs. Outdoor seating overlooking Liberty Park is possible.



ALTERNATE LAYOUT OPTION

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LIBERTY PARK - ADJACENT TO MILL ONE



MOORESVILLE, NORTH CAROLINA

- ● ● #1 FASTEST GROWING CITY IN NORTH CAROLINA

GOBankingRates, 2023

- ● ● #2 FASTEST NC COUNTY POPULATION GROWTH

Charlotte Business Journal, 2023

- ● ● #1 LOWEST TAX RATE IN CHARLOTTE REGION

NC Department of Commerce, 2023

- ● ● #2 FASTEST GROWING RETAIL SECTOR IN NC

NC Department of Commerce, 2023

- ● ● #1 COUNTY FOR ECONOMIC GROWTH

(CHARLOTTE METRO)

Charlotte Business Journal, 2023

- ● ● #14 BEST COUNTIES TO LIVE IN NC

Niche 2023

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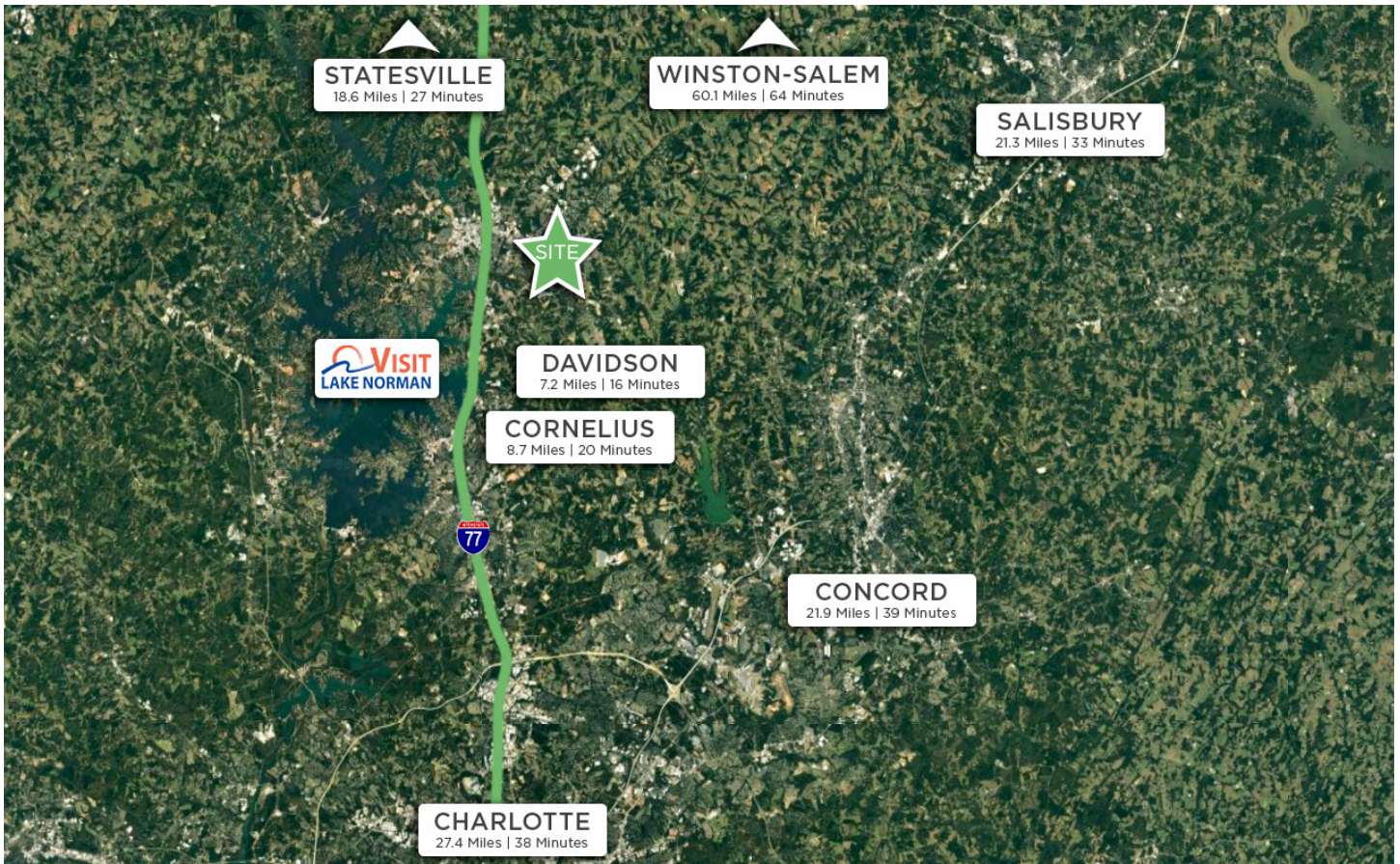
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MOORESVILLE, NORTH CAROLINA

Mooreville is located in the southwestern section of Iredell County, North Carolina, and is a part of the fast-growing Charlotte metropolitan area. The city is the most populous municipality in Iredell County. It is located approximately 25 miles north of Charlotte. Mooreville is the corporate headquarters of Lowe's Companies, Inc., one of the largest home improvement retailers in the world. Lowe's has a significant presence in the town, employing thousands of residents and contributing to the local economy. Mooreville is also known as the home of many NASCAR racing teams and drivers, along with an IndyCar team and its drivers, as well as racing technology suppliers. Mooreville is situated on the shores of Lake Norman, a large man-made lake created by the construction of the Cowans Ford Dam on the Catawba River. Lake Norman offers various recreational activities, including boating, fishing, and water sports, and it attracts many visitors and residents who enjoy its scenic beauty.



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