

Iredell Medical Plaza

633 Brookdale Drive Statesville, North Carolina 28677

For
Lease



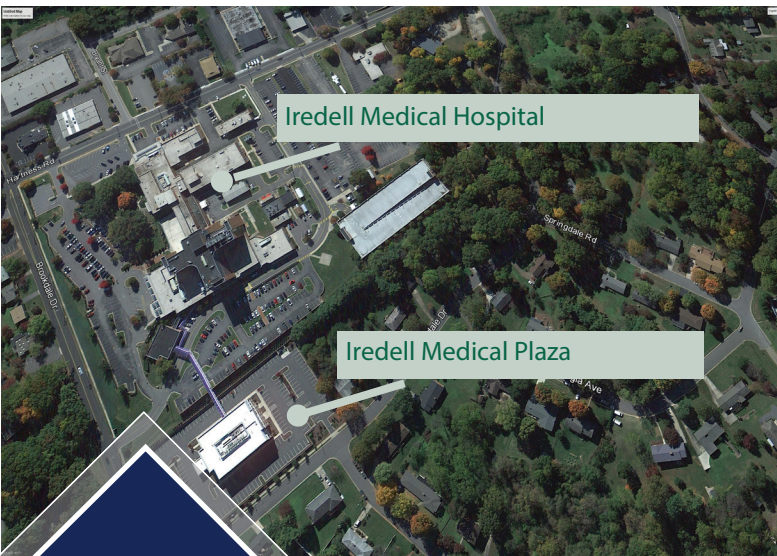
Features

- ▶ Newly constructed 45,000 SF three-story
- ▶ Class A Medical Office Building
- ▶ Conveniently located off I-40 at Exit 151
- ▶ Direct access to Iredell Memorial Hospital via covered walkway
- ▶ Covered patient drop off
- ▶ Abundant parking - 186 surface parking spaces
- ▶ Custom designed suites available
- ▶ Mix of Tenants include:
 - Family Medicine
 - Orthopedics
 - Pediatrics
 - Spine

Terms and Conditions

- ▶ Rental Rate: \$17.00/RSF NNN
- ▶ Available Space: 1st Floor - 3,339 RSF
2nd Floor - 3,394 RSF and
11,132 RSF
- ▶ Tenant Improvement Allowance available

Class "A" Office Space with Covered Access to Iredell Memorial Hospital



**LINCOLN
HARRIS**

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A Promise of Value
lincolnharris.com

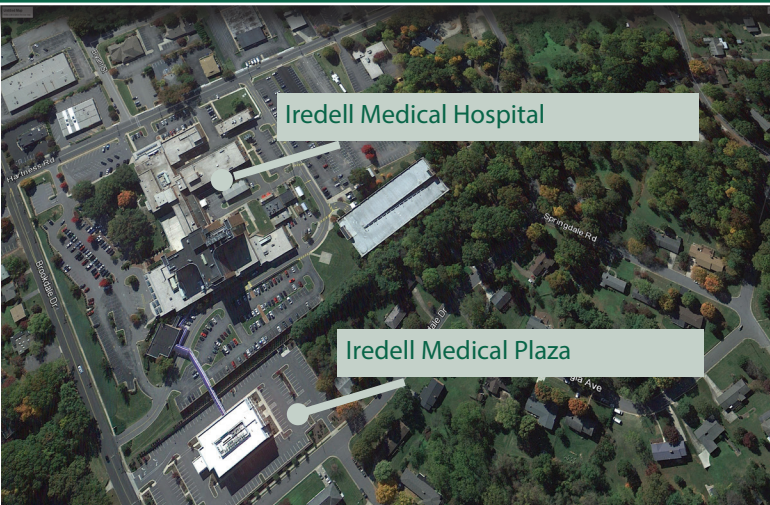
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A Promise of Value

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SUMMARY

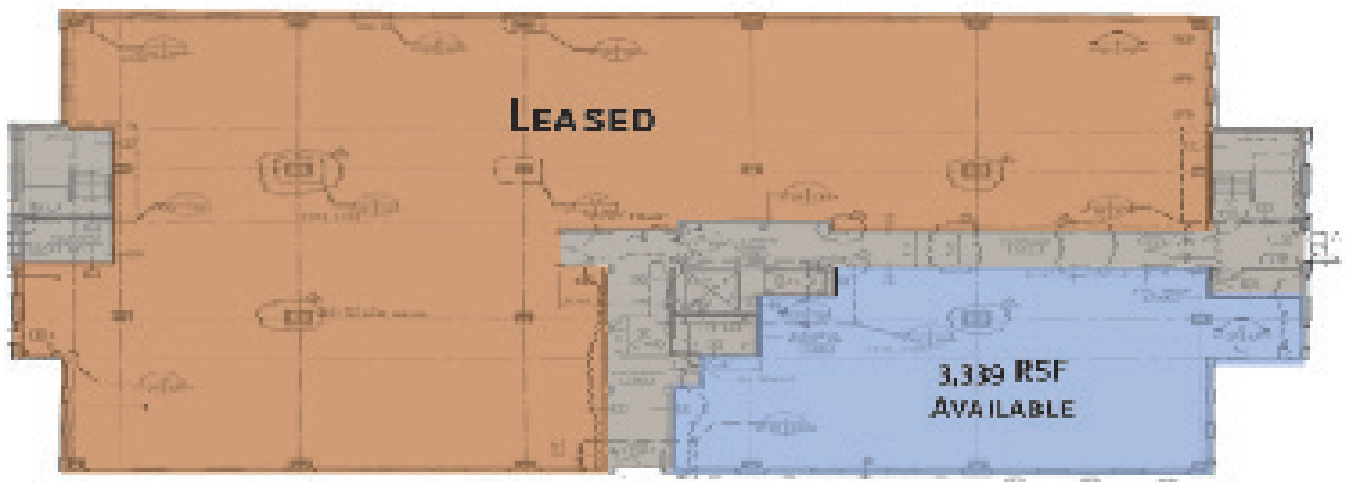
Building Size
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Total Available
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First Floor Availability



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