

Prime office location in Davidson

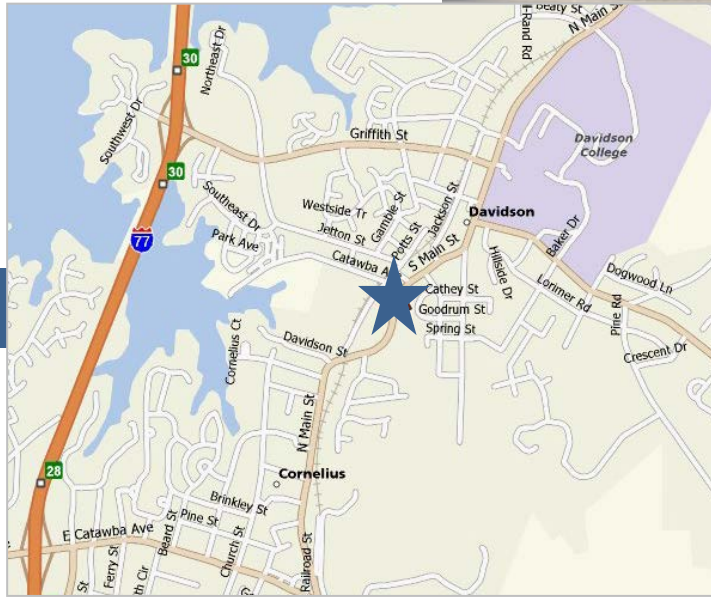
445 South Main Street
Suite 100
Davidson NC 28036

- Building has classical architectural exterior design, while office suite features high tech/modern office space finishes including industrial ceiling duct work.
- Located within walking distance to:
Davidson Town Hall, Post Office, Davidson Elementary, Fifth Third, BB&T and Wells Fargo bank branches and many local restaurants and shops
- First floor suite is convenient to ample on-site parking
- CAT 6 wiring
- Zoning: Office Retail
- **2274 +/- rsf**
- **1978 +/- usf**



Lease Rate: \$16.00 rsf NNN

- Taxes \$1.48/rsf
- Insurance/CAM \$1.78/rsf



Close to Interstate 77 exit 20,
Davidson College, Cornelius,
Lowes Corporate Campus
and the Lake Norman Area



Steve Knox c) 704-400-2444
steve@knoxgroupinc.com
o) 704-896-1911

16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

1978 +/- sf office suite in Davidson



Suite 100 is accessed via the lobby on the ground floor, adjacent to parking.



*CAT 6 wiring is conducive to server and network stations.
Furniture is negotiable.*



Steve Knox c) 704-400-2444
steve@knoxgroupinc.com
o) 704-896-1911

16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078

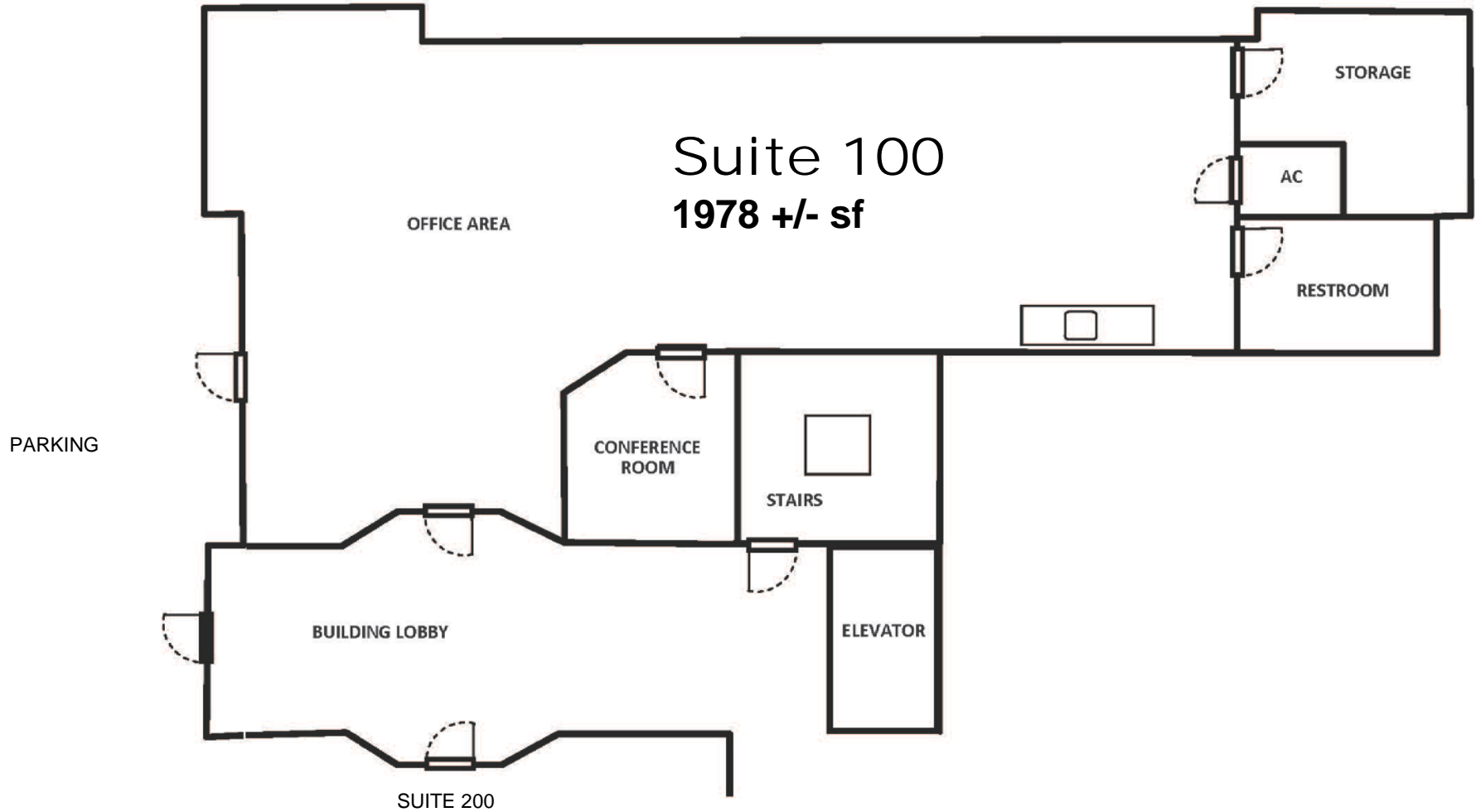


*CAT 6 wiring is conducive to server and network stations.
Furniture is negotiable.
Small kitchen bar area with sink.
Enclosed office / conference room is separated from open work area.
Exposed ceiling ducts and lighting give space contemporary atmosphere.*



Steve Knox c) 704-400-2444
steve@knoxgroupinc.com
o) 704-896-1911

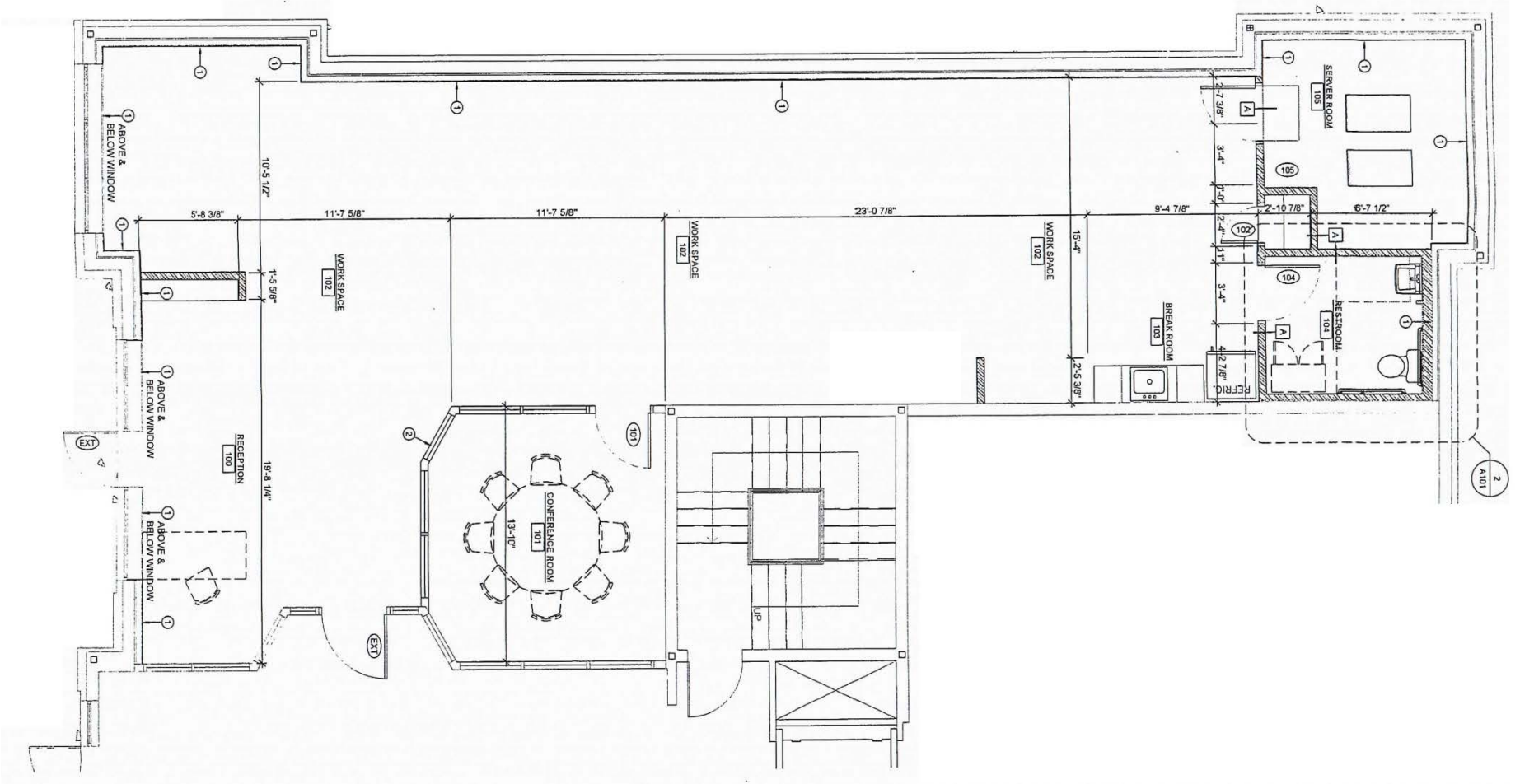
16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078



Steve Knox c) 704-400-2444
steve@knoxgroupinc.com
o) 704-896-1911

16740 Birkdale Commons Parkway, Suite 202
Huntersville, NC 28078

Floor Plan



Steve Knox c) 704-400-2444
 steve@knoxgroupinc.com
 o) 704-896-1911

16740 Birkdale Commons Parkway, Suite 202
 Huntersville, NC 28078

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.