



THE DESIGN CENTER AT LAKE NORMAN

532 & 533 Patterson Ave,
 Mooresville, NC 28115

**Creative Office/Flex Space
For Lease**



O V E R V I E W



A PIONEERING HISTORY CREATES SPACE FOR INNOVATORS OF THE FUTURE.

In the 1920's, the Brown family saw a growing demand for work shirts and opened Troutman Shirt Factory located in Troutman, NC. The facility became the first apparel plant in the world to introduce "wash and wear" clothes, a product that revolutionized the laundering of apparel. In the 1940's the Browns built a second factory in the neighboring town of Mooresville, NC. The new plant located on Patterson Avenue became one of the largest employers in Mooresville. Sales grew to over \$37 million by 1983; however, the plant closed the following year due to competition and a decline in the industry.

In 1997, the Streeters purchased the buildings for their distribution business and completed extensive renovations to revitalize the historic plant. By re-imagining the buildings to meet growing demand of companies seeking authentic and functional workspace, The Design Center became a hub for national and local businesses.



**81,135 SF of
innovative
office/flex
space**



**Exposed
brick and
ceilings
and stained
concrete
flooring**

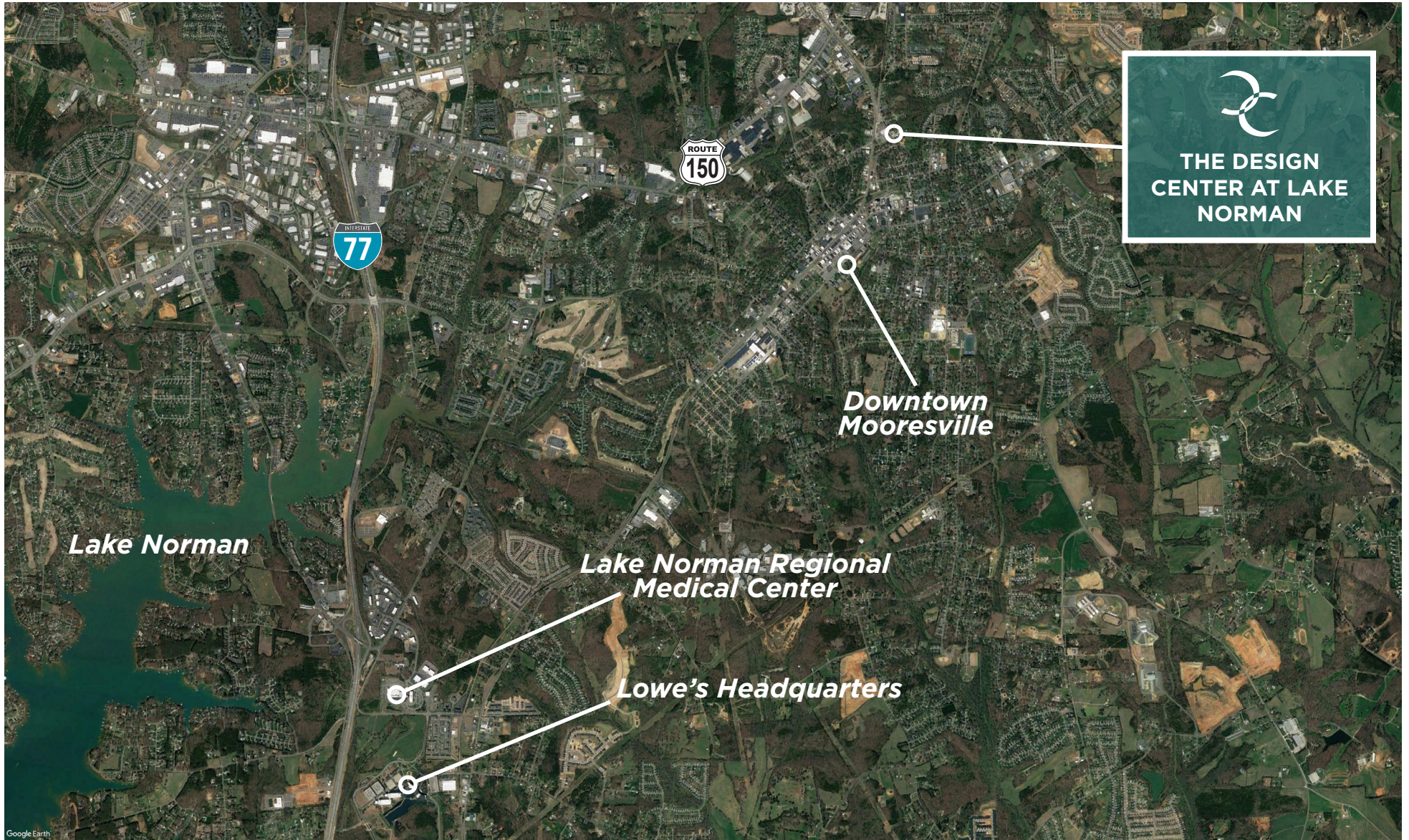


**Immediate
access to
Downtown
Mooresville,
Lowe's
Corporate
Headquarters
and I-77**



**Ample on-site
parking**

LOCATION



0.5 miles from Hwy 150

0.7 miles from Downtown Mooresville

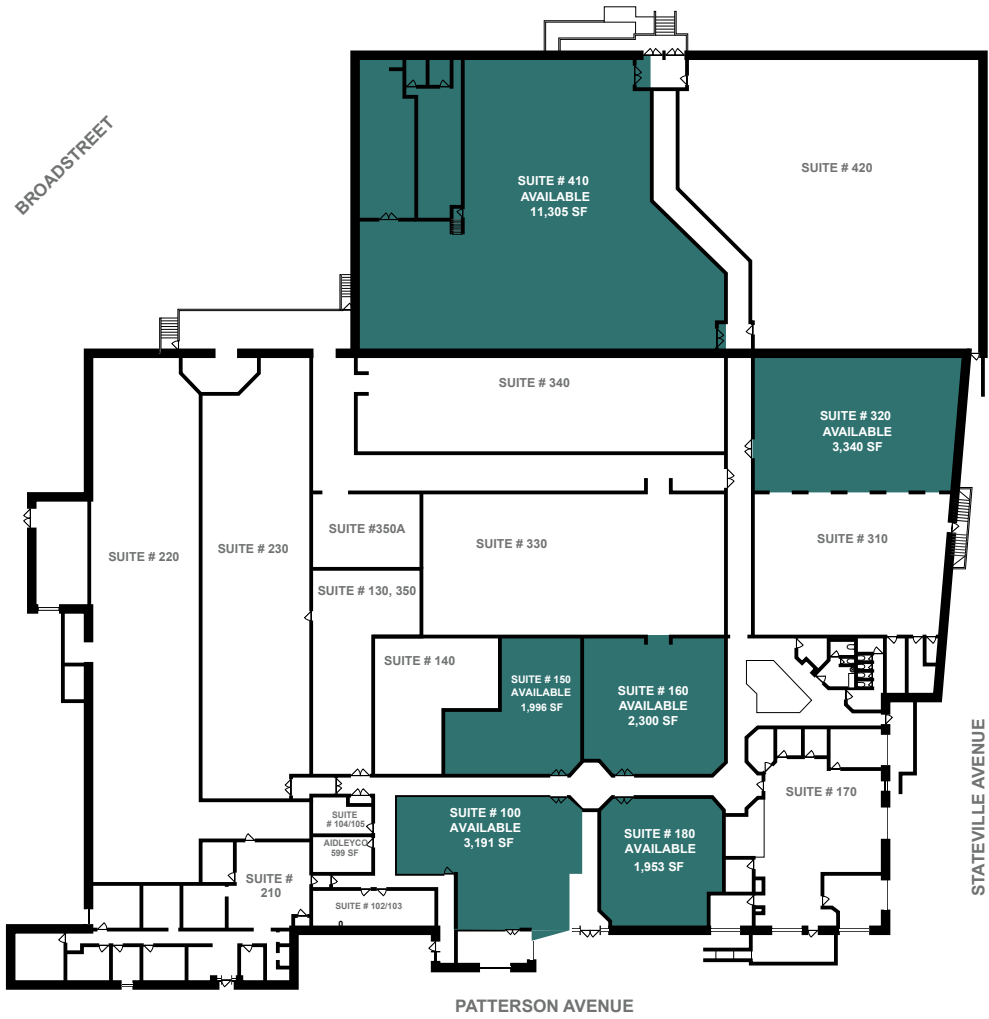
3 miles from I-77

5 miles from Lowe's Headquarters

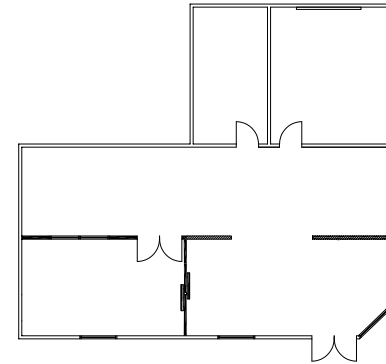
5 miles from Lake Norman

5 miles from Lake Norman Regional Medical Center

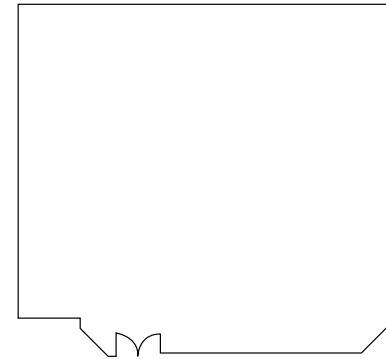
AVAILABILITIES



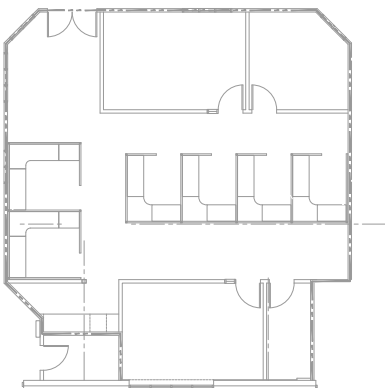
Suite 150 | 1,996 SF



Suite 160 | 2,300 SF



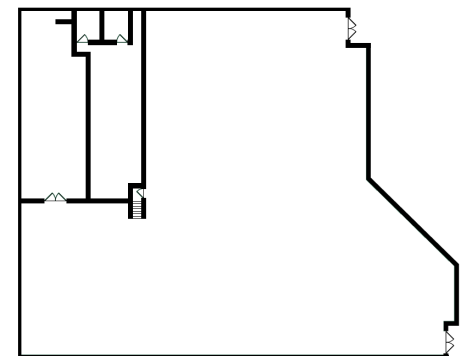
Suite 180 | 1,953 SF



Suite 320 | 3,340 SF



Suite 410 | 11,305 SF







GRANT KEYES

Senior Associate

704 887 3021

grant.keyes@cushwake.com

