

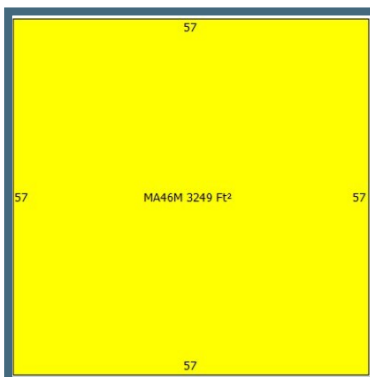
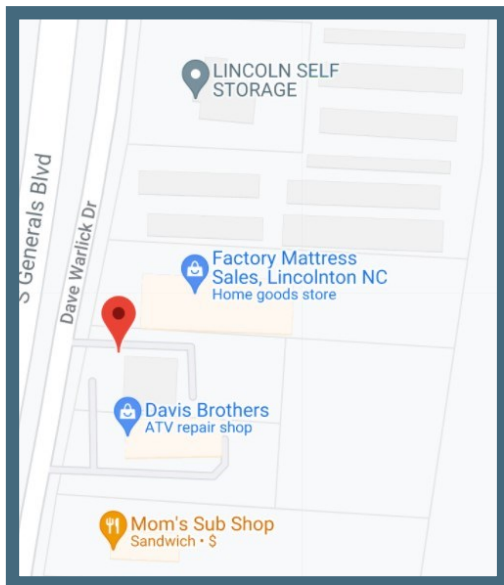


### OVERVIEW

Medical office space for lease conveniently located about five minutes to Hwy 321 and ten minutes to Lincolnton Hospital.

Tenant will have access to a lobby, reception area, four exam rooms, a nurses station, one bathroom and a shared break room.

**Available For Lease: \$1800.00 Month - 1619 SF - Total 3249 SF**



### UTILITIES:

**Water/Sewer:**  
**Cable/Internet:**  
**Electrical:**  
**Natural Gas:**

**City of Lincolnton**  
**Charter & AT&T**  
**City of Lincolnton**  
**Piedmont Natural Gas**

### HIGHLIGHTS:

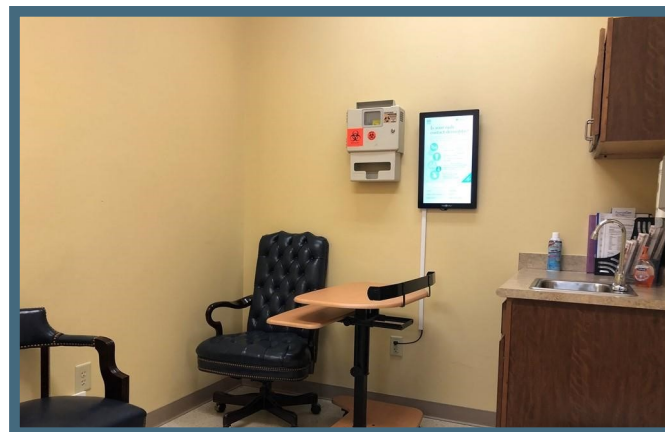
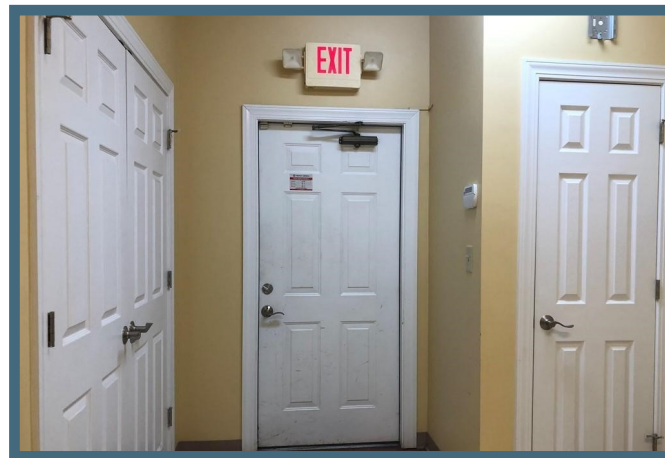
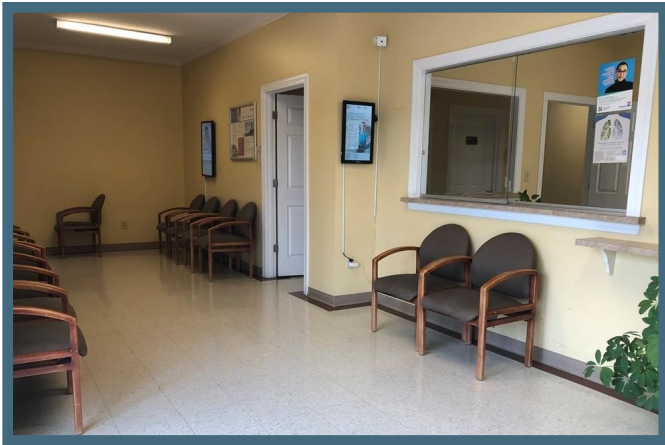
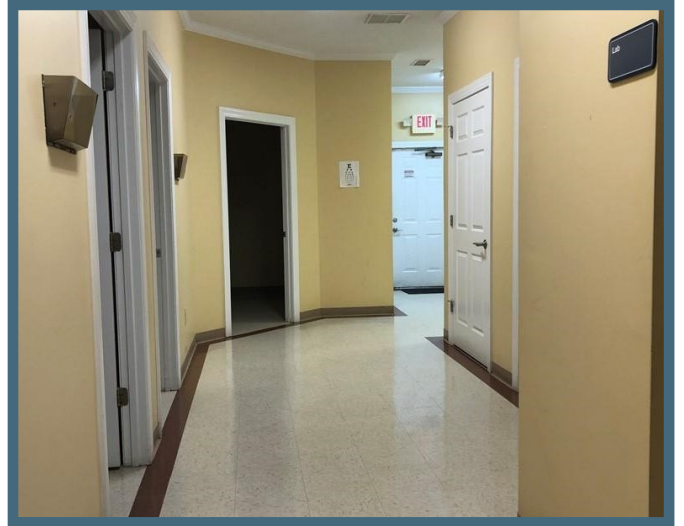
- **Lobby & Reception**
- **Four Exam Rooms**
- **Nurses Station**
- **One Bathroom**
- **Shared Break Room**
- **Pave Parking Spaces.**

### Contact Information:

**Rhonda Hunter, Entrepreneur Specialist**

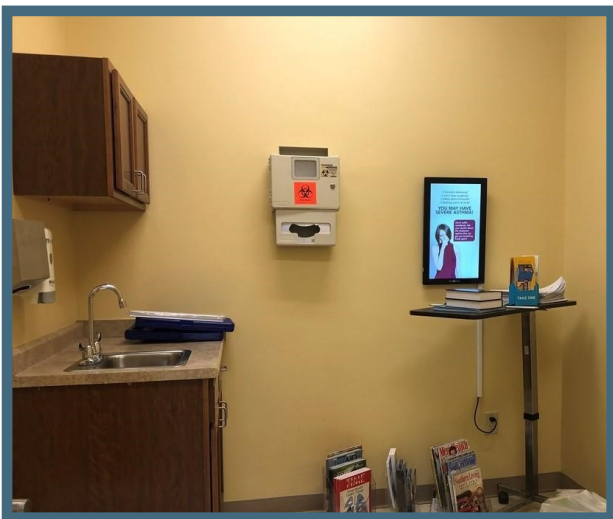
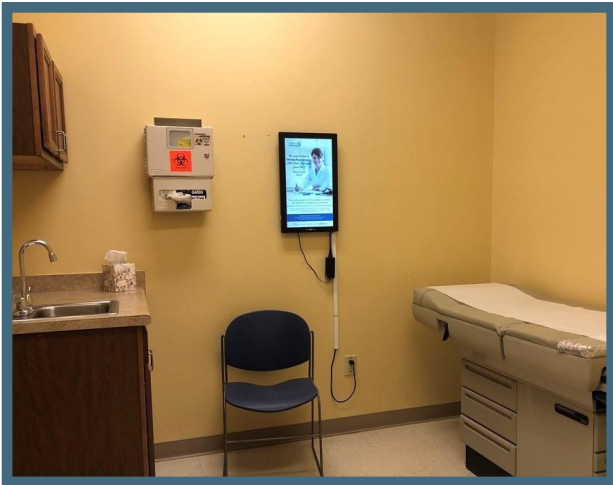
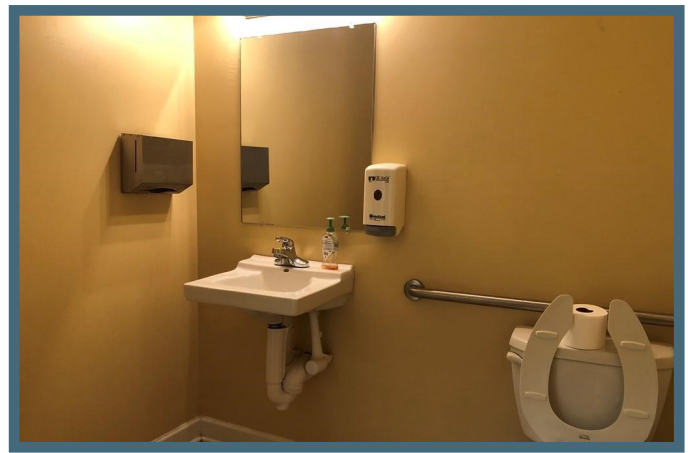
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