



6614 Shallowford Road

Office Building **For Sale/Lease**

Presented By:

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6614 SHALLOWFORD ROAD

OFFICE BUILDING **FOR SALE/LEASE**

6614 SHALLOWFORD ROAD
LEWISVILLE, NC 27023

PROPERTY DESCRIPTION

Excellent opportunity in the highly sought-after Lewisville market, offering outstanding visibility and a well-designed, beautifully maintained building. The first floor is thoughtfully built out for medical use, featuring six exam rooms plus an additional office. The second floor offers functional general office space with 10 private offices and a conference room. With its quality construction, versatile layout, and prominent location, this property is well suited for medical, professional office, or other service-oriented users seeking a strong presence in Lewisville.

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$16 SF/yr (NNN)
Building SF:	6,000 SF

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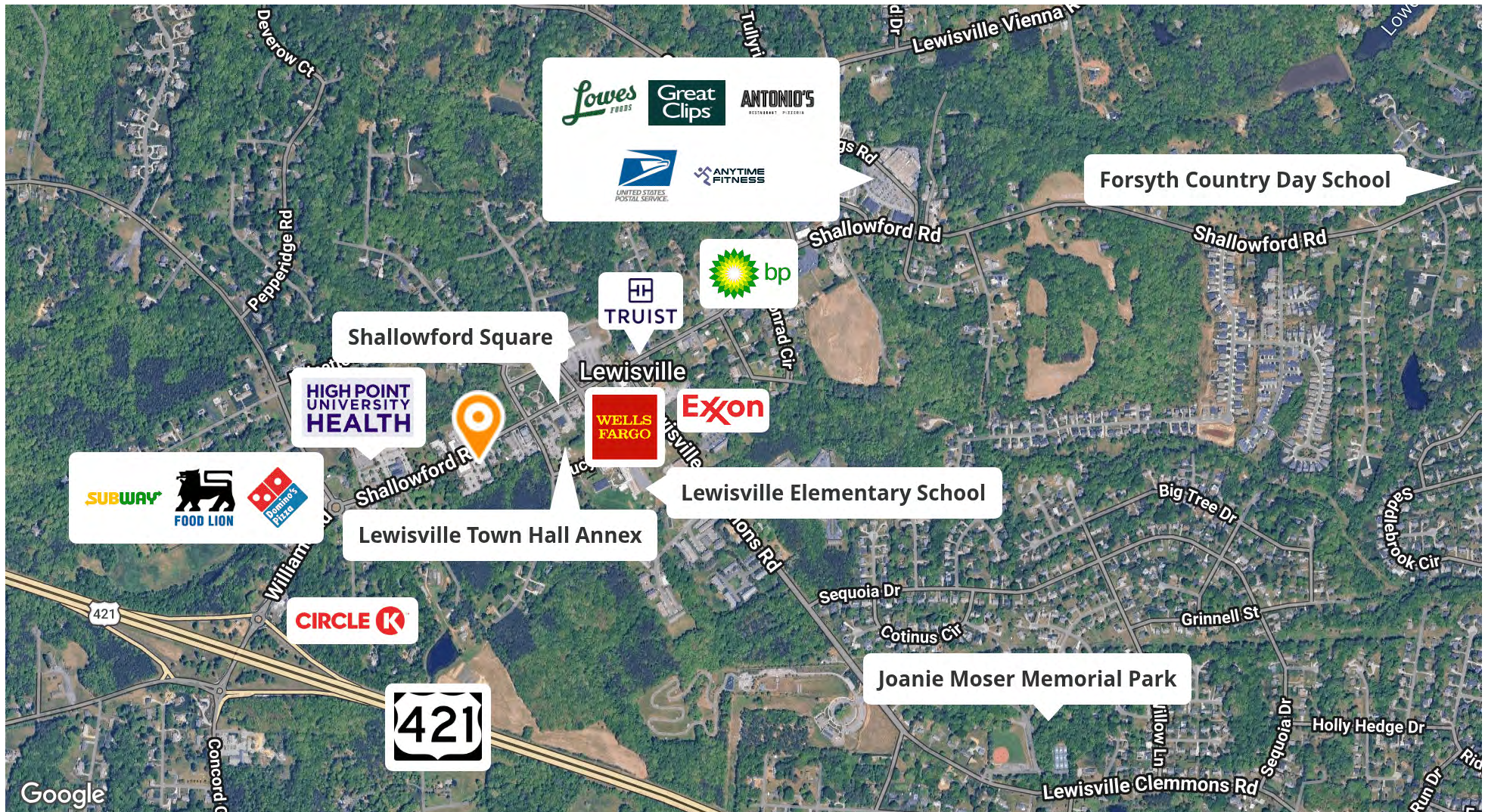
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LOCATION INFORMATION

Street Address	6614 Shallowford Road
City, State, Zip	Lewisville, NC 27023

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	LD1-S
Building Size	6,000 SF
Tenancy	Single
Number of Floors	2
Year Built	2003
Number of Buildings	1
Exam Rooms	6
Private Offices	10



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