

— FOR LEASE

Signage

PROPOSED OFFICE / MEDICAL OFFICE · NEW CONSTRUCTION

# New Pineville Office Space

335 Towne Centre Blvd  
Pineville, NC 28134

1,997 – 6,453 SF Cont.

AVAILABLE · 10,642 RSF TOTAL

6.5 : 1

PARKING RATIO · 156 SPACES

FOR LEASING INFORMATION

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## PROPERTY HIGHLIGHTS

# Purpose-built for office and medical users

Pineville Office Building

- Four-story new construction** totaling 23,548 rentable square feet on Towne Centre Boulevard in Pineville, with 10,642 RSF available on floors 1–2; floors 3–4 are leased to Regus.
- Flexible floor plates.** The second floor offers 6,453 RSF; the ground floor divides into Space A (1,997 RSF) and Space B (2,192 RSF) with a shared lobby.
- Zoned for medical and general office**, including ambulatory surgery center use.
- Ample parking.** 156 spaces across the new and existing lots, with 59 new spaces dedicated to the building.
- Timeless brick exterior** with large punched windows, a covered loggia entry, and prominent building signage opportunity.
- Expandable design.** The site and parking program also support a three-story configuration.

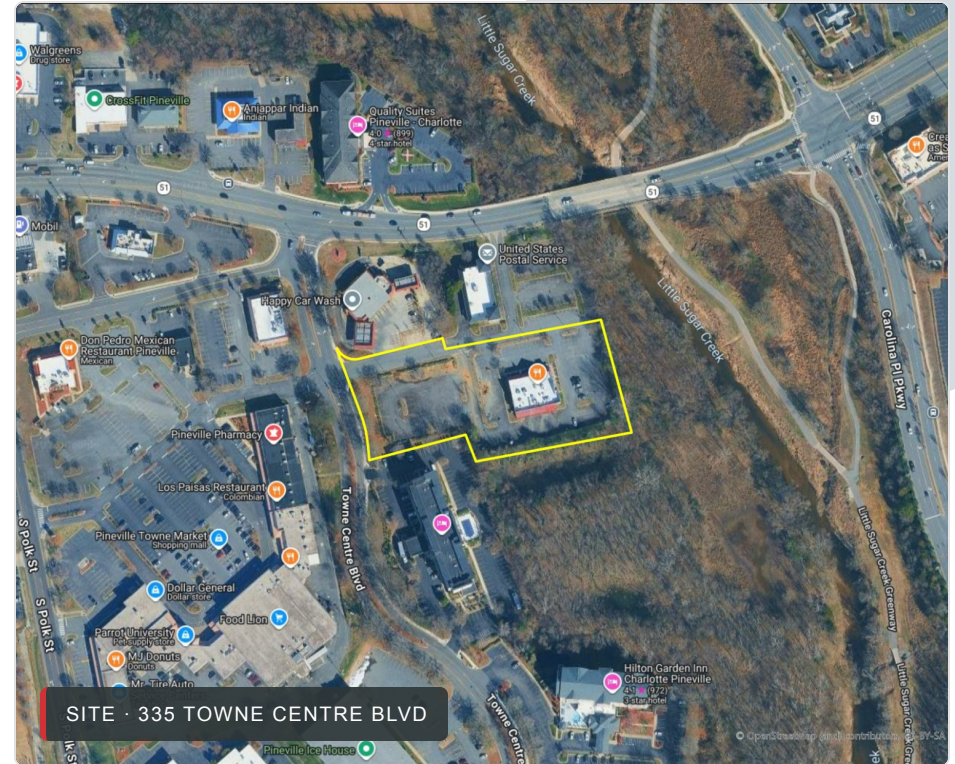
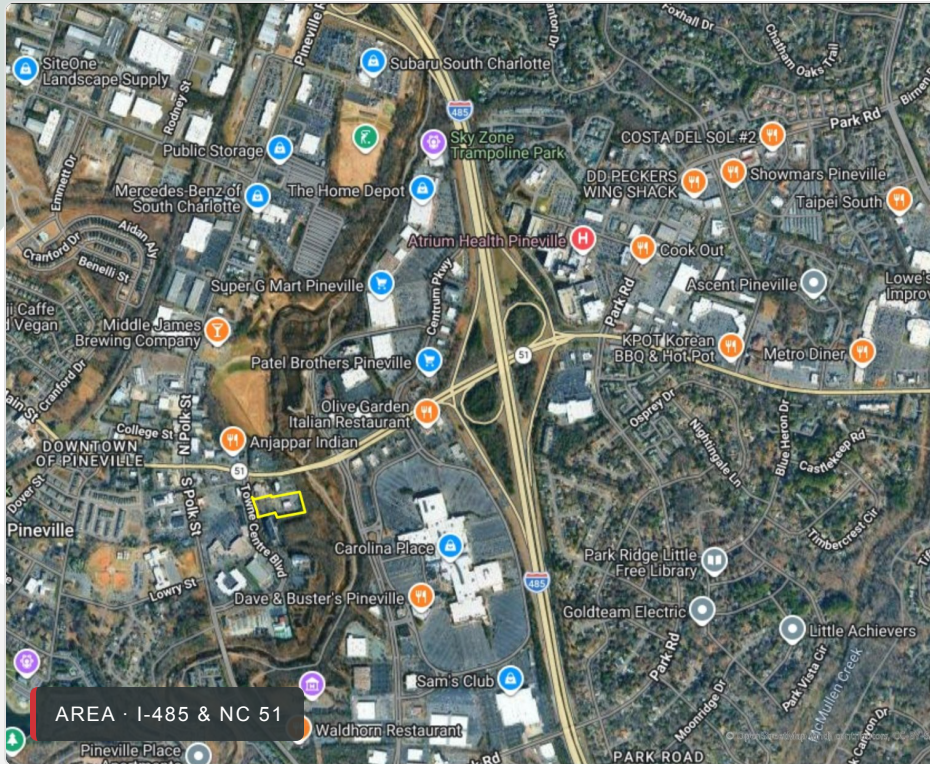


## BUILDING SPECIFICATIONS

|                    |                         |                  |                                   |
|--------------------|-------------------------|------------------|-----------------------------------|
| Property type      | Office / Medical office | Ground floor     | Space A 1,997 · Space B 2,192 RSF |
| Parcel ID          | 22113129                | Second floor     | 6,453 RSF                         |
| Stories            | Four                    | Parking provided | 156 total · 59 new                |
| Total rentable     | 23,548 RSF              | Permitted uses   | Medical and general office        |
| Available          | 10,642 RSF              |                  |                                   |
| Building footprint | 5,470 SF                |                  |                                   |

## LOCATION

# Pineville, North Carolina



## DEMOGRAPHICS

Source: Esri, 2026

2026 population

| 1 MI  | 3 MI   | 5 MI    |
|-------|--------|---------|
| 5,685 | 69,911 | 188,662 |

2026 households

| 1 MI  | 3 MI   | 5 MI   |
|-------|--------|--------|
| 2,589 | 30,395 | 78,261 |

Median HH income

| 1 MI     | 3 MI     | 5 MI      |
|----------|----------|-----------|
| \$82,853 | \$98,767 | \$114,364 |

## MEDICAL

Atrium Health Pineville, a 235-bed hospital with 24-hour emergency care, Sanger Heart & Vascular Institute and cancer services, is about one mile east on NC 51 at Park Road, alongside Atrium Health Pineville Rehabilitation Hospital and the Pineville Medical Plaza. Novant Health Ballantyne Medical Center is roughly four miles away.

## RETAIL & DINING

Carolina Place, a 1.2 million SF regional mall anchored by Belk, Dillard's, JCPenney and Dick's Sporting Goods, is minutes away, along with Sam's Club, The Home Depot, Dave & Buster's and a dense corridor of restaurants on NC 51. Downtown Pineville's Main Street shops and Food Lion at Pineville Towne Market are within walking distance.

## ACCESS

Direct frontage on Towne Centre Boulevard at NC 51 (Pineville-Matthews Road), with the I-485 interchange about one mile east. Uptown Charlotte and Charlotte Douglas International Airport are each within roughly 12-15 miles.

## ADJACENT

Hilton Garden Inn and Quality Suites hotels neighbor the site, the U.S. Post Office is across the street, and Little Sugar Creek and its greenway trail border the property to the east.

## SITE PLAN & FLOOR PLANS

**1** **Ground floor**  
4,189 RSF  
Space A + B

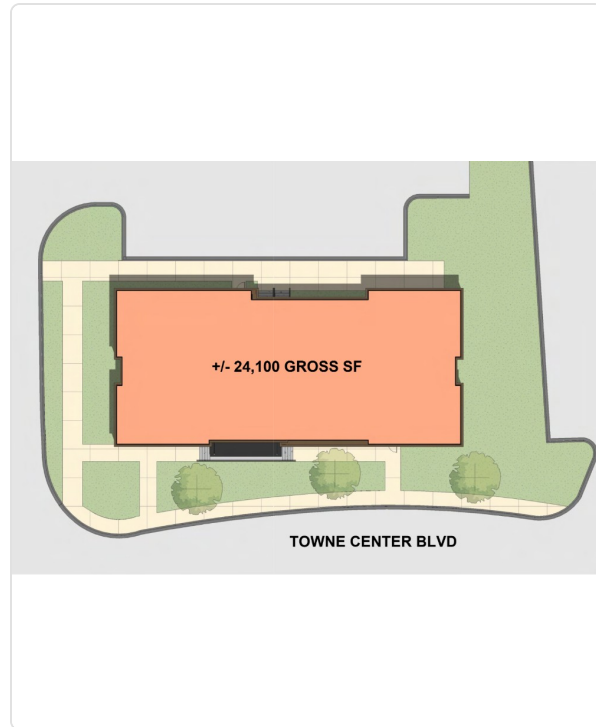
**2** **Floor 2**  
6,453 RSF  
Available

**3** **Floor 3**  
6,453 RSF  
Leased · Regus

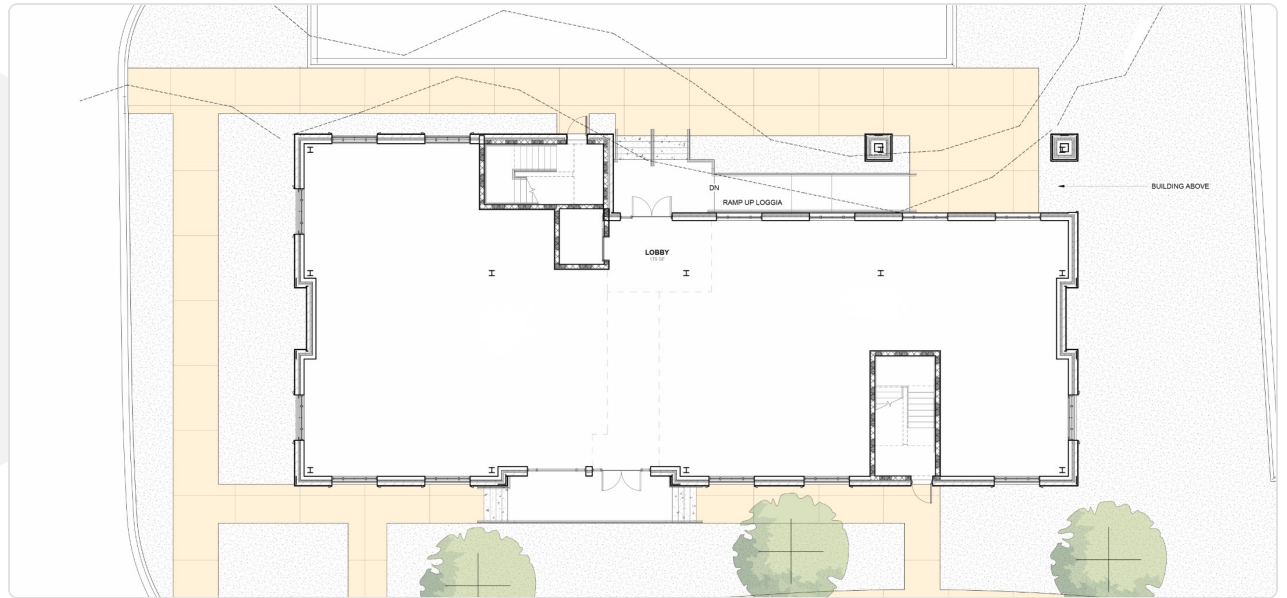
**4** **Floor 4**  
6,453 RSF  
Leased · Regus

AVAILABLE · FLOORS 1-2

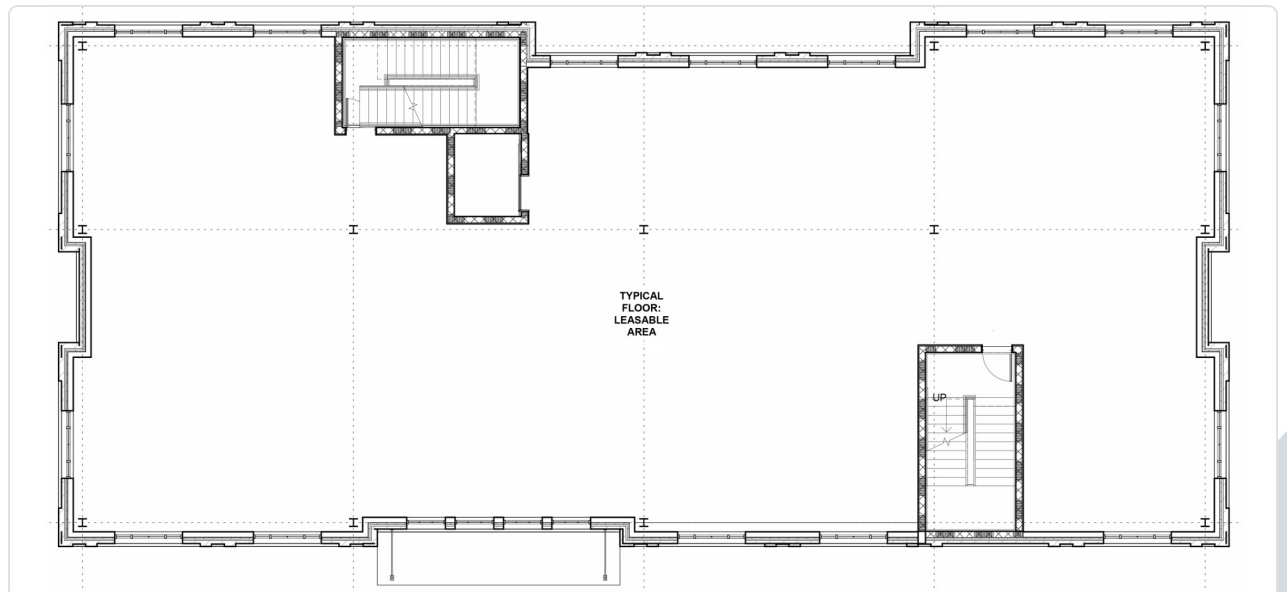
**10,642 RSF**



Site plan · Towne Centre Boulevard frontage · 59 new parking spaces plus shared use of the existing lot



**Ground floor** · Space A 1,997 RSF · Space B 2,192 RSF · Shared lobby



**Second floor** · 6,453 RSF · full-floor or divisible

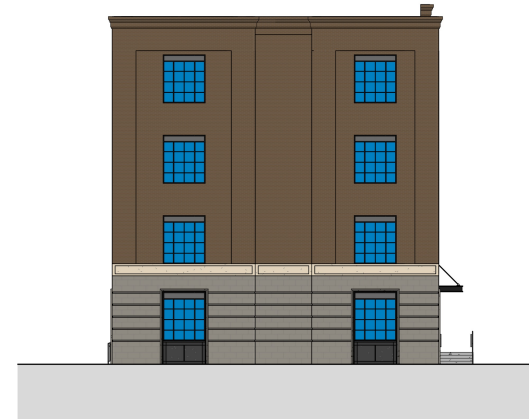
EXTERIOR ELEVATIONS

# Brick and cast stone with full-height storefront glazing

Pineville Office Building



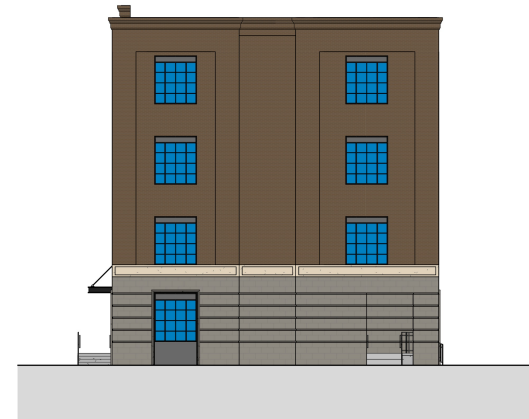
Front elevation



Side elevation



Rear elevation



Side elevation



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The information contained herein has been obtained from sources believed reliable. NAI Southern Real Estate makes no guarantees, warranties or representations as to its accuracy. Building areas, parking counts and renderings reflect schematic design and are subject to change.

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