



LangTree

Lake Norman

| NOW LEASING PREMIER OFFICE SPACE

\$23/SF NNN |

Mooresville, NC

THE GATEWAY BUILDING



401 Langtree Rd. | Mooresville, NC

PROPERTY FACTS

- Waterfront mixed use development with regional draw
- Excellent access and visibility
- Located directly at new I-77 exit 31
- 100,000+ vehicles/day on I-77
- Adjacent to multiple shopping and dining options
- Ample parking



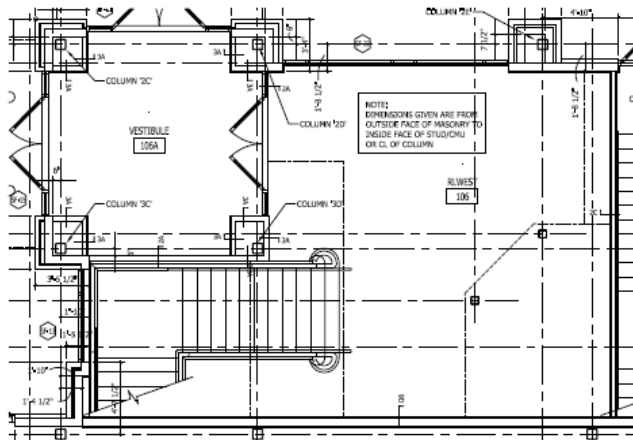
BUILDING FACTS

- Two story retail/office building
- National co-tenancy with Coldwell Banker, F 45 Fitness and Dunkin Donuts outparcel
- Excellent vehicular access directly from I-77 exit 31, home to Lowes Headquarters
- Excellent signage opportunities with visibility from I-77 and frontage on Langtree Rd.
- Ready for immediate occupancy

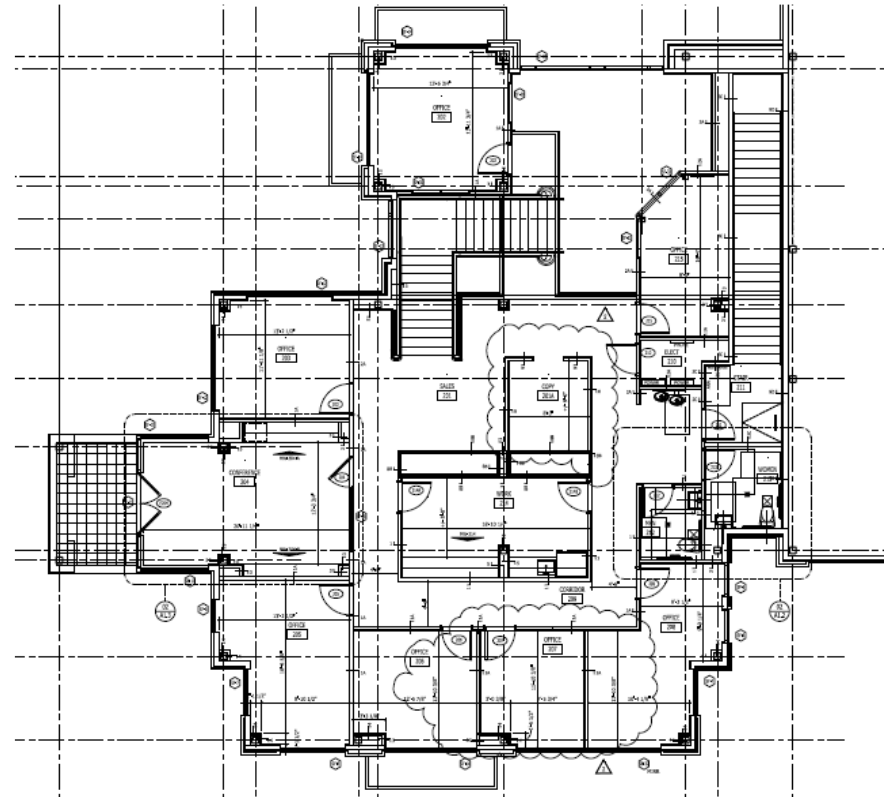


THE GATEWAY BUILDING OFFICE FLOORPLAN

Pricing	BUILDING H1-6	SQ
\$23/SF NNN	AVAILABLE	3,621 SF



First Floor



Second Floor



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