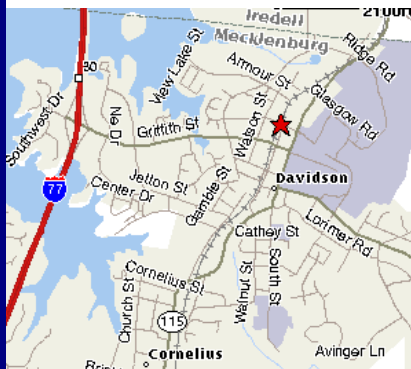


# Davidson Cotton Mill Upscale Open Office for Lease

209 Delburg Street, Suite 209, Davidson, North Carolina



- Beautiful 2541+/- sf office for lease in Davidson Cotton Mill
- Open floor plan with large conference room & executive office
- High ceilings throughout, with grand center vault opening to spectacular 17' clerestory windows
- Rental is \$32 psf with 4% annual escalator
- Tenant pays TICAM (\$4.52 for prior yr) & utilities
- Large windows provide exceptional natural lighting
- Historic brick office building was built around 1890 and professionally renovated in 1998
- On-Site Restaurant – Brickhouse Tavern



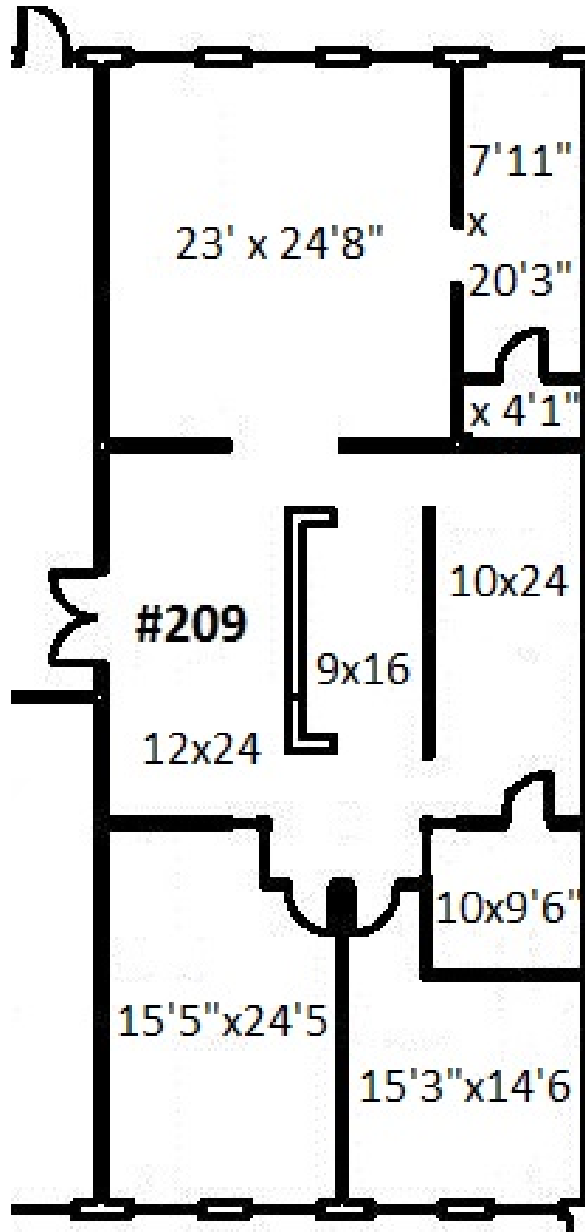
Rare location in Downtown Davidson, with excellent interstate access via Exit 30 off I-77

**For additional information, contact:**  
**Lisa Dula at Dula Real Estate**  
**704-895-1011 704-576-5109**  
**[lisadula@dularealestate.com](mailto:lisadula@dularealestate.com)**

*This information was obtained from sources deemed reliable. While we do not doubt its accuracy, no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice.*

# Davidson Cotton Mill Suite #209

## Floor Plan



704-895-1011(office) 704-576-5109(cell) [lisadula@dularealestate.com](mailto:lisadula@dularealestate.com)

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# Interior Photos



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