

MOORESVILLE SURGICAL CENTER

Medical Office Space For Lease



Mooresville Surgical Center
123 Professional Park Dr
Suite 101
Mooresville, NC 28117

Space for Lease	2,700 Square Feet
Rental Rate	\$17.25/sf NNN
Availability	Immediately

MOVE IN READY

Mooresville Surgical Center (MSC) is a 2-story, Class A Medical Office Building constructed in 2002 and situated on 1.2 Acres. It is located in Mooresville Gateway, a professional mixed use development, convenient to the Lake Norman Regional Medical Center with easy access off of I-77 and Hwy 21 at Exit 33. The immediate location has numerous retail amenities nearby.

MSC is one of the only medical office buildings in the vicinity which offers practices and patients a covered drop off with automatic front doors. MSC has an abundance of parking to accommodate patients. The space is located on the first floor with a private entrance along with common area access. The space is move in ready and is currently configured as a physicians office.

Space Highlights:

- Sick/Well Waiting Area
- 4 exam rooms
- Lab Room
- Nurses Office
- Physician Office (Corner Office)
- Reception/Check Out
- Break Room
- Manager's Office (Corner Office)



Private Front Door of Space



Monument Signage Available

PROPERTY PHOTOS



Front of Building and Covered Drop Off



Front Reception Area



Covered Drop Off Area



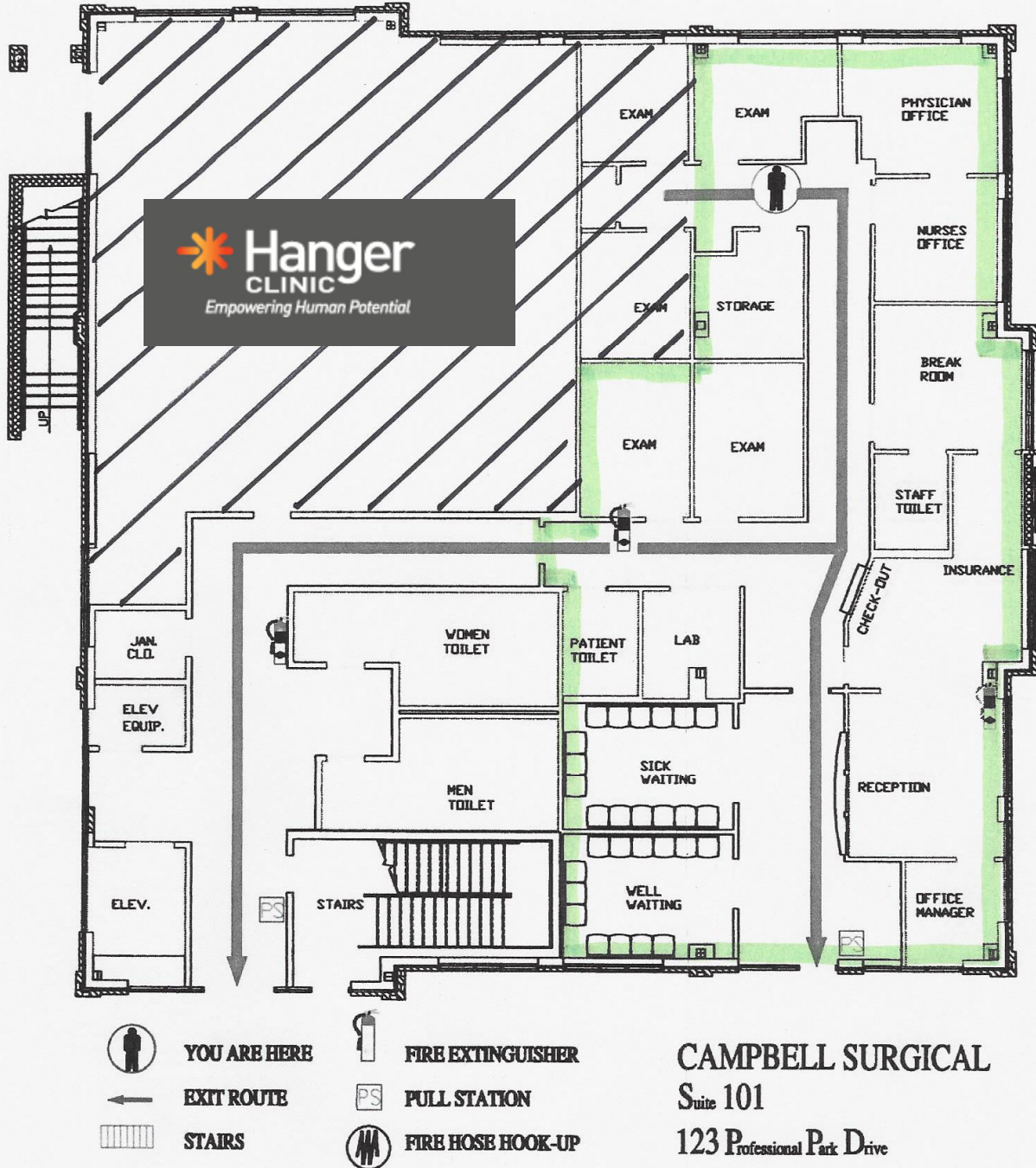
Typical Exam Room

Please find more photos of the property at the following link:

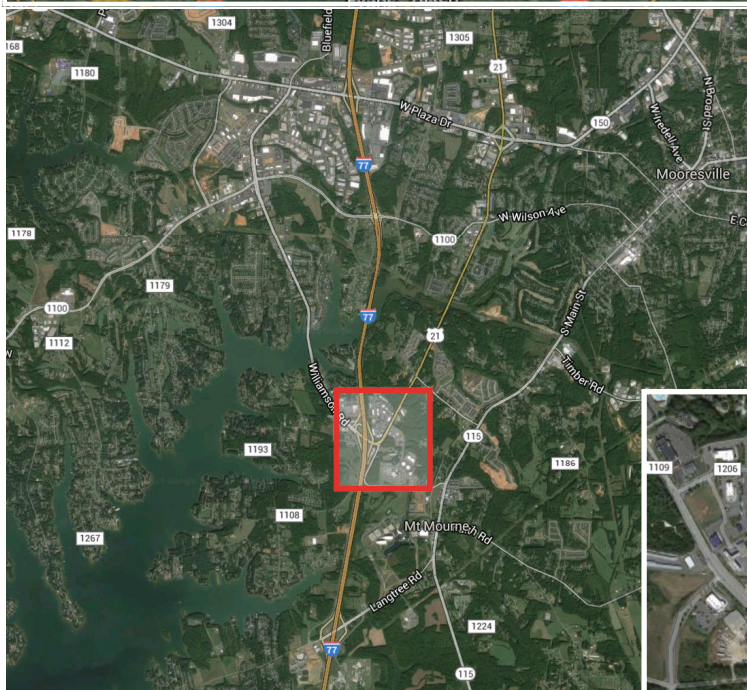
<https://medsouth.sharefile.com/d-scd435126bb24f0b9>

FLOOR PLAN - FIRST FLOOR

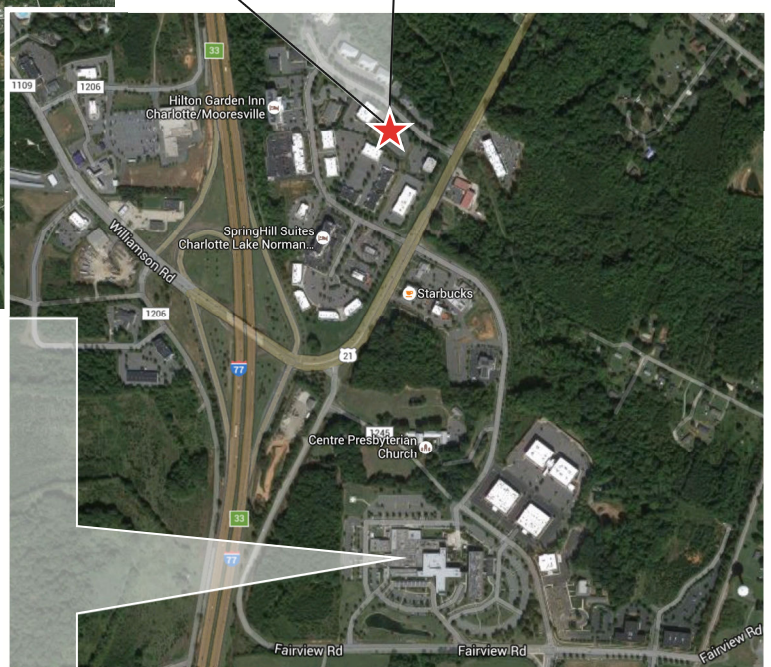
FIRE EXIT MAP



LOCATION OVERVIEW - STATE AND CITY



Subject Property





For Further Information Please Contact the Principal's of MedSouth Management:

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