

FIFTH FLOOR SUITES FOR LEASE

1985 TATE BLVD. SE HICKORY, NC 28602



COMMERCIAL



FIRST

AERIAL

**LENOIR-RHYNE
UNIVERSITY**

Tate Medical
Commons

OrthoCarolina

CATAWBA pediatric

Skin Surgery

Public
Storage

Tate Blvd. SE (12,000 +/- CPD)

NC CET
NORTH CAROLINA CENTER FOR ENGINEERING TECHNOLOGY

20th Street SE

COMMERCIAL  FIRST

DETAILS

SPECIFICATIONS

Lease Price: \$25/SF

SF: See Floorplan

Professional Office Suites Available – 5th Floor | Full-Service Lease

Now leasing professional office suites on the 5th floor of this well-maintained building. Enjoy the convenience of a full-service lease in a prime location with plenty of parking for clients and staff. This property provides a clean, professional environment and is ideal for medical, legal, tech, or other professional uses. Full-service lease includes utilities, janitorial services, common area maintenance, elevator access and security.

*tenant responsible for phone and internet

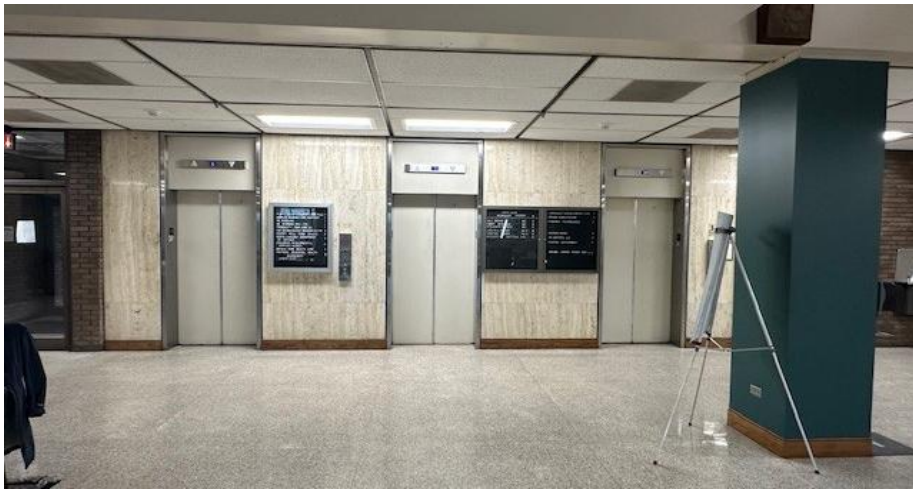
Take your business to the next level—schedule a tour today and secure your space on the 5th floor!

DEMOGRAPHICS

| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|----------|----------|----------|
| Total Population | 5,141 | 32,440 | 68,404 |
| Total Household | 2,182 | 13,822 | 28,682 |
| Median Household Income | \$45,149 | \$58,938 | \$65,240 |
| Total Employees | 9,284 | 36,467 | 51,107 |



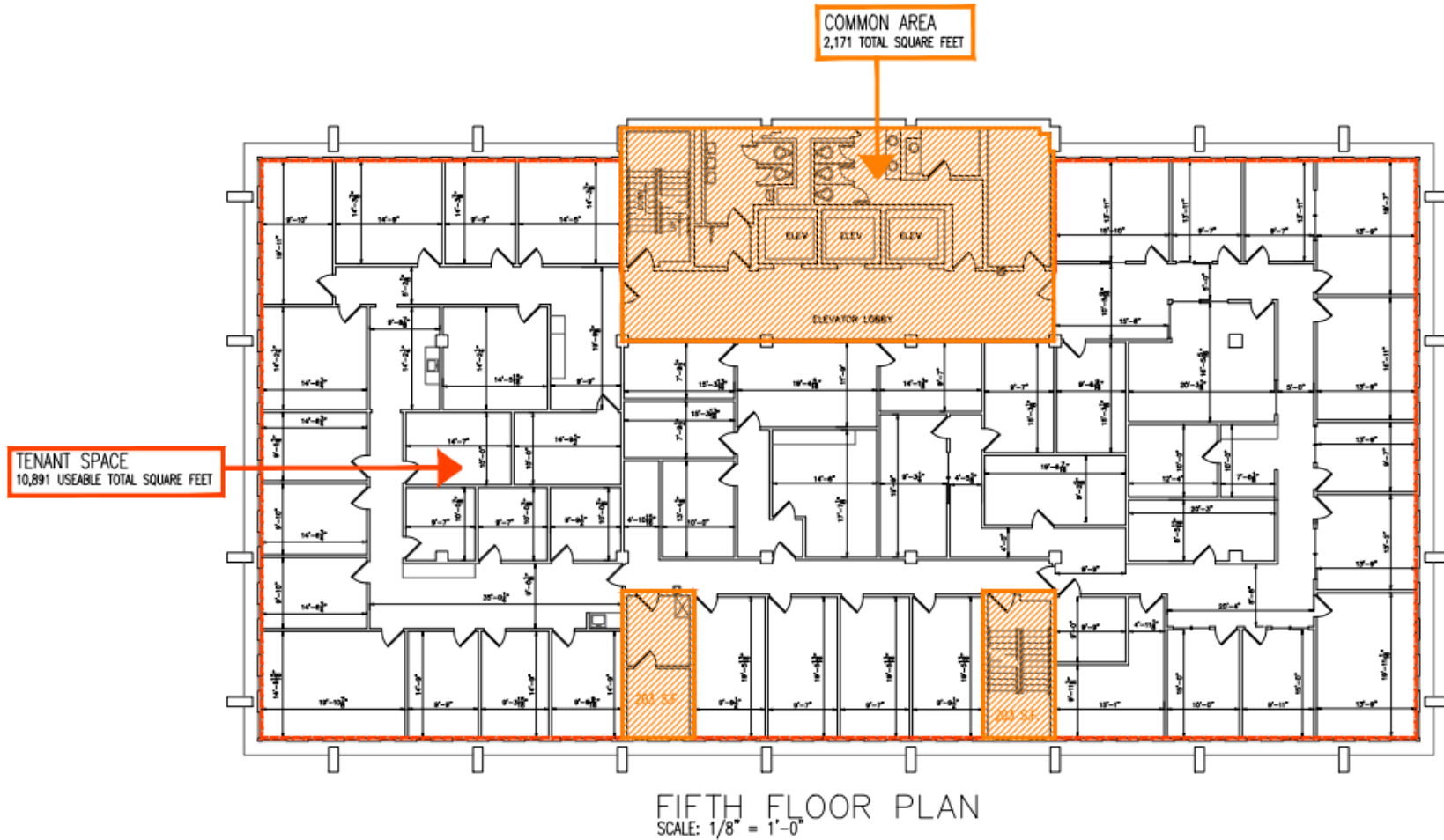
INTERIOR PICTURES



INTERIOR PICTURES



FLOOR PLAN



MARKET OVERVIEW

HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





FOR MORE INFORMATION:

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