



**SERIOUS BUSINESS.  
SERIOUS FUN.**

# LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE SPACE

**ONE HARBOUR PLACE**  
I-77, Exit 30 / Harbour Place Drive  
Davidson, NC 28036



## DETAILS

**Size:** 60,000 square feet  
**Available Space:** 29,139 square feet  
**Zoning:** CBD  
**Fire Rating:** Class 6  
**Park Location:** Mecklenburg County  
**Park Name:** Harbour Place  
**Inside City?:** Yes (Davidson)  
**Utilities:**  
**Water:** CMUD  
**Sewer:** CMUD  
**Gas:** Piedmont Natural Gas  
**Power:** Duke Energy  
**Phone:** AT&T

## Transportation:

**I-77:** 0.25 miles  
**I-85:** 19 miles  
**I-40:** 20 miles  
**I-485:** 10 miles (u/c)  
**Airport:** 22 miles (CLT/Douglas)  
**Rail:** N/A  
**Port:**  
Wilmington & Charleston:  
Approximately 200 miles

## PRICING

**Lease Price:** \$23/sq. ft.

## CONTACT INFORMATION

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## ADDITIONAL INFORMATION

Completed in 2008, this three-story approximately 60,000 sq. ft. building offers first floor retail/restaurant space with first-class office space above. Situated in Harbour Place, One Harbour Place offers scenic views of Lake Davidson and convenient access to downtown Davidson. Numerous amenities include a hotel, restaurants, park, grocery, and multiple retailers.

### Building Features:

- ❖ Views of Lake Davidson
- ❖ On-site retail & restaurants
- ❖ Attractive signage opportunities and visibility
- ❖ Separate entrance lobby for corporate office tenants
- ❖ Card access system for after-hours use
- ❖ State-of-the-art power and fiber infrastructure
- ❖ Multiple fiber optic providers  
-AT&T and Windstream



**LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION**  
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## HARBOUR PLACE LOCATION

HARBOUR  
PLACE IS  
SITUATED AT  
THE CENTER  
OF THE LAKE  
NORMAN  
SUBMARKET



H A R B O U R  
P L A C E

Harbour Place is Lake Norman's premier mixed-use corporate office park, located immediately off of I-77, Exit 30, in Davidson. Davidson mixes a nationally recognized college with a business-friendly climate to create a dynamic community, attracting corporate headquarters and entrepreneurs alike. Harbour Place is situated at the entrance to Davidson and at the center of the Lake Norman submarket, taking full advantage of the many recreational activities, spectacular golf courses, executive housing, restaurants, upscale shopping and public parks that the area has to offer. No wonder executives and entrepreneurs are relocating their businesses to one of the most exciting addresses in the region!

### Location/Area

- At the center of the Lake Norman submarket
- Easy accessibility from I-77
- Within one mile of historic downtown Davidson, Davidson College, and proposed commuter rail station
- Close proximity to Ingersoll Rand and Lowe's corporate headquarters

### Amenities

Our Amenities support today's active "workstyle" and include:

- Outdoor "meeting rooms" on our restaurant patios and around our central park
- On site fitness studio (Snap Fitness) and adjacency to the Lake Norman YMCA

- Running/Walking trails designed around our central park with connectivity to a planned regional park on the shores of Lake Davidson
- Numerous walkable amenities include a hotel, restaurants, banks, grocery, schools and multiple retailers
- Bus transit stop planned within the park with connectivity to future commuter rail station

### Park Infrastructure

- State-of-the-art power and fiber infrastructure
- Multiple fiber optic providers available
- Buried fiber with significant bandwidth

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**HARBOUR PLACE AERIAL  
NORTH VIEW**



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HARBOUR PLACE AERIAL  
SOUTH VIEW



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