

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE SPACE



SERIOUS BUSINESS.
SERIOUS FUN.

TWO-FOUR HARBOUR PLACE

I-77, Exit 30 / Harbour Place Drive
Davidson, NC 28036



DETAILS

<u>Size:</u>	300,000-400,000 square feet
<u>Available Space:</u>	29,139 square feet
<u>Zoning:</u>	CBD
<u>Fire Rating:</u>	Class 6
<u>Park Location:</u>	Mecklenburg County
<u>Park Name:</u>	Harbour Place
<u>Inside City?:</u>	Yes (Davidson)
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	Piedmont Natural Gas
<u>Power:</u>	Duke Energy
<u>Phone:</u>	AT&T
<u>Transportation:</u>	
<u>I-77:</u>	0.25 miles
<u>I-85:</u>	19 miles
<u>I-40:</u>	20 miles
<u>I-485:</u>	10 miles (u/c)
<u>Airport:</u>	22 miles (CLT/Douglas)
<u>Rail:</u>	N/A
<u>Port:</u>	
	Wilmington & Charleston: Approximately 200 miles

PRICING

Lease Price: TBD

CONTACT INFORMATION

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ADDITIONAL INFORMATION

Introducing three corporate headquarter sites located on I-77, within Harbour Place... These five-story, approximately 100,000 square foot buildings offer signage opportunities facing the interstate and provide first-class corporate office space within expansive views of Lake Davidson and Lake Norman. Numerous amenities include a hotel, upscale townhomes, restaurants, park, grocery and multiple retailers within walking distance. **Build-to-suit sites are available.**

Building Features:

- ❖ Expansive views of Lake Davidson and Lake Norman
- ❖ Retail, restaurants and hotel located within the park
- ❖ Attractive signage opportunities and exposure from I77
- ❖ State-of-the-art power and fiber infrastructure
- ❖ Multiple fiber optic providers
-AT&T and Windstream

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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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