

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

ONE HARBOUR PLACE

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

DETAILS

Size: 19,000 square feet
available on 2nd floor & another 7,000 sq. ft.
available on 3rd floor for sublease

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: \$21.50/sq. ft. full service,
gross

CONTACT INFORMATION

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Executive Director

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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

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LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION

13801 REESE BLVD. WEST, SUITE 200-A · HUNTERSVILLE, NC 28078

PHONE: 704-992-2300 · FAX: 704-992-2233

HARBOUR PLACE LOCATION



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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