



OVERVIEW

The AC&B Investments Building has two floors. Prefer to lease entire building or each floor can be leased separately. Could be Multi Small Suites, Retail, Medical or Service Offices. Ready for occupancy and for Lease. Features gated private parking lot in rear with a separate double door glass entrance. Front entrance at sidewalk.

Total SF 4872—Two Floors 2436 SF Each ~ For Lease \$6500.00 month

UTILITIES:

Water/Sewer: City of Lincolnton
Cable/Internet: Spectrum or AT&T
Electrical: City of Lincolnton



HIGHLIGHTS:

- **Built 1990—4872 Square Feet**
- **Each floor 2436 SF**
- **Downstairs** is set up for a reception area with drive thru window on side, file room/ copy room, 2 bathrooms including a shower in one area, a kitchen-no stove, waiting room, 2 conference rooms and space for approximately 8 desks in larger former cubical area.
- **Upstairs** is currently set up for 8 individual offices or up to 11 desks plus a file room, 2 bathrooms and a mechanical room.
- Paved off street parking with a gated arm, approximately 18 spaces.
- Security system and keyed door entry.
- Network wiring throughout.

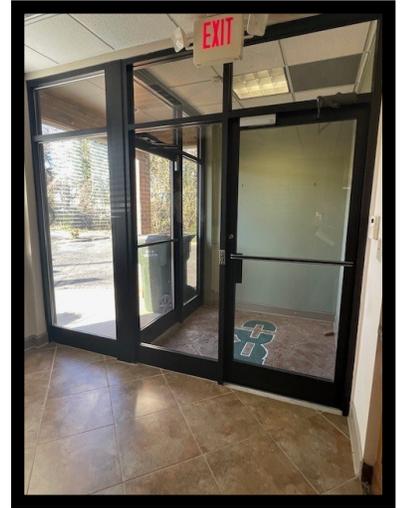


Contact Information:

John Dancoff - Small Business Development

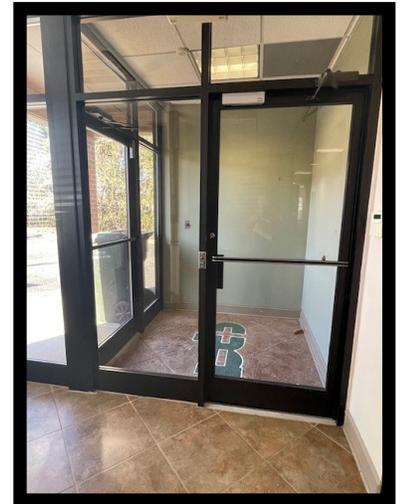
Phone: (704) 732-1511 Ext 2
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LOBBY AREA LOOKING FROM BACK ENTRANCE TO FRONT

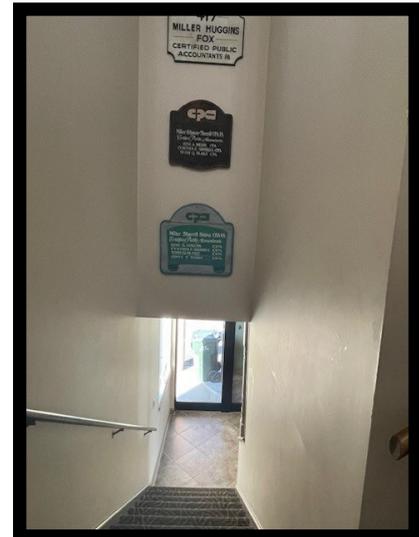
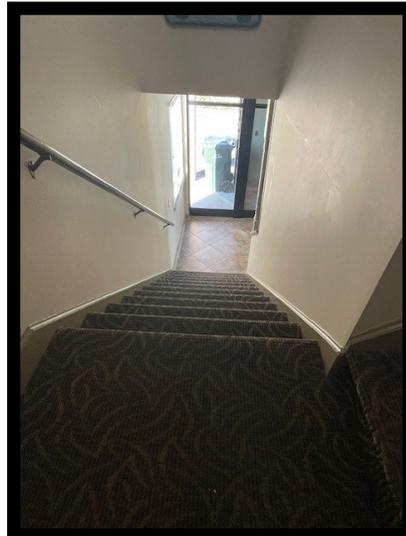


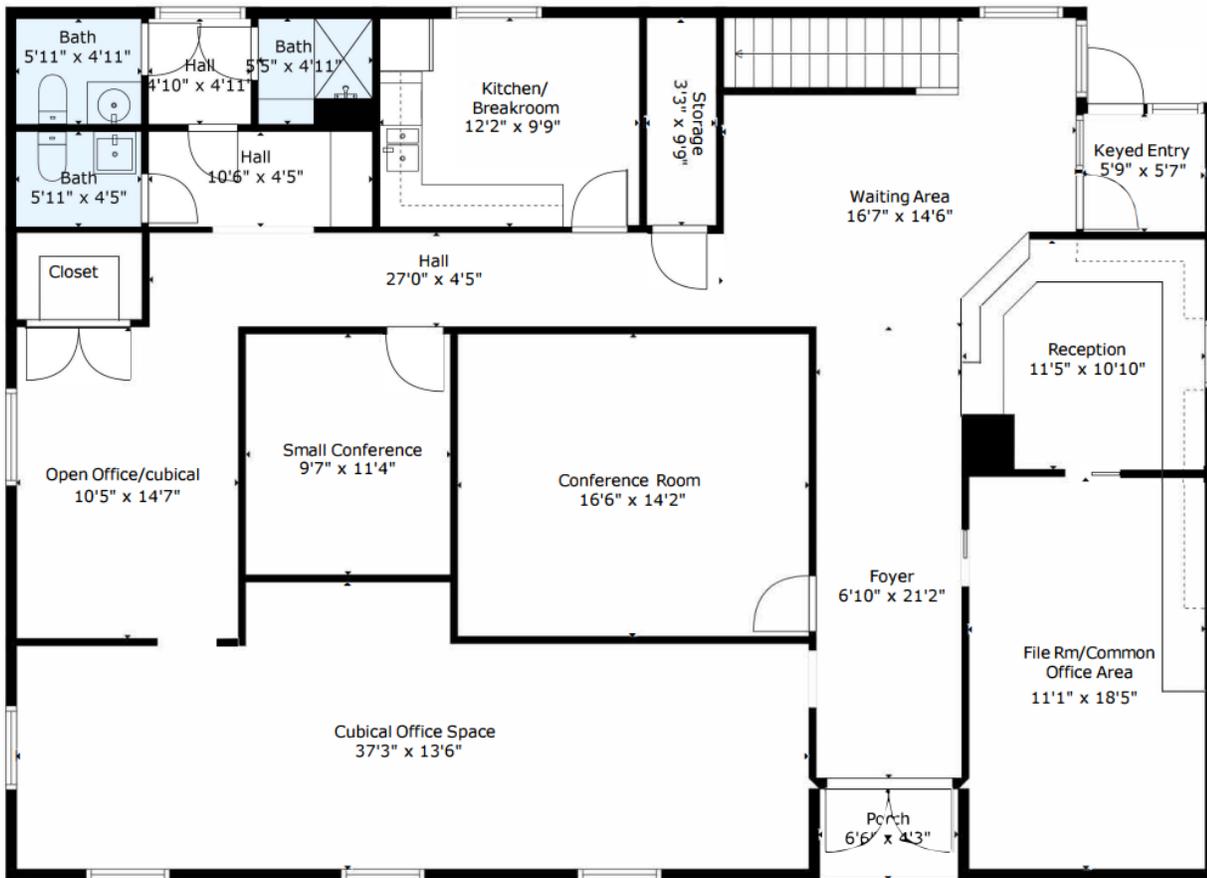
DOUBLE GLASS DOOR ENTRY WITH BUZZ IN SECURITY SYSTEM.

STAIRCASE TO 2ND FLOOR/OPEN AREA



**STAIRCASE
HEADED DOWN
TO DOUBLE GLASS
DOOR BACK EN-
TRY**





Estimated areas

GLA FLOOR 1: 2242 sq. ft, excluded 62 sq. ft
 GLA FLOOR 2: 2243 sq. ft, excluded 88 sq. ft
 Total GLA 4485 sq. ft, total scanned area 4635 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**RECEPTION
DESK**



**BEHIND
RECEPTION DESK
WITH DRIVE THRU**



**COPY ROOM
WORK ROOM
OFF OF
RECEPTION
DESK AREA**

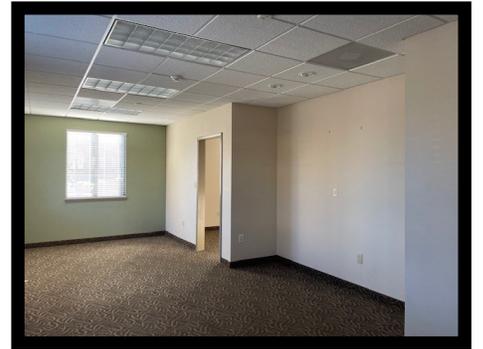
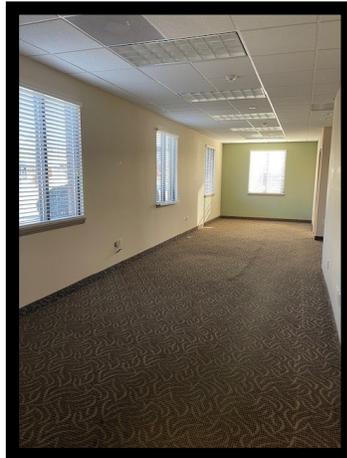


**LARGE
CONFERENCE
ROOM**



**1st
F
L
O
O
R**

CUBICAL OFFICE SPACE OR LARGEST OPEN SPACE



**OPEN OFFICE OR ADDITIONAL CUBICAL SPACE OFF
OF LARGE ROOM ABOVE WITH LARGE STORAGE**





KITCHEN AREA

**1st
F
L
O
O
R**



**STORAGE CLOS-
ET
BESIDE KITCHEN**



VANITY

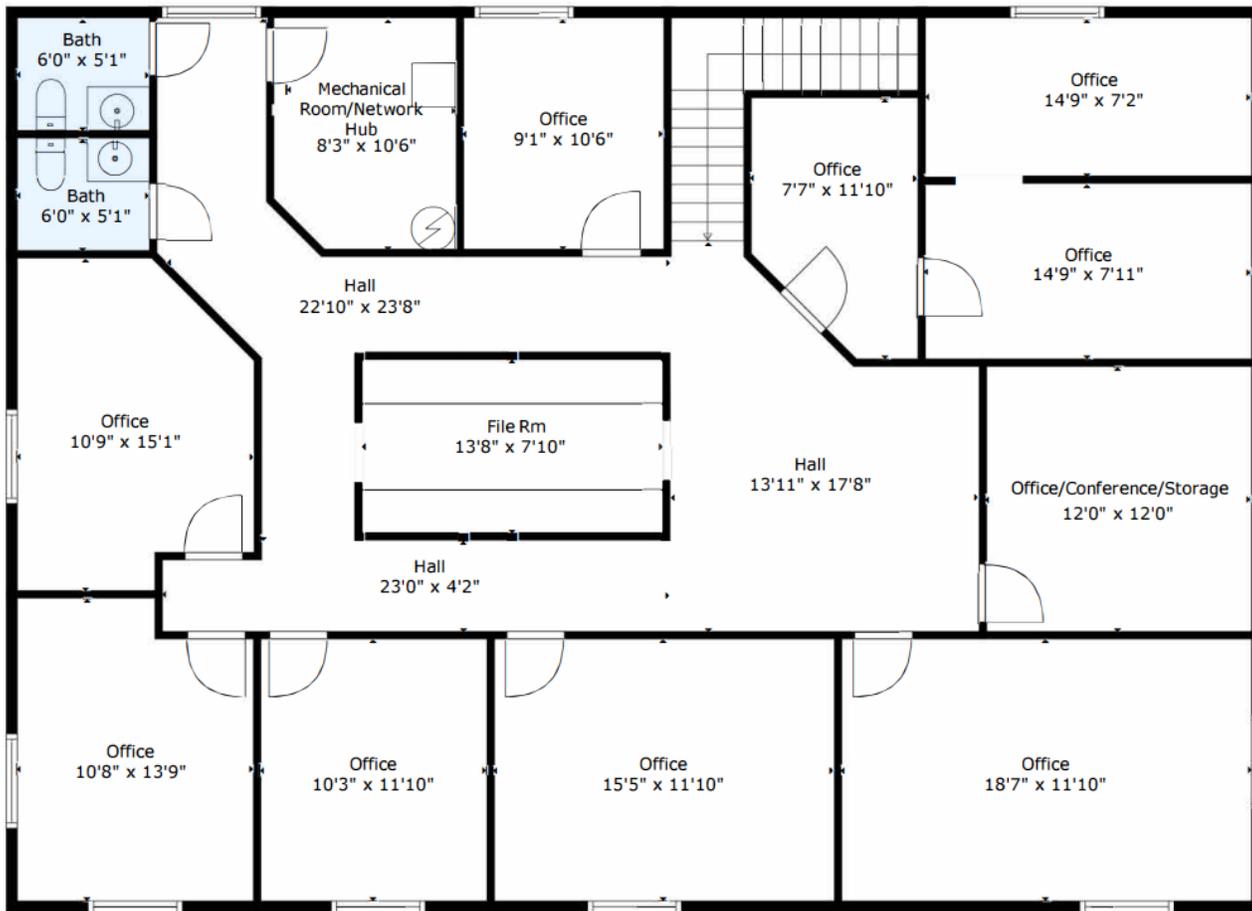


**TWO
BATHROOMS**



**SHOWER
AREA**





CENTER

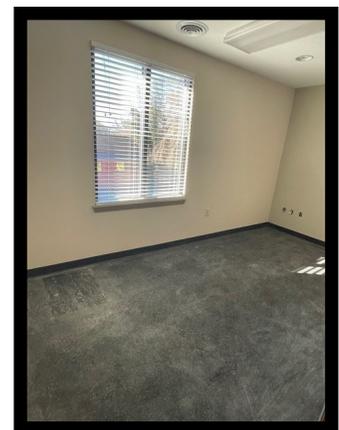
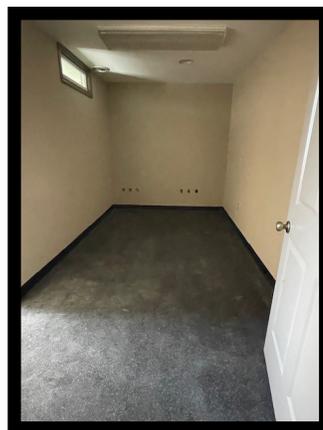
HALLWAYS

OPEN SPACE

FILE ROOM



TWO WORK OUT SPACES WITH DIFFERENT FLOORING OR OFFICE SPACES, IF



**WORK
ROOM
2ND
FLOOR OR
OFFICE
WITH
BUILT-INS**



**NINE TO TEN
INDIVIDUAL
OFFICES**



2nd

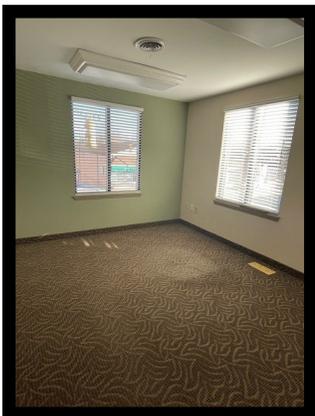


2nd



**F
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**F
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**MECHANICAL ROOM
AND NETWORK HUB**

**2nd
F
L
O
O
R**



**TWO
BATHROOMS**

