



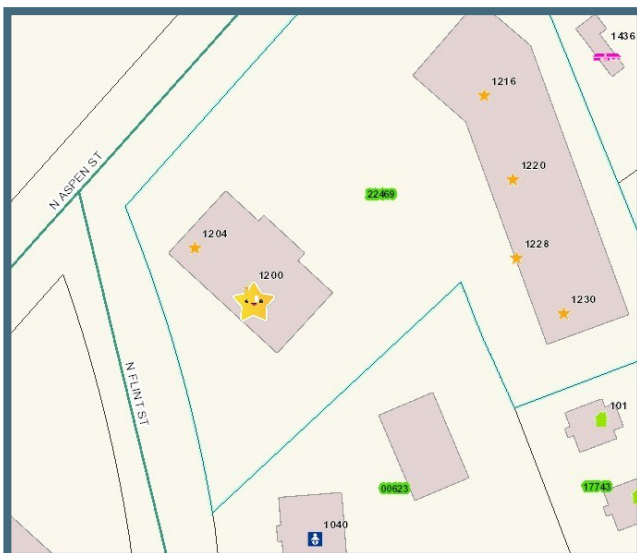
## OVERVIEW

**2400 SF available in very nice brick small business center located on corner of N Aspen Street and Flint Street. Multiple service type businesses located in center. Plenty of shared Parking. Excellent Condition and move-in ready. Carpet and paint in excellent condition.**

**For Lease: \$10.00 SF ~ 2400 SF Available**

## UTILITIES:

<b>Water/Sewer:</b>	<b>City of Lincolnton</b>
<b>Cable/Internet:</b>	<b>Charter or AT&amp;T</b>
<b>Electrical:</b>	<b>City of Lincolnton</b>



## HIGHLIGHTS:

- **5—Nice large office spaces with a waiting area and reception office**
- **HVAC System**
- **Plenty of Parking—Two Employee Parking spaces in rear with separate entrance**
- **Front Entrance to building on inner parking circle in center complex**
- **Center Entrance Parking off of Flint Street**

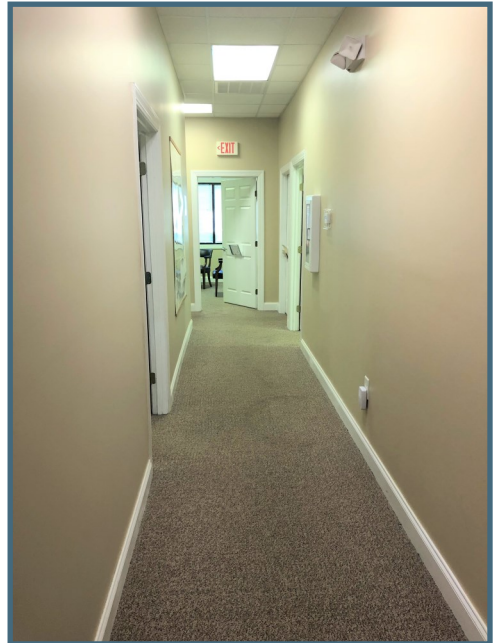
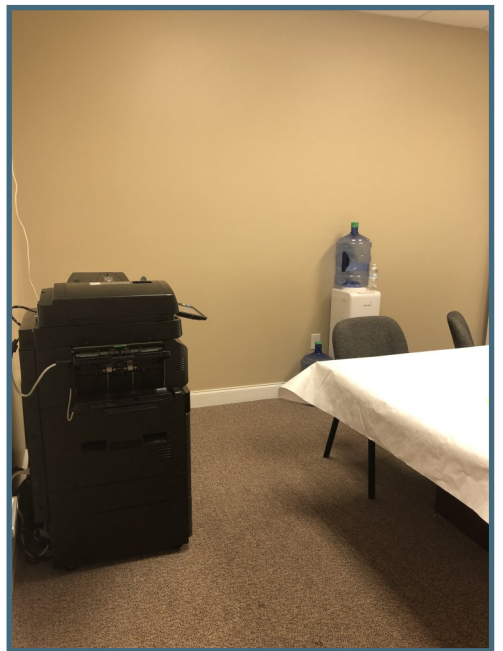
### Contact Information:

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**SMALL BUSINESS &  
ENTREPRENEURS**  
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION

