

200 FIRST AVENUE NW
HICKORY, NC



**Prime Downtown Hickory Property – Steps from Amenities! \$16-18/SF/YR
FOR LEASE**

Located in the heart of downtown Hickory, this expansive 1st floor space offers exceptional convenience and timelessness in a historical building. With approximately 12,000 square feet of subdivisible office space to accommodate smaller tenants—it's an ideal option for businesses seeking a highly accessible location just steps from dining, shopping, and entertainment. The flexible layout, combined with lease rates ranging from \$16–18/SF, makes this space a standout opportunity.



PHOTOS- FIRST FLOOR



