



200 FIRST AVE NW - SECOND FLOOR · HICKORY, NC · CATAWBA COUNTY

Full-Service Historic Downtown Office *steps from dining, shopping, entertainment.*

OFFERED AT
\$16-18/SF

FULL-SERVICE
 TERMS

10,000^{SF}
 RENTABLE SQ FT

C-1
 ZONING

The 2nd floor of this timeless Hickory property offers roughly 10,000 SF of versatile space with the option to lease the entire floor or subdivide as needed. Tenants will enjoy natural light, impressive downtown views, and easy access to the city's vibrant amenities. With competitive lease rates of \$16-18/SF, this floor provides both value and flexibility in one of the area's most up-and-coming districts.

PROPERTY FACTS

PIN	370319505173 (Catawba County)
ZONING	C1
BUILDING	10,000 square feet available first floor; more avail
FRONTAGE	First Ave NW in Downtown Hickory
FEATURES	Directory inside and outside, mail boxes available, private parking lot, subdivisible suites, drive-in door available for move in/out.



FOR INQUIRIES

GAVIN MITCHELL

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