

SUITE C
LOWER LEVEL

SITE



Office/Medical Space For Lease

200 S College Street
Morganton, NC 28655



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Morganton, NC 28655
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The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

200 S College Street

Property Overview

Approximately 1,500 Sq Ft Office/Medical Space For Lease at the Entrance to Downtown Morganton. Located on the lower level of a beautifully renovated building that houses MoCo Coworking, this 1,500 square foot space offers an excellent opportunity for medical or office use. Previously used as an urgent care facility, the space features multiple offices/exam rooms and a welcoming reception area. With ample parking available, clients and employees will enjoy easy access. Tenant will also have full access to all the amenities of the vibrant coworking space upstairs, fostering a collaborative and modern work environment.

Perfect for a medical provider seeking a prime location or a business looking for a professional office.

PROPERTY FEATURES

- 1,500 square feet of office/medical space
- Located at the entrance to downtown Morganton
- Situated in the lower level of a newly renovated building
- Previously used as an urgent care facility
- Includes multiple offices/exam rooms
- Ample parking for clients and employees
- Full access to MoCo Coworking amenities upstairs
- Ideal for medical providers or office use

DEMOGRAPHICS (2024)

| | 3 miles | 5 miles | 7 miles |
|----------------|----------|----------|----------|
| Population | 19,558 | 35,365 | 51,677 |
| Daytime Pop. | 14,515 | 18,478 | 21,749 |
| Avg. HH Income | \$80,717 | \$84,404 | \$85,726 |

TRAFFIC COUNTS

| | |
|-------------------|-----------|
| S Sterling Street | 7,226 VPD |
| U.S. Hwy 70 | 9,012 VPD |



200 S College Street - Morganton, NC

Aerial



**COLLETT ST.
RECREATION
CENTER**

Fairfield[®]
BY MARRIOTT

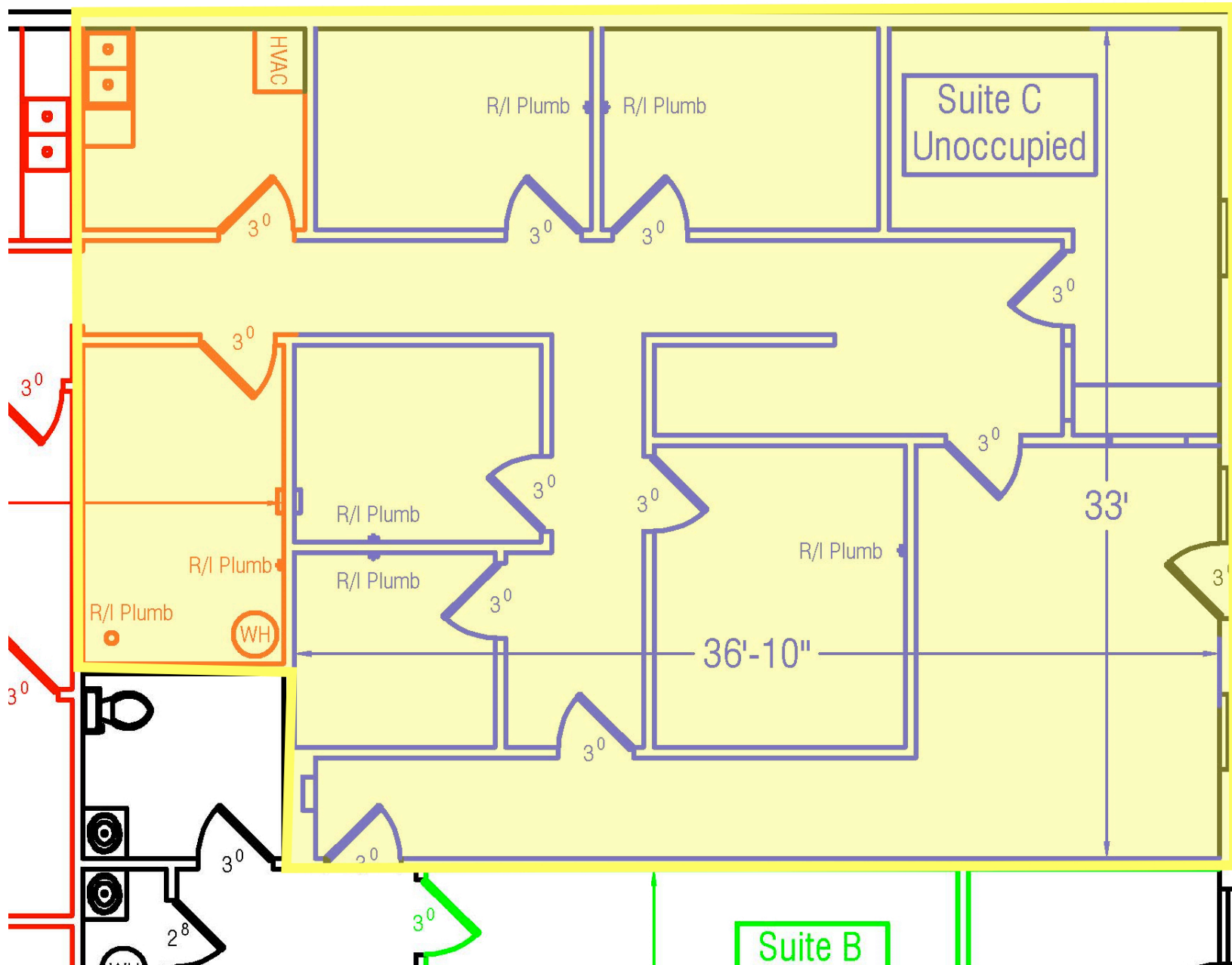
**DOWNTOWN
MORGANTON**

MARQUEE
Cinemas

SITE

200 S College Street - Morganton, NC

Floor Plan



200 S College Street - Morganton, NC

Interior Photos



Open Area/ Hallway



Receptionist Area & Entrance



Receptionist Back Area