



Facebook Data Center in Rutherford County, NC



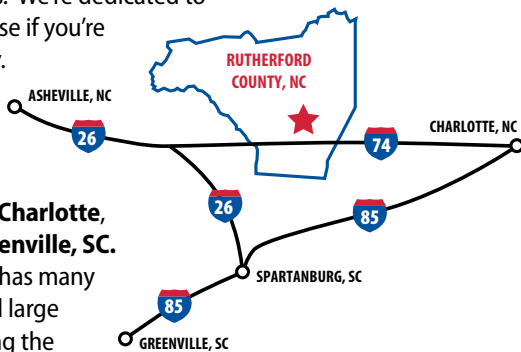
BUSINESS CENTER LEASING OPPORTUNITY

Rutherfordton, NC Business Center

This Class A Office offers the most flexible, cost effective solution for your space requirements if you are looking to locate your company in the Charlotte, Asheville, or Greenville, SC area.

Lease up to **8,500 sf**, bring in your people, computers, and furniture and be up and running in a matter of weeks. We'll help you make the move to our business center as easy, painless, and inexpensive as possible; our customer service is second to none. We will also upfit your office to meet your specific requirements with a generous budget based on your lease terms. We're dedicated to your success because if you're happy, we're happy.

The **Rutherford Business Center** is centrally located just one hour from **Charlotte, Asheville, and Greenville, SC.** Rutherford County has many small, medium, and large companies including the new \$650 million **Facebook Data Center.** Rutherford's business-friendly environment makes new investment a safe and smart decision for the short- and long-term. Tax credits and grants may be available for job creation and new investment.



Here's What Your Lease Includes:

- ✓ 8,500 +/- sf of prime Class A Office Space. Will sub-divide.
- ✓ Open floor plan with 12 ft. ceilings and natural light.
- ✓ Two Pangaea Fiber lines with 1 GB Upload/1GB Download installed.
- ✓ Schindler elevator with dedicated lobby, reception and waiting area.
- ✓ 5 modern HVAC rooftop units provide zoned heating and cooling.
- ✓ Private executive offices and training rooms with video.
- ✓ Full kitchen, large break room and modern ADA restrooms.
- ✓ Near fast food, banks, shopping and schools.
- ✓ Parking included for staff, vendors, and visitors with video security.
- ✓ Free vocational screening and training at Community College.
- ✓ Nightly cleaning to help fight COVID 19 included.
- ✓ **LEASE FOR \$15/SF NNN WITH OPTIONS TO RENEW.**
- ✓ **LEASE WITH OPTION TO PURCHASE BUILDING.** USDA tenant provides \$125,000 in annual rent which would go to a new Owner-Operator, providing a stable revenue base.

FOR MORE INFORMATION ON THIS OPPORTUNITY INCLUDING SPECIAL INCENTIVES FOR NEW TENANTS, PLEASE CONTACT:

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