

# LAKE NORMAN REGION / NORTH CAROLINA

## AVAILABLE OFFICE SPACE



**SERIOUS BUSINESS.  
SERIOUS FUN.**

**The Park - Huntersville  
ALEXANDER BUILDING**  
13620 Reese Boulevard  
Huntersville, NC 20878



### DETAILS

**Building Size:** 122,388 sq. ft.  
**Zoning:** Commercial  
**Park Name:** The Park - Huntersville  
**Park Location:** Mecklenburg County  
**Inside City?:** Yes (Huntersville)  
**Utilities:**  
**Water:** CMUD  
**Sewer:** CMUD  
**Gas:** Piedmont Natural Gas  
**Power:** Duke Power  
**Phone:** AT&T

### Transportation:

**I-77:** Immediate  
**I-85:** 9 miles  
**I-40:** 27 miles  
**I-485:** 3 miles  
**Hwy. 73:** 3 miles  
**Airport:** 15 miles (CLT/Douglas)  
**Rail:** N/A  
**Port:**  
Wilmington: 200 miles  
Charleston: 200 miles

### PRICING

**Lease Price:** \$18.75 - \$19.95 / sq. ft.  
Full Service

### CONTACT INFORMATION

Jerry Broadway CEcD  
Executive Director  
Lake Norman Regional EDC  
O: 704.992.2300  
E: [jbroadway@lakenormanregion.com](mailto:jbroadway@lakenormanregion.com)

Spectrum Properties  
O: 704.875.0100

### ADDITIONAL INFORMATION

#### Features of Alexander Building:

- Four-story Class A full service office with 122,388 RSF
- Striking two-story lobby space with balcony and rich wood and stone finishes
- 4.0 parking spaces per 1,000 RSF
- Excellent visibility and exposure to I-77
- Two full floors available
- Exterior signage available

#### Features of The Park - Huntersville:

- Conveniently located between Charlotte and Lake Norman
- Only one exit north of I-77 and I-485 interchange on Gilead Road-Exit 23
- 674-acre master planned mixed-use suburban development
- Suitable for a wide variety of uses, including corporate and regional HQ, office, R&D, light industrial, multi-housing, and retail
- On-site amenities:
  - Conference center, property management and maintenance
  - Childcare facility
  - Six-acre lake with walking path
  - 70,000 sq. ft. Torrence Village retail center
- To view availability, please visit [www.theparkhuntersville.com](http://www.theparkhuntersville.com)



**LAKE NORMAN REGIONAL ECONOMIC DEVELOPMENT CORPORATION**  
13801 REESE BLVD. WEST, SUITE 200-A • HUNTERSVILLE, NC 28078  
PHONE: 704-992-2300 • FAX: 704-992-2233

## THE PARK - HUNTERSVILLE LOCATION MAP



### LAKE NORMAN REGION NORTH CAROLINA

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# THE PARK - HUNTERSVILLE MASTER PLAN



**LEGEND**

- BANK OF AMERICA
- OTHER OWNERS
- PROPOSED DEVELOPMENT

**BUILDINGS OWNED BY BANK OF AMERICA AS TRUSTEE**

BUILDING	ACRES
BANK	1.18
WANTON	4.18
REED	1.10
STEWART	2.07
CAMPBELL	14.25
BOYCE	11.91
LATTA	11.91
ALEXANDER	8.81
<b>TOTAL</b>	<b>14.85</b>

OTHER OWNERS		BUILDING NAME		AVAILABLE BYTES - GROSS AND NET ACRES	
LOT NUMBER	ACRES	LOT NO.	ACRES	GROSS ACRES	NET ACRES
1	14.5	1	14.5	14.5	14.5
2	7.8	2	7.8	7.8	7.8
3	5.5	3	5.5	5.5	5.5
4	5.9	4	5.9	5.9	5.9
5	5.0	5	5.0	5.0	5.0
6	5.0	6	5.0	5.0	5.0
7	28.6	7	28.6	28.6	28.6
8	18.3	8	18.3	18.3	18.3
9	11.9	9	11.9	11.9	11.9
10	13.6	10	13.6	13.6	13.6
11	10.2	11	10.2	10.2	10.2
12	5.0	12	5.0	5.0	5.0
13	5.1	13	5.1	5.1	5.1
14	6.3	14	6.3	6.3	6.3
15	5.7	15	5.7	5.7	5.7
16	6.3	16	6.3	6.3	6.3
17	6.6	17	6.6	6.6	6.6
18	9.9	18	9.9	9.9	9.9
19	11.9	19	11.9	11.9	11.9
20	18.3	20	18.3	18.3	18.3
21	18.5	21	18.5	18.5	18.5
22	9.5	22	9.5	9.5	9.5
23	3.0	23	3.0	3.0	3.0
24	1.9	24	1.9	1.9	1.9
25	3.7	25	3.7	3.7	3.7
<b>TOTAL</b>	<b>210.4</b>	<b>TOTAL</b>	<b>210.4</b>	<b>210.4</b>	<b>210.4</b>

## THE PARK HUNTERSVILLE

Master Plan  
August 2009

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