

# LAKE NORMAN REGION / NORTH CAROLINA

## AVAILABLE OFFICE / FLEX SPACE



**SERIOUS BUSINESS.  
SERIOUS FUN.**

**THE PARK - HUNTERSVILLE  
BOSTICK BUILDING**  
9801 West Kinsey Avenue  
Huntersville, NC 28078



### DETAILS

**Size:** 10,317 square feet  
**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:** Energy United or  
Duke Energy  
**Phone:** AT&T

### Transportation:

**I-77:** 1 miles  
**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 & Charleston:  
Approximately 200 miles

### PRICING

**Lease Price:** \$11.00 - \$13.00 / sq. ft.  
Triple Net

### CONTACT INFORMATION

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### ADDITIONAL INFORMATION

- **Features of the Bostick Building:**
  - One-story garden/office building with 57,214 RSF
  - Suitable for office, medical office, flex and R&D
  - Five parking spaces per 1,000 RSF
  - Distinctive entrances with precast columns and arches
  - Dock-high or drive-in warehouse access available
  - Building monument signage available
- **Features of The Park - Huntersville:**
  - Master-planned 700-acre, mixed-use community
  - On-site conference center & property management
  - Childcare facility
  - Six-acre lake with walking paths
  - Future full-service hotel
  - 70,000 sq. ft. retail center nearby – Torrence Village
  - Conveniently located between Charlotte and Lake Norman

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