

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

BIRKDALE VILLAGE

Birkdale Commons Parkway
Huntersville, NC 28078

DETAILS

<u>Size:</u>	Up to 50,000 square feet
<u>Zoning:</u>	HCCD
<u>Park Location:</u>	Mecklenburg County
<u>Inside City?:</u>	Yes (Huntersville)
<u>Utilities:</u>	
<u>Water:</u>	CMUD
<u>Sewer:</u>	CMUD
<u>Gas:</u>	N/A
<u>Power:</u>	Energy United
<u>Phone:</u>	Any

Transportation:

<u>I-77:</u>	.5 miles
<u>I-85:</u>	14 miles
<u>I-40:</u>	25 miles
<u>I-485:</u>	7 miles
<u>Hwy. 73:</u>	0 miles
<u>Airport:</u>	20 miles (CLT/Douglas)
<u>Rail:</u>	N/A
<u>Port:</u>	
Wilmington & Charleston	
Approximately 200 miles	

PRICING

Lease Price: \$19.00 – \$21.00/sq. ft.

CONTACT INFORMATION

Jerry Broadway CEcD
Executive Director
Lake Norman Regional EDC
O: 704.992.2300
E: jbroadway@lakenormanregion.com



ADDITIONAL INFORMATION

Birkdale Village has Class A office and medical space available within their premier mixed-use development. The fully amenitized village offers multiple pedestrian-friendly dining options, street parking and covered parking garages, restaurants and shopping all in close proximity to major highways (including I-77, I- 85 and I-40), Lake Norman and Presbyterian Hospital.

- ❖ **Less than a half mile from I-77**
- ❖ Less than 3 miles from Presbyterian Hospital
- ❖ Less than 2 miles from Lake Norman access
- ❖ 15 restaurants within walking distance in the Village
- ❖ Generous TI allowances available for first-generation medical space in The Doctor's Building



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

BIRKDALE VILLAGE - LOCATION MAP



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**BIRKDALE VILLAGE
AMENITIES WITHIN WALKING DISTANCE**



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