



SERIOUS BUSINESS.
SERIOUS FUN.

LAKE NORMAN REGION / NORTH CAROLINA AVAILABLE OFFICE SPACE

Southlake Professional Center
9625 Northcross Center Drive
Huntersville, NC 28078

DETAILS

Size: 30,868 square feet
Location: Mecklenburg County
Inside City: Yes (Huntersville)
Utilities:
Water: CMUD
Sewer: CMUD
Gas: Piedmont Natural Gas
Power: EnergyUnited
Phone: AT&T

Transportation:

I-77: .5 miles
I-85: 7.5 miles
I-40: 26 miles
I-485: 5.6 miles
Hwy. 73: .2 miles
Airport: 21 miles (CLT/Douglas)
Rail: N/A
Port:
Wilmington: Approx. 200 miles
Charleston: Approx. 200 miles

PRICING

Sale Price: 1ST Floor \$160/sq. ft.
2ND Floor \$155/sq. ft.
Lease Price: 1ST Floor \$18/sq. ft. + CAM
2ND Floor \$20/sq. ft. + CAM

CONTACT INFORMATION

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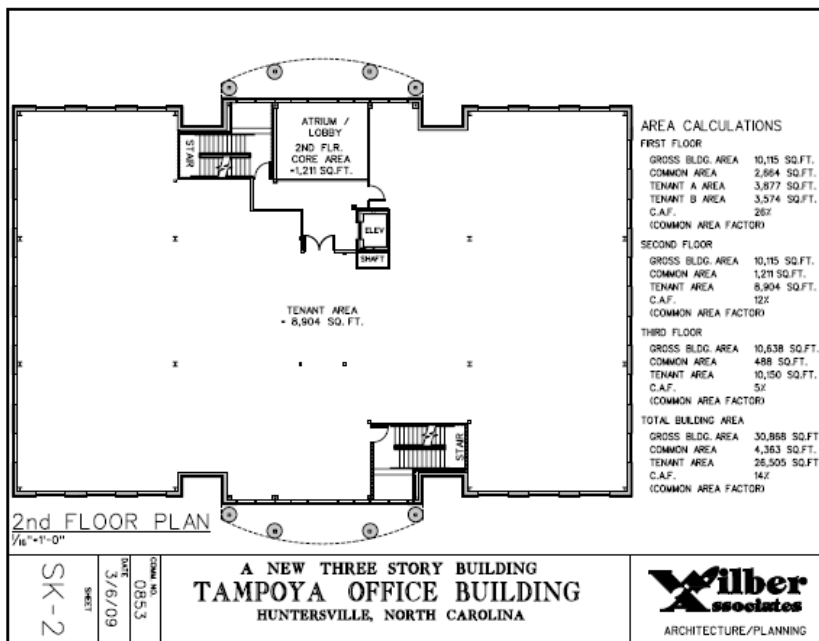
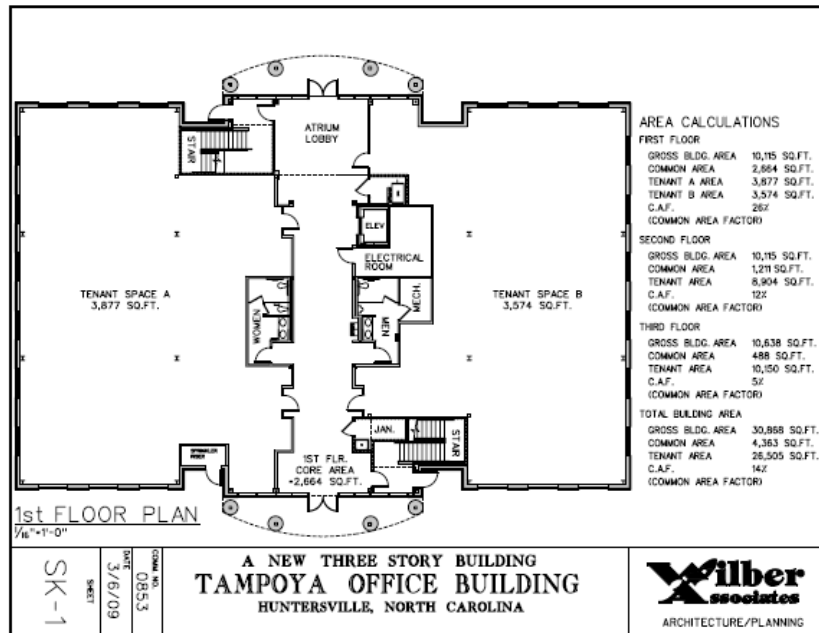
ADDITIONAL INFORMATION

- All brick medical/office buildings
- Class A office space available on first and second floor
- Available for lease or purchase
- Elevator sized for medical gurney
- Back-up generator available
- Common restrooms on main floor
- Sprinklers
- Two-story entrance lobby
- Centrally located to I-40 and I-85
- Walking distance to NorthCross Shopping Center
- Centrally located to both regional hospitals
- CAM budget starts at \$3.25
- \$30/sq. ft. upfit allowance for office space with 48-month lease
- CAF = 14 percent

LAKE NORMAN REGION
NORTH CAROLINA

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

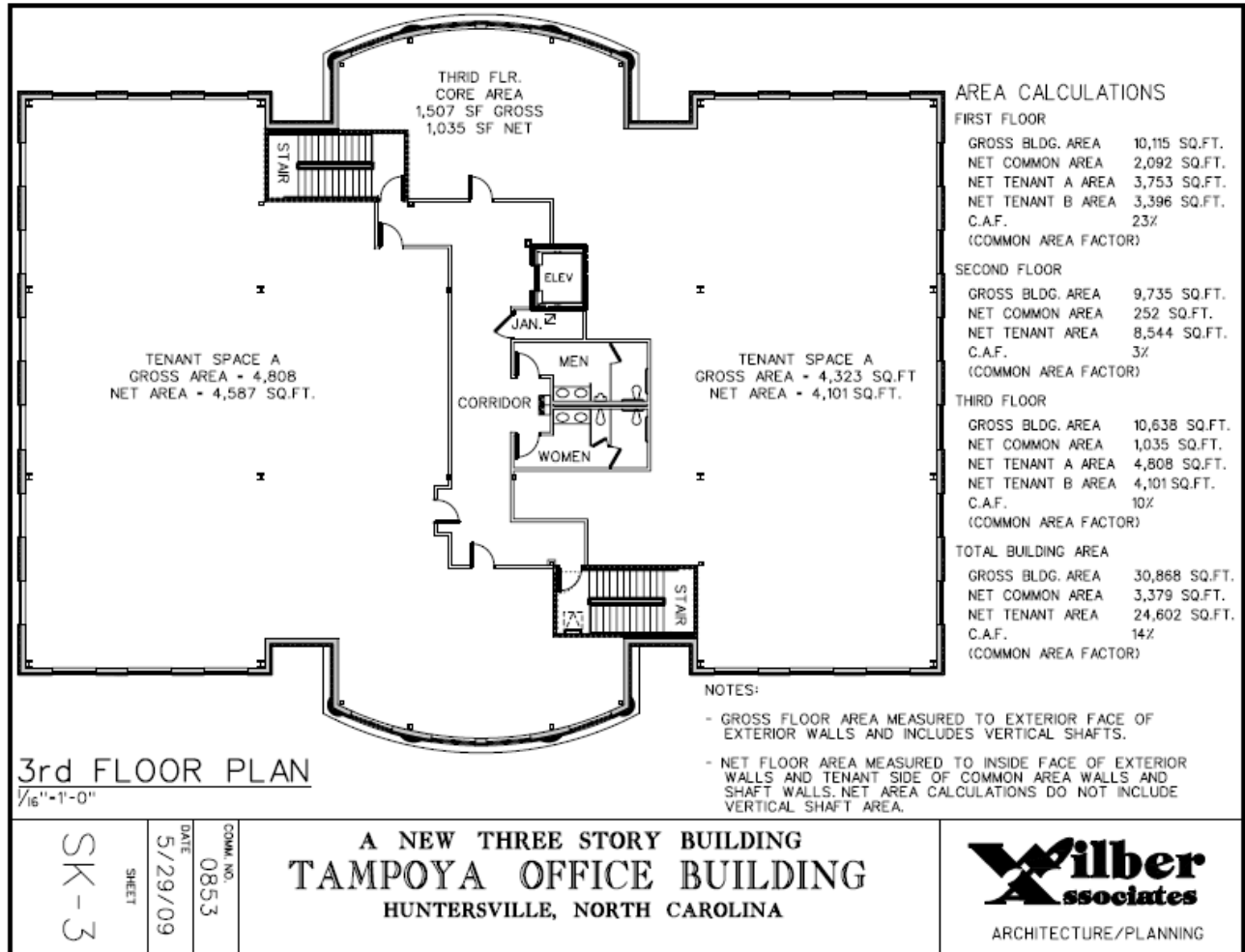
SOUTHLAKE PROFESSIONAL CENTER 1st & 2nd FLOOR PLANS



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SOUTHLAKE PROFESSIONAL CENTER 3RD FLOOR PLAN



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