

LAKE NORMAN REGION / NORTH CAROLINA

AVAILABLE OFFICE SPACE



**SERIOUS BUSINESS.
SERIOUS FUN.**

The Park - Huntersville KEMP BUILDING

13801 Reese Boulevard West
Huntersville, NC 28078



DETAILS

Building Size: 44,907 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: Energy United or
Duke Energy
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 & Charleston:
Approximately 200 miles

PRICING

Lease Price: \$18.50 - \$19.50 sq. ft.
Full Service

CONTACT INFORMATION

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ADDITIONAL INFORMATION

Features of Kemp Building:

- Three-story Class A full service office with 44,907 RSF
- Elegant two-story lobby space with monumental stairway and elegant finishes of cherry and stone
- 3.5 parking spaces per 1,000 RSF
- Patio area with walking/jogging trail around 6-acre lake
- Locker and shower facilities located on first floor
- Large conference facility overlooking lake

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

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THE PARK - HUNTERSVILLE LOCATION MAP



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THE PARK - HUNTERSVILLE MASTER PLAN



THE PARK HUNTERSVILLE

Master Plan
August 2009