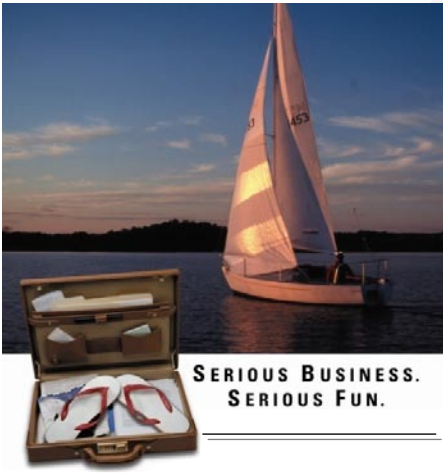


# LAKE NORMAN REGION / NORTH CAROLINA

## AVAILABLE OFFICE/FLEX SPACE



**SERIOUS BUSINESS.  
SERIOUS FUN.**

### NORTHCROSS BUSINESS CAMPUS

9828 NorthCross Center Court  
Huntersville, NC 28078

## NORTHCROSS BUSINESS CAMPUS



### DETAILS

**Size:** 16,800 sq. ft.  
**Location:** Mecklenburg County  
**Inside City?:** Yes (Huntersville)  
**Utilities:**  
**Water:** CMUD  
**Sewer:** CMUD  
**Gas:** Piedmont Natural Gas  
**Power:** EnergyUnited  
**Phone:** AT&T

### Transportation:

**I-77:** <1 mile  
**I-85:** 15 miles  
**I-40:** 26 miles  
**I-485:** 5 miles  
**Hwy. 73:** 3 miles  
**Airport:** 19 miles (CLT/Douglas)  
**Rail:** N/A  
**Port:**  
 Wilmington & Charleston:  
 Approximately 200 miles

### PRICING

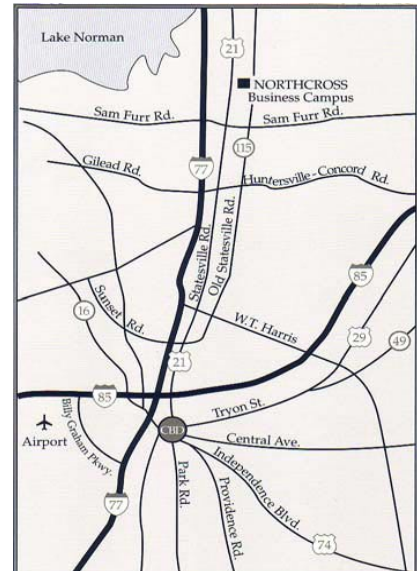
**Sale/Lease Price:** \$1,512,000/\$7.00 sq. ft.  
**Terms:** Shell/Office Allowance  
 \$25 sq. ft. (\$14 sq. ft. lease rate)

### CONTACT INFORMATION

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

### ADDITIONAL INFORMATION

- ❖ High-end office/flex facility
- ❖ Floor-to-ceiling storefront glass entryways
- ❖ 16' clear height
- ❖ 120' shared truck court
- ❖ Dock height and drive-in door access available
- ❖ 50-acre corporate office park environment
- ❖ Personalized space available
- ❖ Attractively landscape
- ❖ Located off Sam Furr Road, less than one mile from I-77 at Exit 25
- ❖ Within easy walking distance to numerous amenities at NorthCross, including a variety of shopping and restaurant options



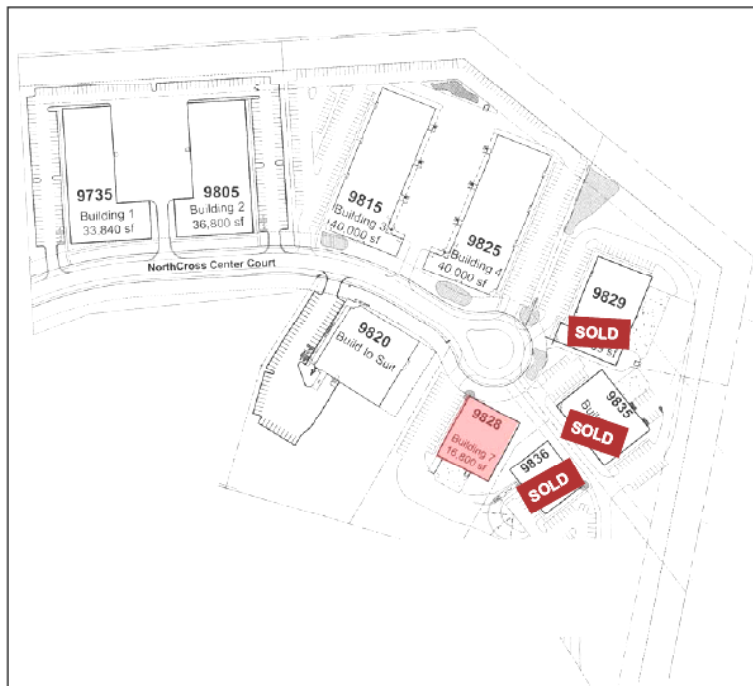
**LAKE NORMAN REGION**  
 NORTH CAROLINA

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

**AERIAL**



**SITE PLAN**



**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