

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: 57,214 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: \$6.75 - \$13.75 / sq. ft.
Full Service & Triple
Net Rates Available

CONTACT INFORMATION

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

Spectrum Properties
O: 704.875.0100

ADDITIONAL INFORMATION

Features of the Bostick Building:

- One-story garden/office with 57,214 RSF
- Suitable for office, medical office, flex and R&D
- 4.7 parking spaces per 1,000 RSF
- Distinctive entrances with precast columns and arches
- Dock-high or drive-in warehouse access available
- Monument signage available

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

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

THE PARK - HUNTERSVILLE LOCATION MAP



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

THE PARK - HUNTERSVILLE MASTER PLAN



LEGEND

- BANK OF AMERICA
- OTHER OWNERS
- PROPOSED DEVELOPMENT

BUILDINGS OWNED BY BANK OF AMERICA AS TRUSTEE

BUILDING	ACRES
BANK	1.14
STATION	1.14
RESE	1.14
STEWART	1.14
CAMPBELL	1.14
STEWART	1.14
BOYCE	1.14
LATTA	1.14
ALEXANDER	1.14
TOTAL	14.65

OTHER OWNERS

LOT NUMBER	ACRES	OWNER NAME
1	14.5	UNIVERSITY MICROFILMS
2	7.8	UNIVERSITY MICROFILMS
3	5.5	UNIVERSITY MICROFILMS
4	5.9	UNIVERSITY MICROFILMS
5	5.0	UNIVERSITY MICROFILMS
6	6.3	UNIVERSITY MICROFILMS
7	28.6	UNIVERSITY MICROFILMS
8	18.3	UNIVERSITY MICROFILMS
9	17.0	UNIVERSITY MICROFILMS
10	13.6	UNIVERSITY MICROFILMS
11	10.2	UNIVERSITY MICROFILMS
12	5.0	UNIVERSITY MICROFILMS
13	5.1	UNIVERSITY MICROFILMS
14	6.3	UNIVERSITY MICROFILMS
15	5.7	UNIVERSITY MICROFILMS
16	6.3	UNIVERSITY MICROFILMS
17	6.6	UNIVERSITY MICROFILMS
18	9.9	UNIVERSITY MICROFILMS
19	11.9	UNIVERSITY MICROFILMS
20	18.3	UNIVERSITY MICROFILMS
21	18.5	UNIVERSITY MICROFILMS
22	9.5	UNIVERSITY MICROFILMS
23	3.0	UNIVERSITY MICROFILMS
24	1.9	UNIVERSITY MICROFILMS
25	3.7	UNIVERSITY MICROFILMS
TOTAL	210.4	

AVAILABLE BYTES - GROSS AND NET ACRES

LOT NO.	GROSS ACRES	NET ACRES
1	14.5	13.26
2	7.8	7.26
3	5.5	5.26
4	5.9	5.26
5	5.0	5.26
6	6.3	5.26
7	28.6	27.26
8	18.3	17.26
9	17.0	16.26
10	13.6	12.26
11	10.2	9.26
12	5.0	5.26
13	5.1	5.26
14	6.3	5.26
15	5.7	5.26
16	6.3	5.26
17	6.6	5.26
18	9.9	8.26
19	11.9	10.26
20	18.3	17.26
21	18.5	17.26
22	9.5	8.26
23	3.0	3.26
24	1.9	1.26
25	3.7	3.26
TOTAL	210.4	193.26

THE PARK HUNTERSVILLE

Master Plan
August 2009

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