

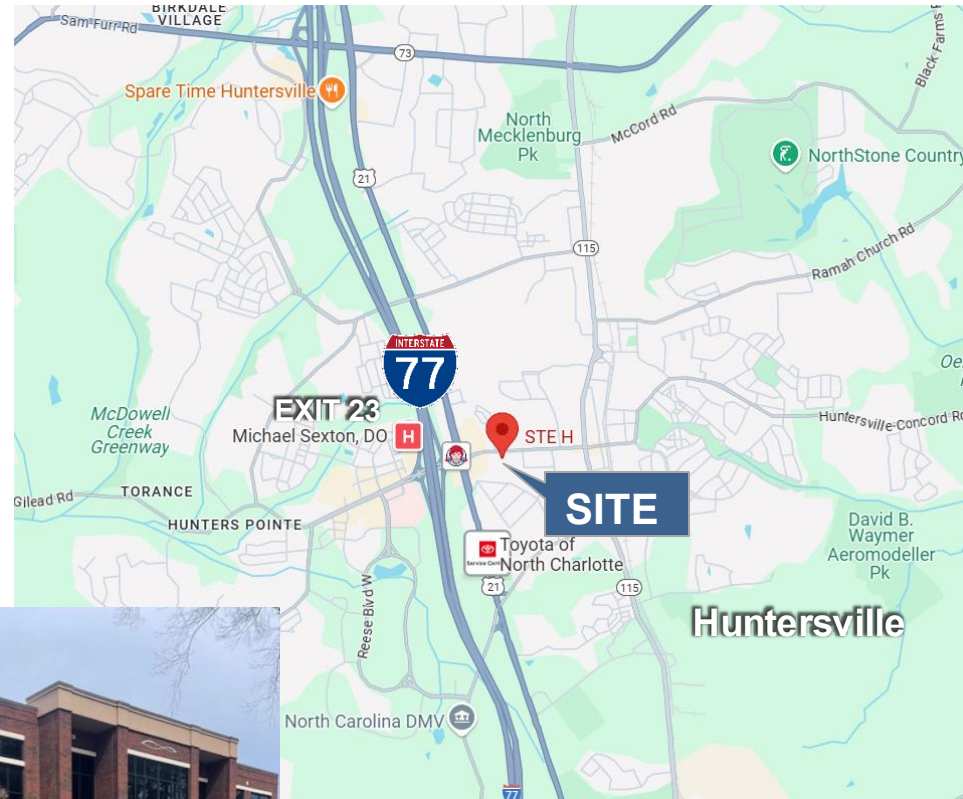
AVAILABLE FOR LEASE

**403 Gilead Rd
Suite H
Huntersville, NC 28078**

2,700 +/- RSF

- Medical building one block from exit 23, I-77
- 7 large offices, 5 with floor to ceiling windows. 2 offices have frosted glass to allow ample light in
- Lobby, Reception, workroom with cabinets, IT room, kitchenette and breakroom, file/copy room and conference room
- 2nd floor office space with elevator access
- LVP in lobby and reception area
- Ample parking
- After hours keypad for security
- Tons of natural light

**LEASE PRICE: \$22.00/RSF NNN
\$7.00 TICAM**



CONTACT

Michelle Polito
cell 704.995.4885
michelle@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

Conveniently located:

- 0.1 miles from USPS
- 0.5 miles from I-77
- 3.7 miles from Birkdale Village
- 17.4 miles from Charlotte Airport



Demographics

	1 mile	3 mile	5 mile
Population	5,584	32,090	67,053
Average Household Income	\$74,372	\$89,216	\$89,220

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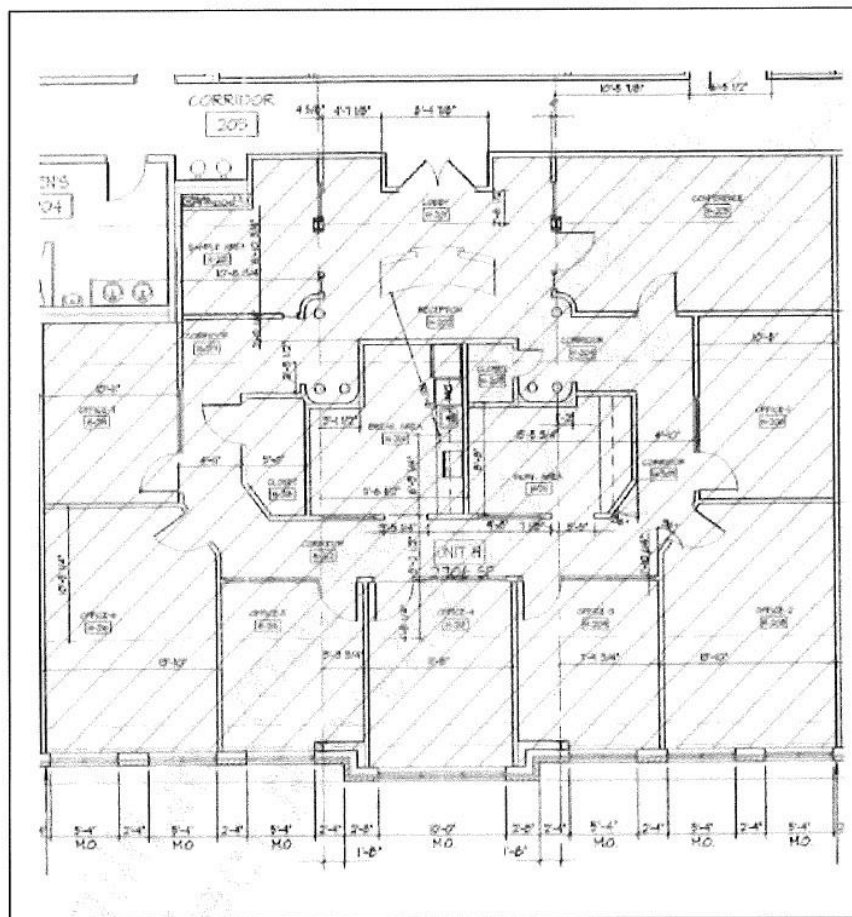
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Exhibit "A"
Proposed Premises – Suite H (approximately 2,702 RSF)



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PHOTOS



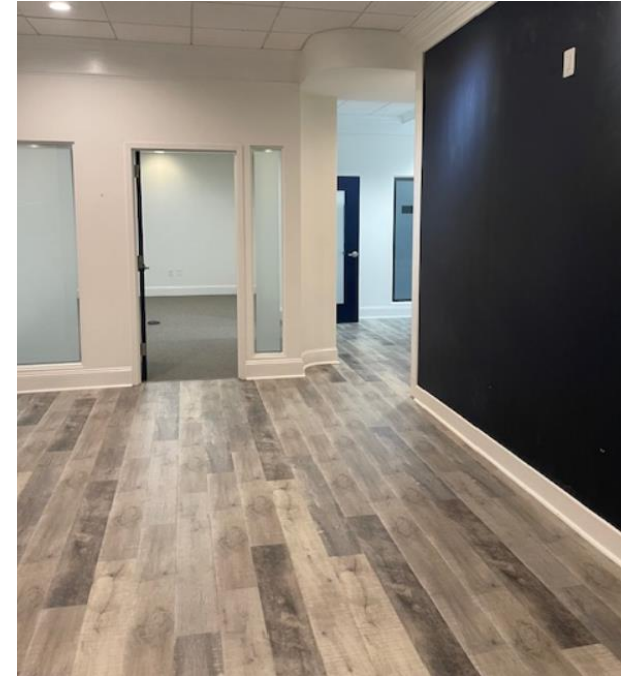
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