

NORTHCROSS MEDICAL OFFICE BUILDING

17220 Northcross Drive | Huntersville, North Carolina 28078

AVAILABLE
FOR LEASE



BUILDING SPECIFICATIONS

TOTAL BUILDING AREA:
± 26,166 SF

TOTAL AVAILABLE SPACE:
2,000-13,000 RSF:

YEAR BUILT:
2009

PARKING RATIO:
5.24/1,000

ASKING LEASE RATE:
\$24.00/SF, NNN

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- Two story medical office building featuring ample surface parking with convenient access, a porte cochere for patient drop off, and plentiful amenities in the nearby Birkdale Village and Northcross Shopping Center
- Building is anchored by Novant Health, who leases the first floor
- Full second floor shell space is available
- Located near I-77's Exit 25, approximately 0.75 miles from the intersection of Northcross Drive and Sam Furr Road
- Above standard TI allowances offered



Huntersville Medical Plaza is located within half a mile of Birkdale Village, a prominent mixed-use community which includes retail, multi-family homes, dining and entertainment. Additionally, many grocers and other popular retail destinations are in close proximity including Harris Teeter, Whole Foods, Starbucks and Target.

The Property is positioned directly adjacent to I-77 and in close proximity to high end retail and premier neighborhoods. It is under a 25 minute drive to Charlotte Douglas International Airport.



- Proposed Sidewalk and Multi-use Trail
- Proposed Island
- Proposed Edge of Travel
- - - Slope Stakes
- Existing McDowell Creek Greenway
- Delineated Streams
- Delineated Ponds
- ▨ Delineated Wetlands
- Floodway
- 100-Year Floodplain
- Park

Figure 2A
Detailed Design Map
 NCDOT Project No. U-5108
 Northcross Drive Extension
 Mecklenburg County



NORTHCROSS EXTENTION PROJECT SUMMARY:

The Northcross Extension Road is a proposed improvement to the existing road that will connect Sam Furr Road and Westmoreland Road. This connection will allow increased traffic flow and activity to Huntersville Medical Plaza and allow easier access for both Novant’s patients and staff.

The frontage resulting from the new extension will help to increase visibility for the property while also alleviating congestion on Sum Furr Road. The project will be fully funded and approved by NCDOT.