

# 16511 Northcross Dr



Presented By:  
G Brokerage

16511 Northcross Dr, Huntersville, NC 28078





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## Property Details

Northcross Corporate Center is located approximately a quarter mile from I-77. Amazing access to restaurants, banks, and Birkdale Shopping Center. Open floor plan that includes reception, spacious conference rooms, and private exam rooms. 6 offices in total and 7 if you include exam room. 2 conference rooms and 2 bathrooms. Great location for amenities and access to I-77. Plug & Play for medical and physical therapy users. Easily converted to professional services and other custom build outs.

**Price: \$16.00 /SF/Yr**

- Proximity to I-77
- Birkdale Village Shopping Center
- 6 offices, 2 conference rooms, and 1 exam room
- Open floor plan
- Building shared with quality medical tenants/owner users

View the full listing here: <https://www.loopnet.com/Listing/16511-Northcross-Dr-Huntersville-NC/17882723/>

Rental Rate:	\$16.00 /SF/Yr
Property Type:	Office
Building Class:	B
Rentable Building Area	11,800 SF
:	
Year Built:	1999
Walk Score ®:	41 (Car-Dependent)
Transit Score ®:	32 (Some Transit)
Rental Rate Mo:	\$1.33 USD/SF/Mo

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## Listing space

1st Floor Ste B & C	Space Available:	2,600 SF
	Rental Rate:	\$16.00 /SF/Yr
	Date Available:	Now
	Service Type:	Modified Gross
	Built Out As:	Physical Therapy
	Space Type:	Sublet
	Space Use:	Office/Medical
	Lease Term:	Negotiable

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Charlotte Swim Club Mgmt Inc	-	
Dr. Mark Le, MD	3,000	
Fcrx Inc	800	
First Dental of Huntersville	2,800	
Lakeside Chiropractic Seminars	-	
Northcross Medical Center	3,000	
Shipley Michael Dc Dacrb	400	
Sodexo	4,500	

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## Location





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## Property Photos



Primary Photo



Building Photo



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## Property Photos



Other



Other

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