

# Offices Available for Lease in Birkdale

**8600 Sam Furr Road  
Huntersville, NC 28078**

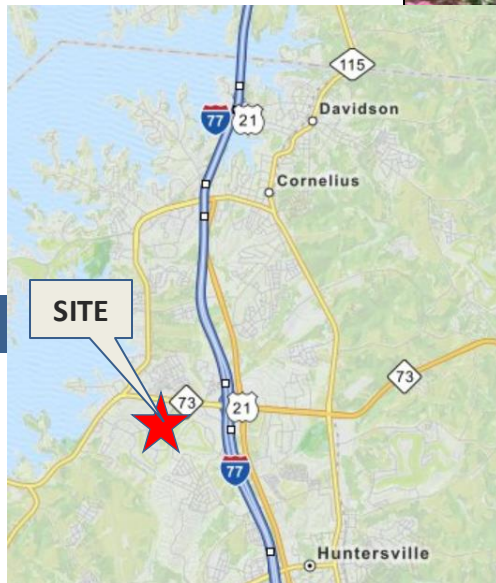
**Suite 100 – 1,214 +/- sf**

Highly visible office location

- ½ mile to I-77 Exit 25
- Walking distance to numerous amenities
- Directly across from Birkdale Village, Lake Norman's premier mixed-use development

**LEASE RATE:**

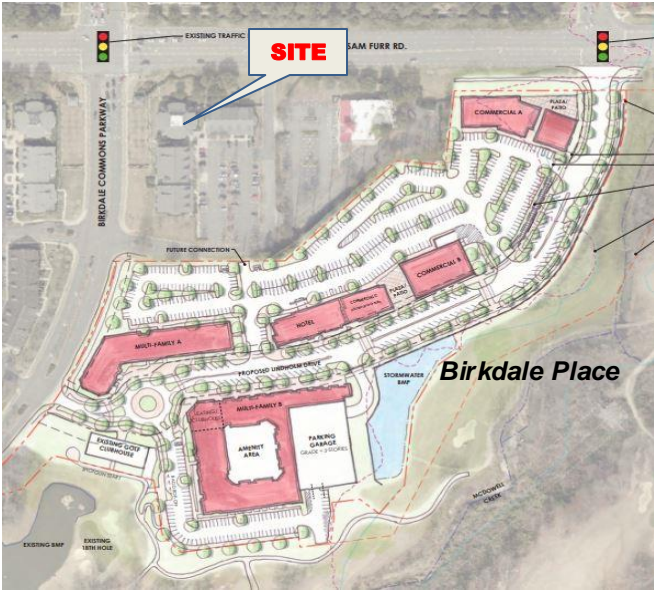
**\$ 32.00/SF Modified Gross  
Excluding in suite janitorial**



**Charles Knox** 704.400.5260  
charles@knoxgroupinc.com  
19725 Oak Street  
Suite 8  
Cornelius, NC 28031

# Prime Birkdale location

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- Ideal Lake Norman location at entrance to Birkdale Village
- Small suites with ample parking available
- Traffic count on Sam Furr Road: 35,000
- Adjacent to the new Birkdale Place presently under construction

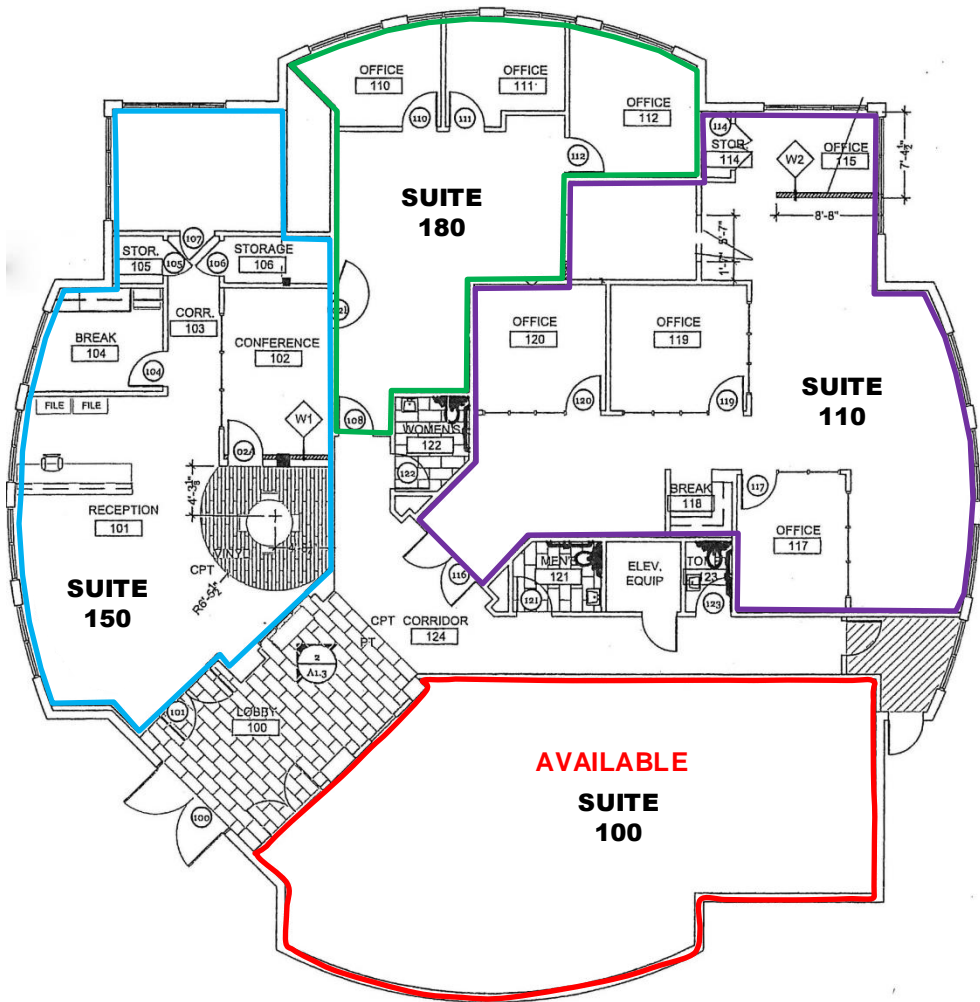


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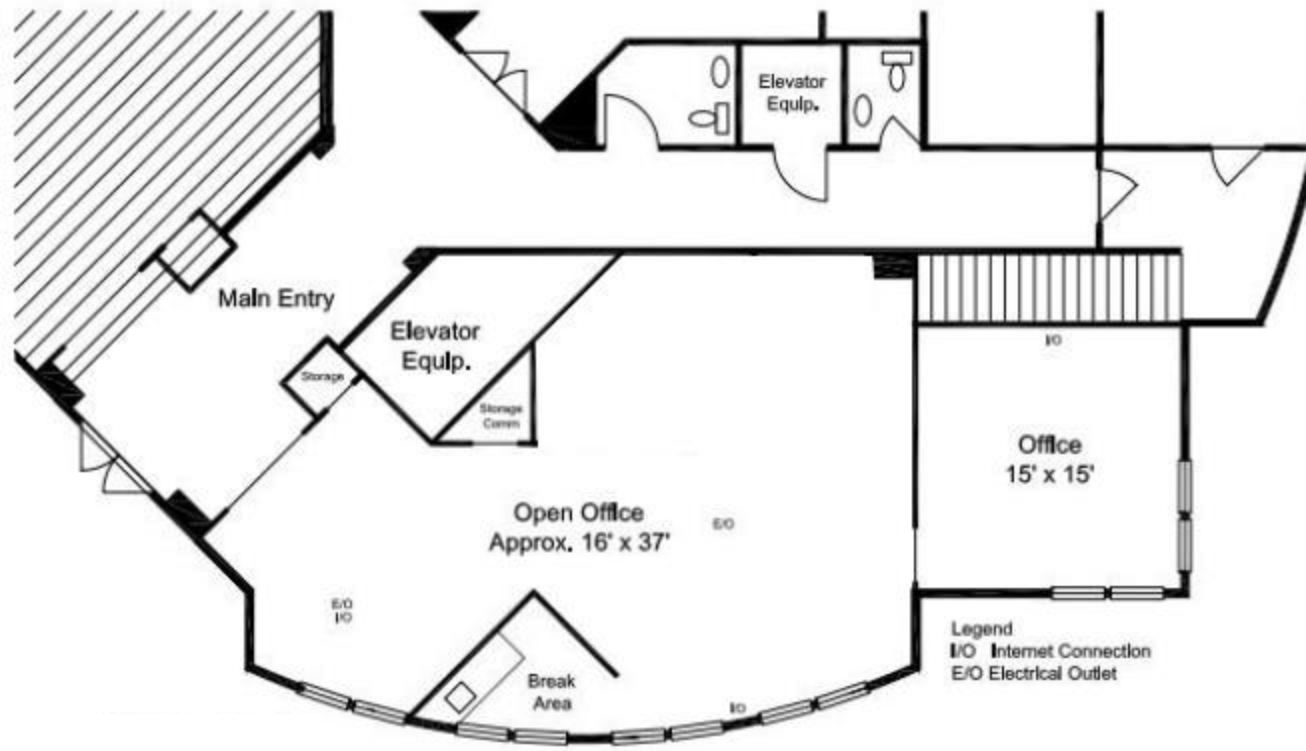
- First Floor**
- Suite 100     1,214 sf
  - Suite 110     1,637 sf
  - Suite 150     1,302 sf
  - Suite 180     990 sf



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