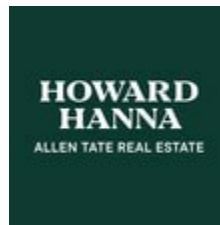




Medical Office Building

7600 Ballantyne Commons Pky, Charlotte, NC 28277



Walt Sikes

Howard Hanna Allen Tate Real Estate
6700 Fairview Rd, Charlotte, NC 28210
walt.sikes@atcmail.com
(704) 236-3945



Medical Office Building

Upon Request

New modern design upscale medical office building, totaling approximately 10,375 square feet, located in Charlotte, North Carolina to be delivered in 2026. The property will boast features including abundant parking, an entry plaza, urban open space, and more. Strategically located just off Rea Rd on Ballantyne Commons Parkway. The property has excellent visibility and signage opportunities and is within close proximity to Stonecrest and other nearby medical office locations, restaurants, retail, and services, making it a standout location for healthcare providers....

- Conveniently located directly off of Ballantyne Commons Parkway near corner of Rea Rd
- Ample Parking with ratio of 4 spaces per 1000 SF
- Excellent visibility
- Excellent building signage opportunity
- Ideal for medical professionals seeking New modern/upscale medical office building
- Spaces are being preleased for 2026



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area:	10,375 SF
Construction Status:	Proposed
Walk Score ®:	52 (Somewhat Walkable)
Transit Score ®:	13 (Minimal Transit)
Rental Rate Mo:	Upon Request

1st Floor Ste A

Space Available	3,403 SF
Rental Rate	Upon Request
Contiguous Area	10,375 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Lease Rate Upon RequestAll 3 spaces can be leased together for a total of 10,375 square feet

1st Floor Ste B

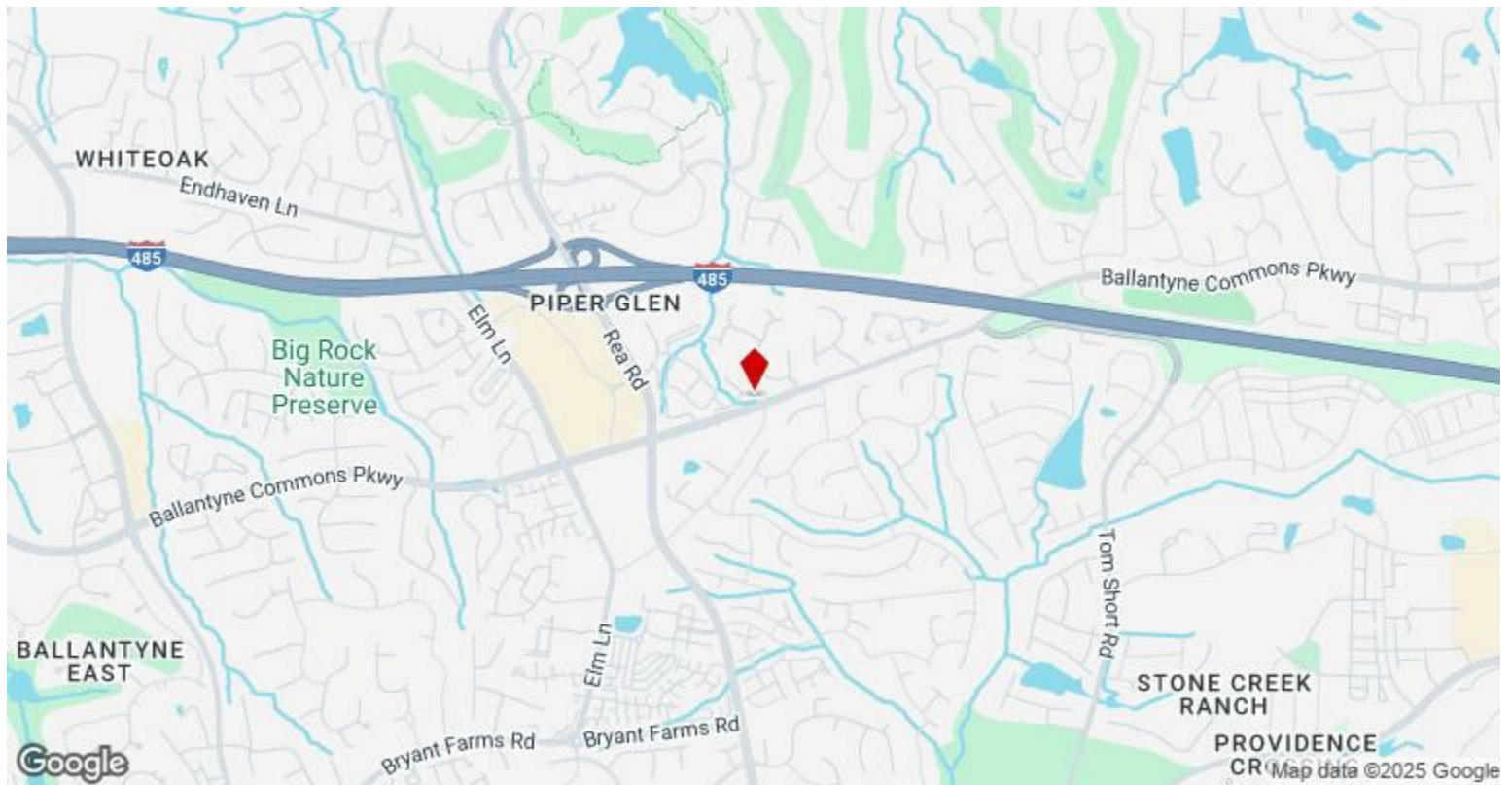
Space Available	3,685 SF
Rental Rate	Upon Request
Contiguous Area	10,375 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Lease Rate Upon RequestAll 3 spaces can be leased together for a total of 10,375 square feet

1st Floor Ste C

Space Available	3,287 SF
Rental Rate	Upon Request
Contiguous Area	10,375 SF
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Lease Rate Upon RequestAll 3 spaces can be leased together for a total of 10,375 square feet



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