

STEELE CREEK MOB

13515 STEELE CREEK ROAD
CHARLOTTE | NORTH CAROLINA



REED GRIFFITH
704-619-0473
reed@FlagshipHP.com

GREG MCINTOSH
704-562-2153
greg@FlagshipHP.com

FOR LEASE

PROPERTY OVERVIEW

PROPERTY OVERVIEW

- Two story medical office building set to deliver November 14, 2024
- Located in the booming Steele Creek submarket
- Less than 1 mile from Rivergate Shopping Center
- Building signage available
- Close proximity to I-77

AERIAL TOUR



CONTACT:

REED GRIFFITH
704-619-0473
reed@FlagshipHP.com

GREG MCINTOSH
704-562-2153
greg@FlagshipHP.com



TOTAL BUILDING AREA:
± 33,500 SF



AVAILABLE SPACE:
2ND FLOOR: ±13,867 SF



LEASE RATE:
\$35.00



LEASE TYPE:
NNN



DELIVERY:
November 14, 2024



PARKING RATIO:
5.00/1,000 SF

SITE PLAN



FLOOR PLAN: 2ND FLOOR

TOTAL AVAILABLE:
13,867 RSF

10,136 SF

LEASED

3,731 SF

CORRIDOR

20'-0"

1'-0"

71'-8"
71'-6 3/16"

39'-0"

5'-4"

4'-4"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

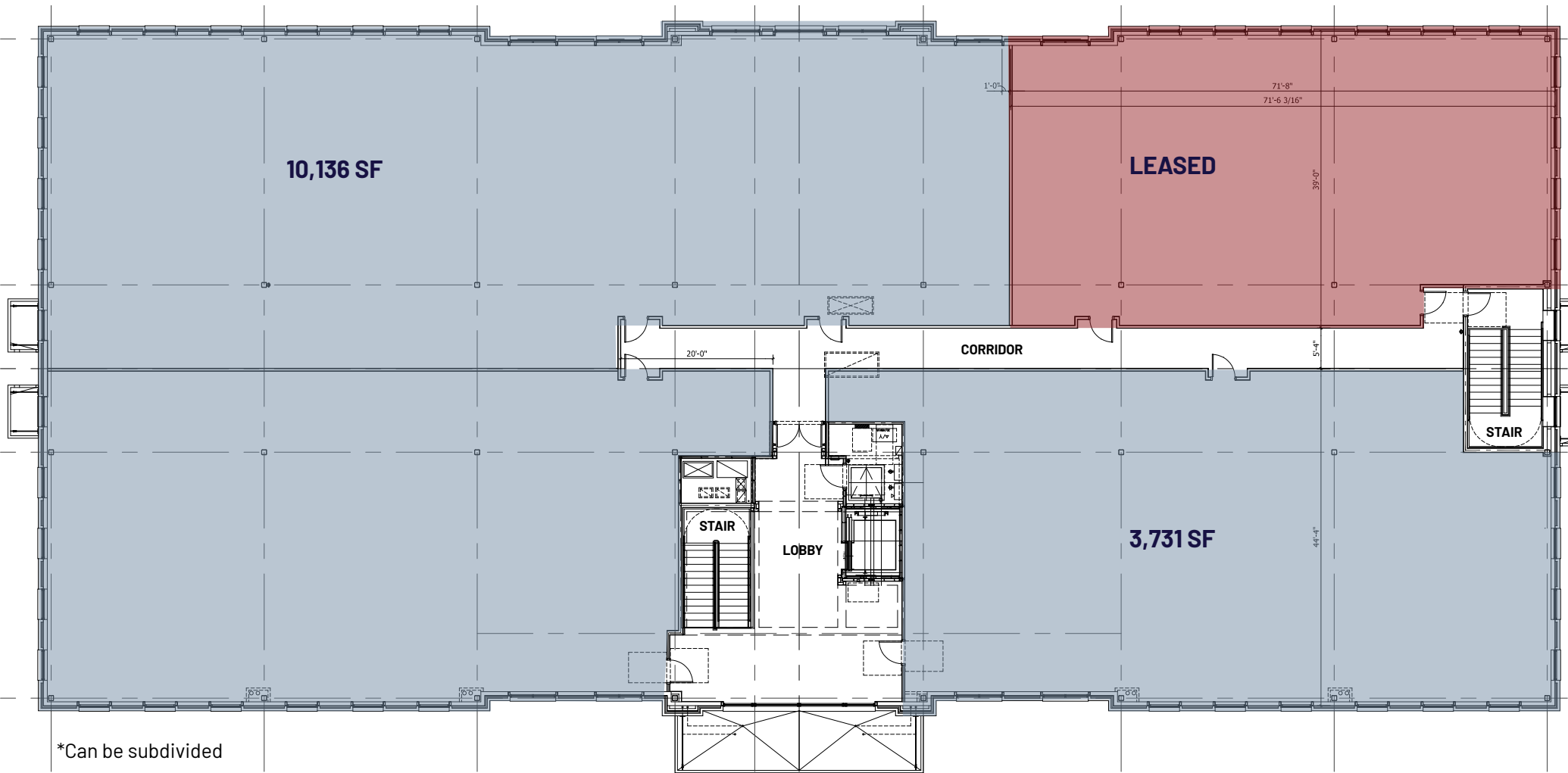
20'-0"

20'-0"

20'-0"

20'-0"

*Can be subdivided



AREA MAP

