

17220 NORTHCROSS DRIVE

HUNTERSVILLE | NORTH CAROLINA
MEDICAL OUTPATIENT BUILDING



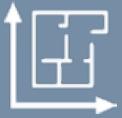
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FOR LEASE

PROPERTY OVERVIEW



TOTAL BUILDING AREA:
± 26,166 SF



AVAILABLE SPACE:
2,000 - 13,000 RSF



LEASE RATE:
\$24.00/SF



LEASE TYPE:
NNN



YEAR BUILT:
2009



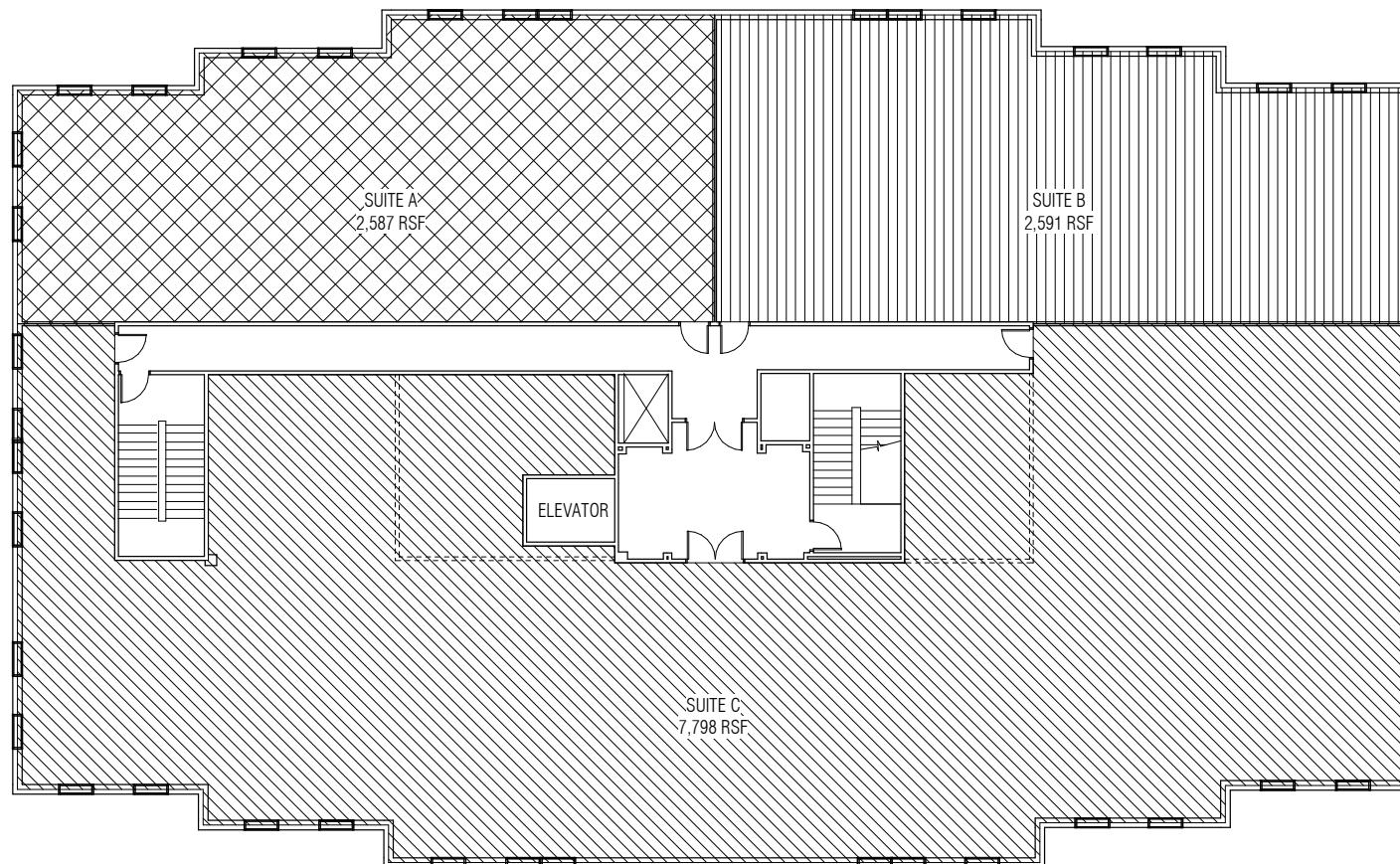
PARKING:
5.24/1,000

PROPERTY OVERVIEW

- 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



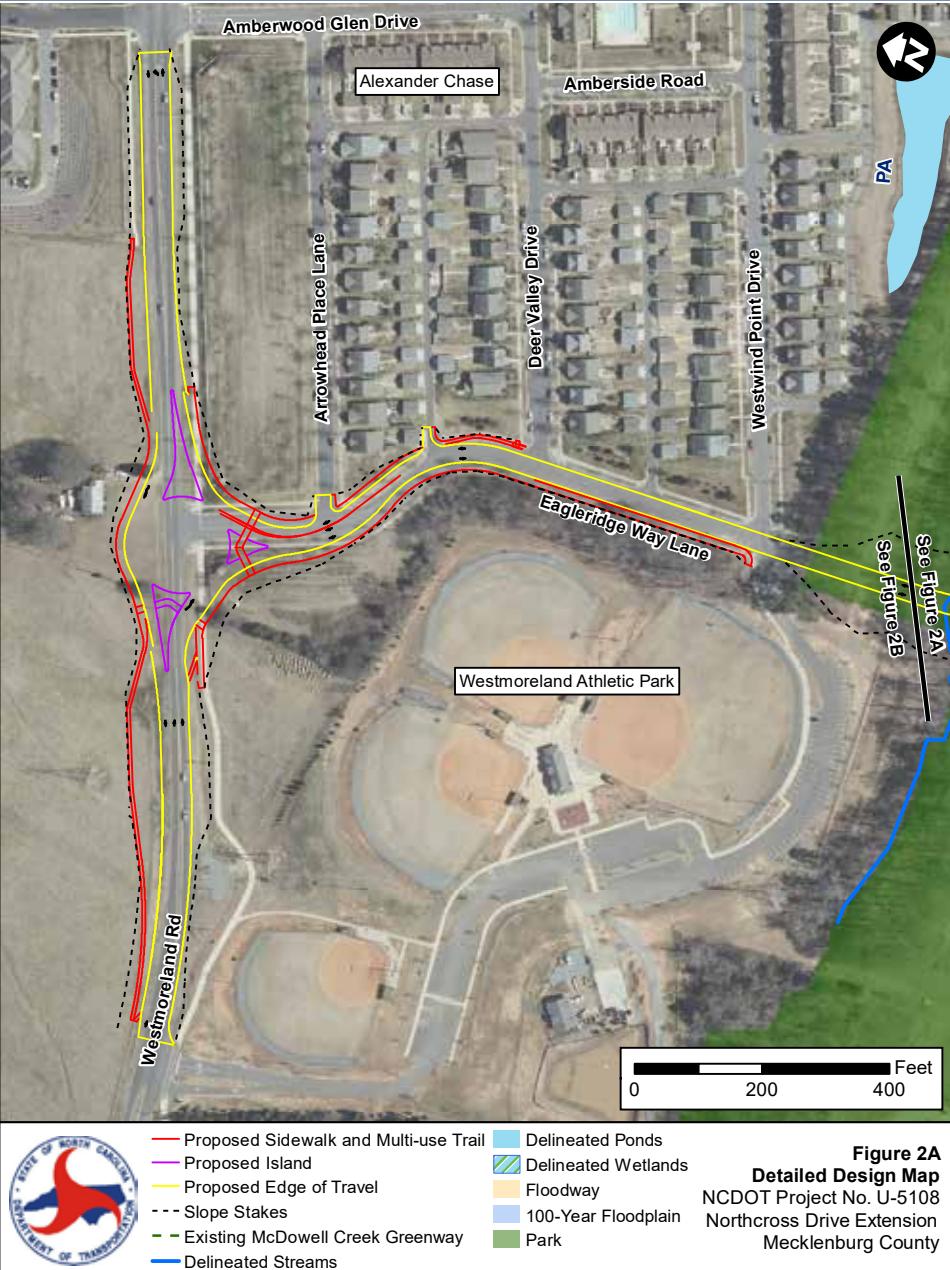
FLOOR PLAN



① 01 PARTITION PLAN
1/16" = 1'-0"

- SUITE A 2,587 RSF
- SUITE B 2,591 RSF
- SUITE C 7,798 RSF

EXTENTION PLANS



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 Sam Furr Road. The project will be fully funded and approved by NCDOT.



AREA MAP

