

# STEELE CREEK MOB

13515 Steele Creek Road | Charlotte, North Carolina

AVAILABLE FOR LEASE



## BUILDING SPECIFICATIONS

**TOTAL BUILDING AREA:**  
± 33,500 SF

**DELIVERY:**  
Q4 2024

**PARKING RATIO:**  
5.00/1,000 SF

**LEASE RATE:**  
\$33.00/SF, NNN

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## BUILDING SUMMARY

- Two story medical office building set to deliver Q4 2024
- Located in the booming Steele Creek submarket
- Less than 1 mile from Rivergate Shopping Center
- Building signage available
- Close proximity to I-77

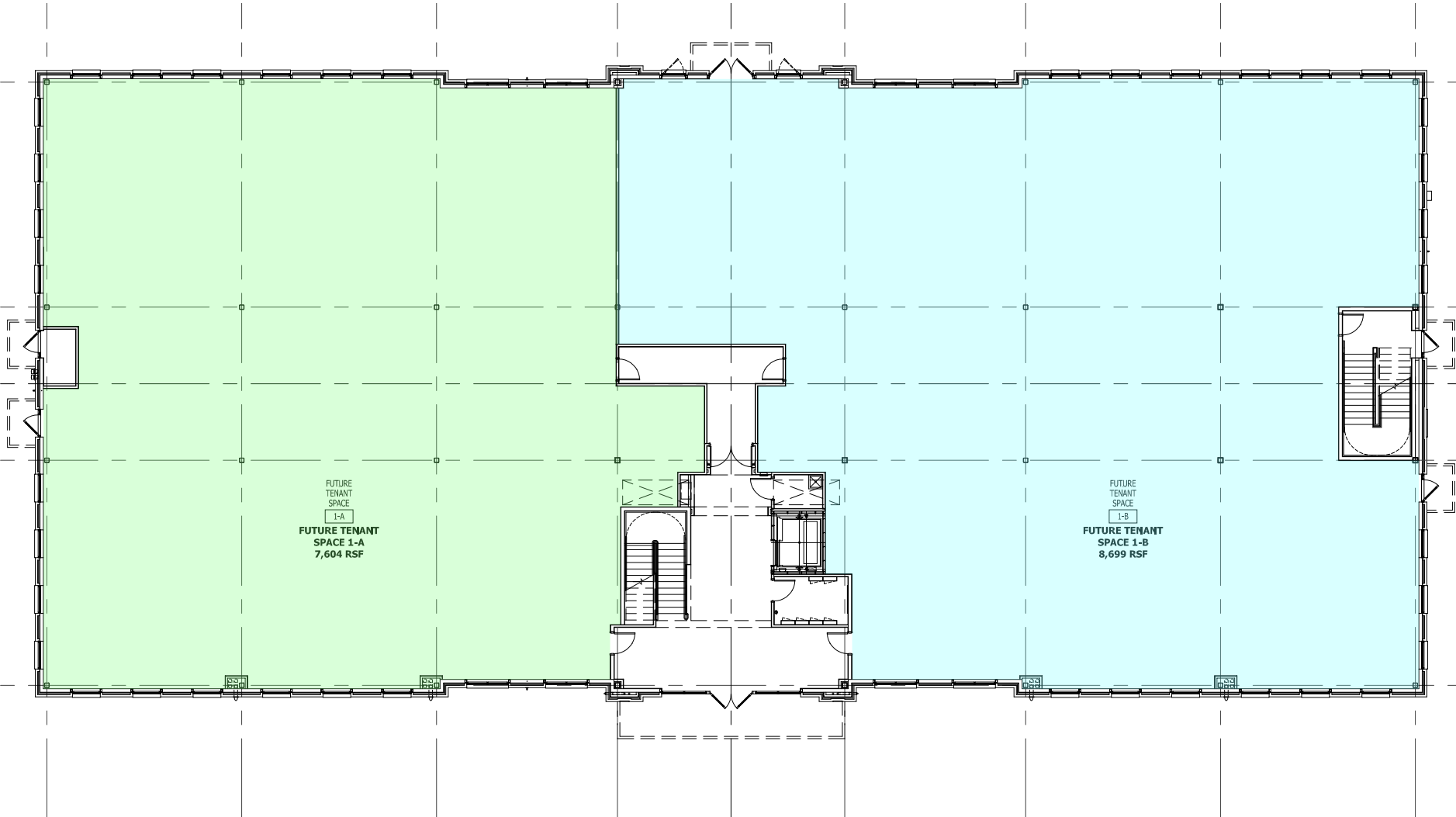
## AERIAL TOUR



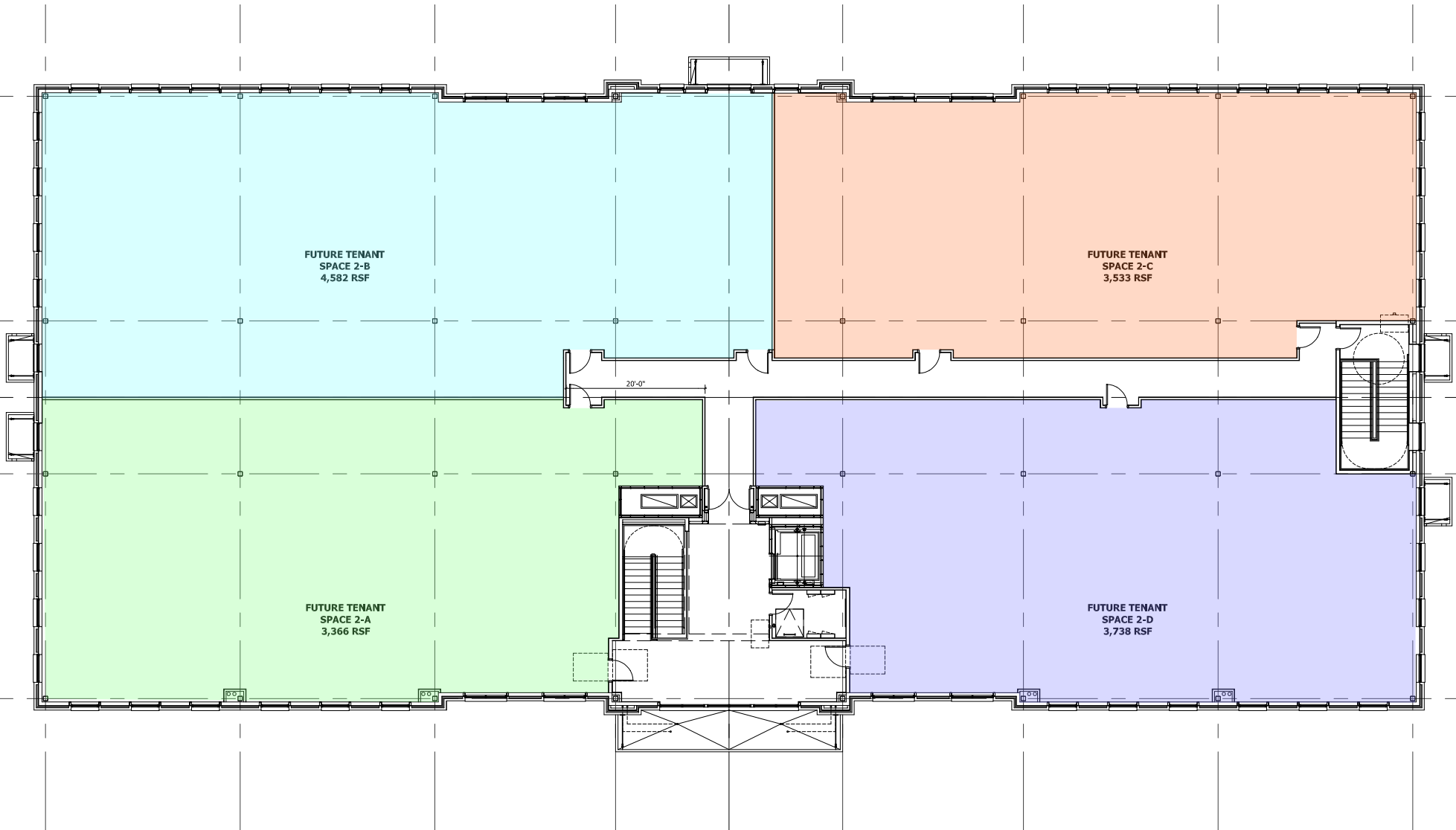
# SITE PLAN



# FIRST FLOOR



# SECOND FLOOR





# AERIAL



## GROCERY

Publix  
Harris Teeter

## DINING

Hickory Tavern  
Starbucks  
Jim 'N Nicks BBQ  
Nothing But Noodles

Salsaritas Fresh

Chik-Fil-A  
Smoothie King  
American Burger Co.  
Coldstone Creamery  
Just Fresh  
Zoe's Kitchen  
Buffalo Wild Wings  
MOD Pizza

## RETAIL & SERVICES

AT&T  
Firestone Complete Auto Care  
Walgreens  
UltraTan  
H&R Block  
TJ Maxx  
Exxon  
7 Eleven

CVS  
Valvoline Instant Oil Change  
Best Buy  
Office Max  
Marshalls  
PetSmart  
RockBox Fitness  
Sola Salons  
Home Depot

Sally's Beauty Supply  
Target  
Ulta Beauty  
Michael's  
Homegoods

## BANKING

Wells Fargo  
Truist