

STEELE CREEK MOB

13515 STEELE CREEK ROAD
CHARLOTTE | NORTH CAROLINA



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FOR LEASE

PROPERTY OVERVIEW

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- 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



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TOTAL BUILDING AREA:
± 33,500 SF



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



LEASE RATE:
\$35.00



LEASE TYPE:
NNN



YEAR BUILT:
2025



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"

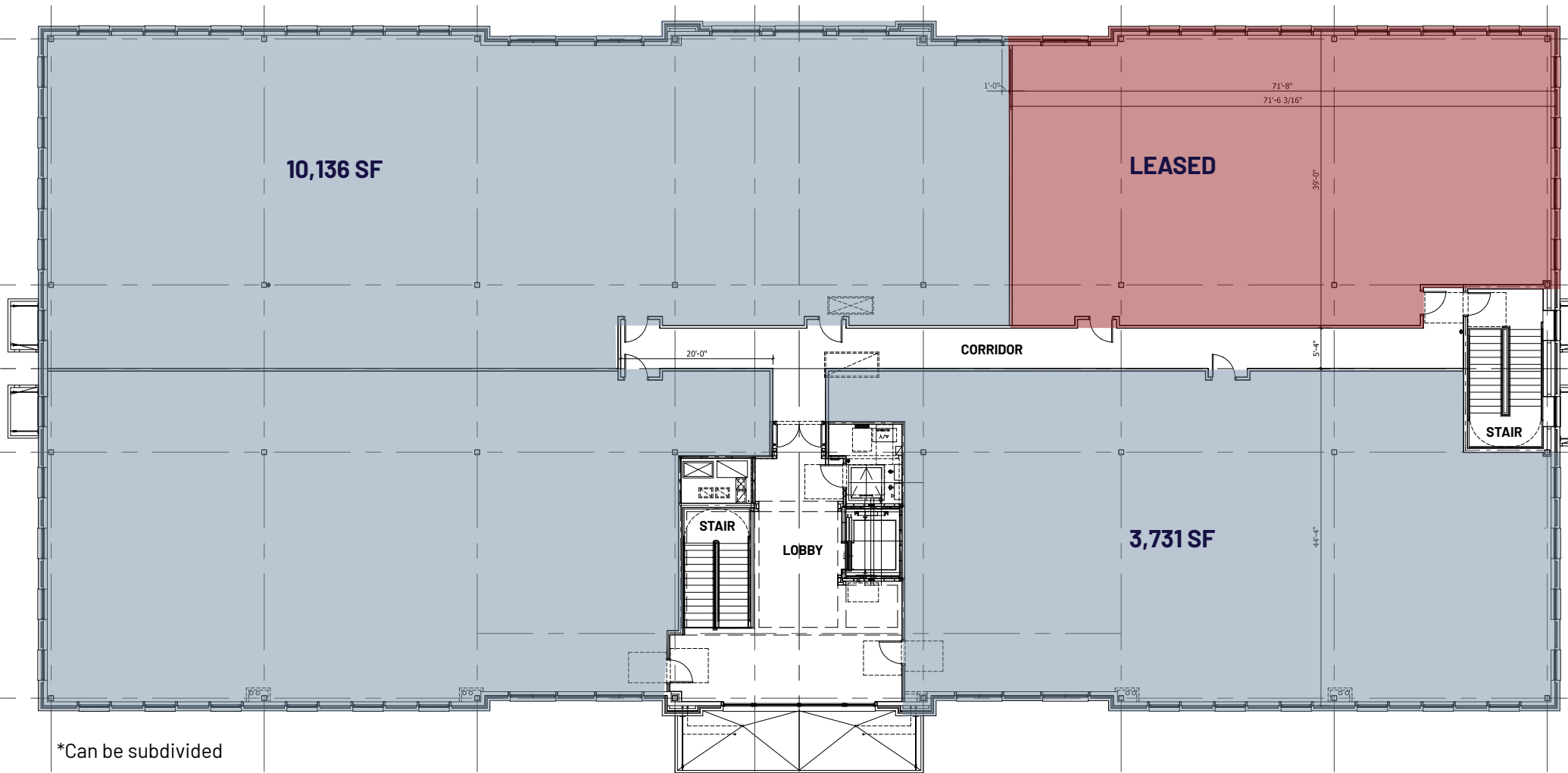
20'-0"

LOBBY

STAIR

STAIR

*Can be subdivided



AREA MAP

