

ALEXANDER BUILDING REDEVELOPMENT PROJECT

13620 REESE BOULEVARD
CHARLOTTE | NORTH CAROLINA



WILL ROBERTSON
704-996-5824
will@FlagshipHP.com

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

FOR LEASE

PROPERTY OVERVIEW



BUILDING SIZE:
128,510 SF



AVAILABLE SPACE:
Suite 120: 1,420 SF
Second Floor: 30,870 SF
Suite 305: 9,206 SF
Suite 400A: 6,620 SF



PRICING:
\$37.00/SF



LEASE TYPE:
Full Service

PROPERTY SUMMARY:

- **Redevelopment: Converting to a modern medical outpatient building**
- Direct I-77 access (Exit 23)
- Adjacent to Novant Health – Huntersville Medical Center
- Designed for modern medical use – can accommodate surgery center on second floor
- Covered drop-off + gurney elevator
- Monument signage with high visibility
- **Generous T.I. Allowance**

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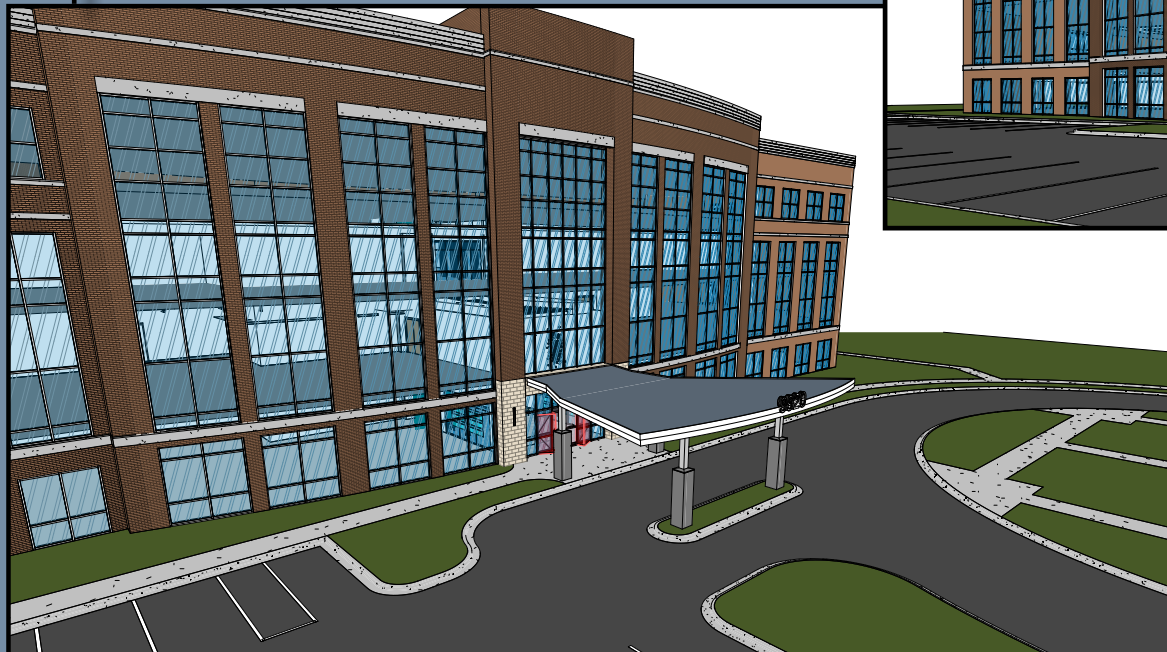
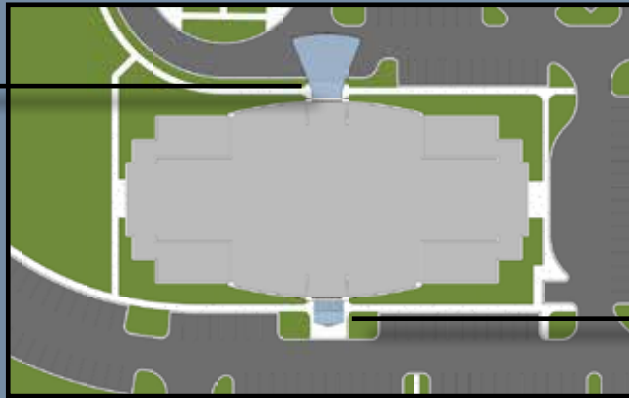
INTERIOR RENDERING 1



INTERIOR RENDERING 2



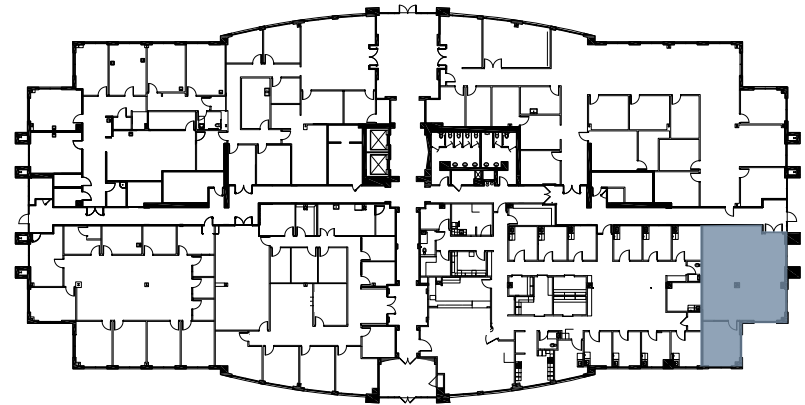
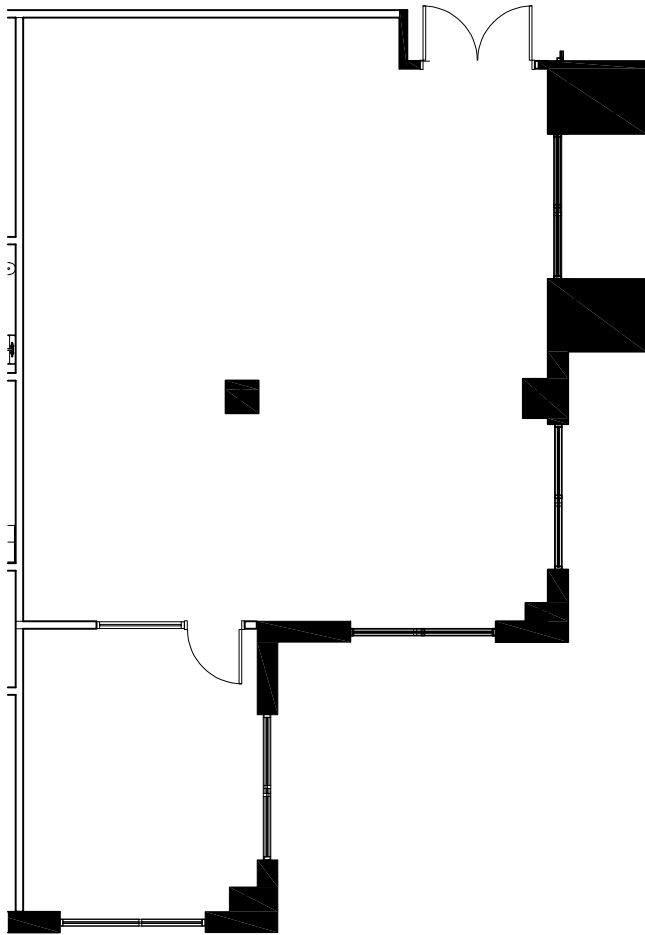
EXTERIOR RENDERINGS



- 13620 Reese Blvd is being transformed into a modern medical office destination with Class A finishes and full surgery suite capabilities – ideal for healthcare providers seeking premium space in Huntersville.
- Modern new entrances and stylish covered drop-off canopies are being added on both sides of the building – combining convenience, comfort, and curb appeal for patients and providers alike.

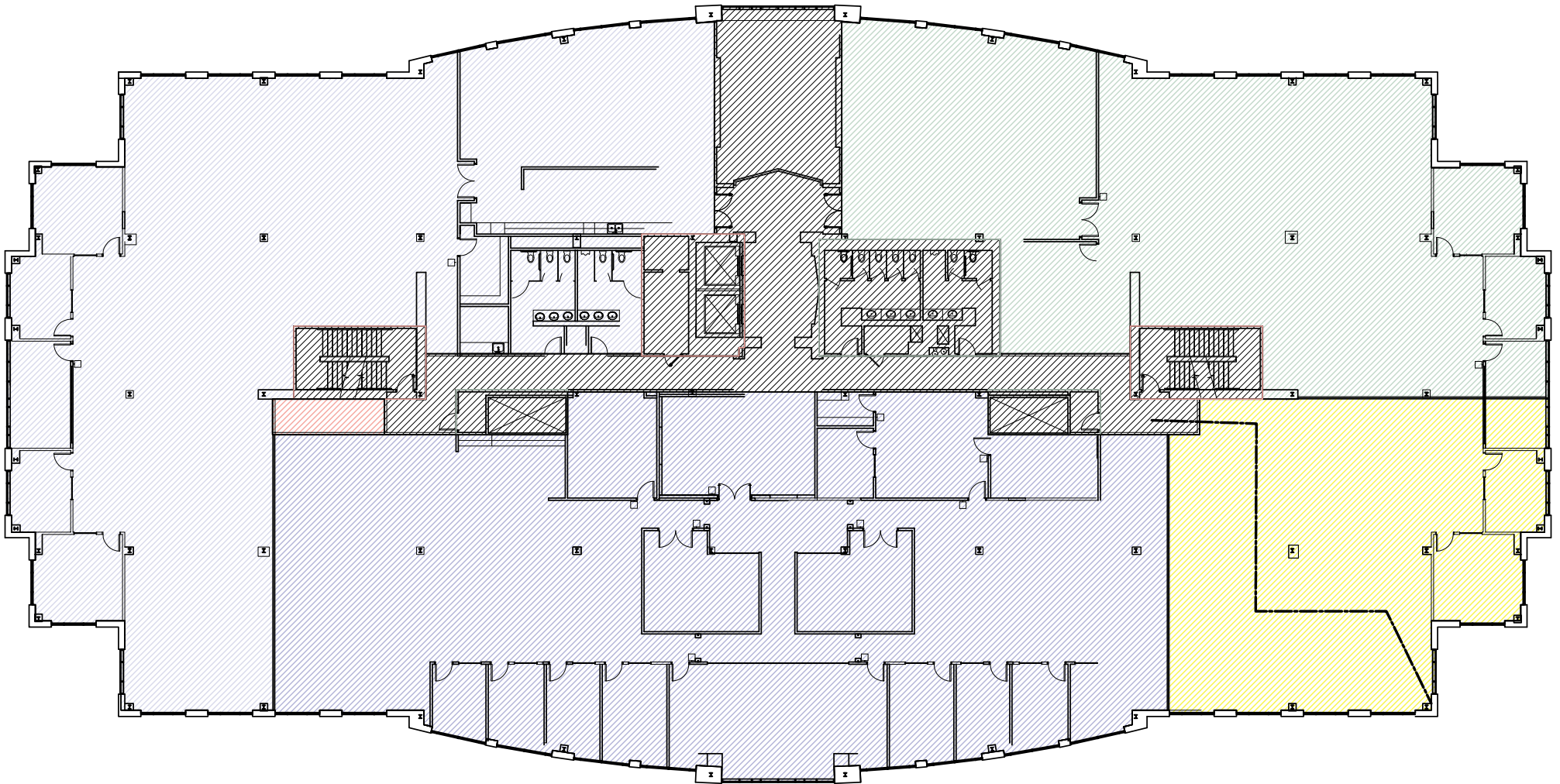
FIRST FLOOR:

SUITE 120



SUITE 120: 1,420 SF

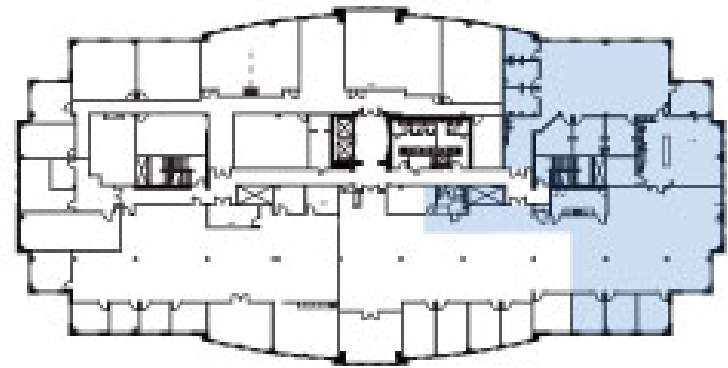
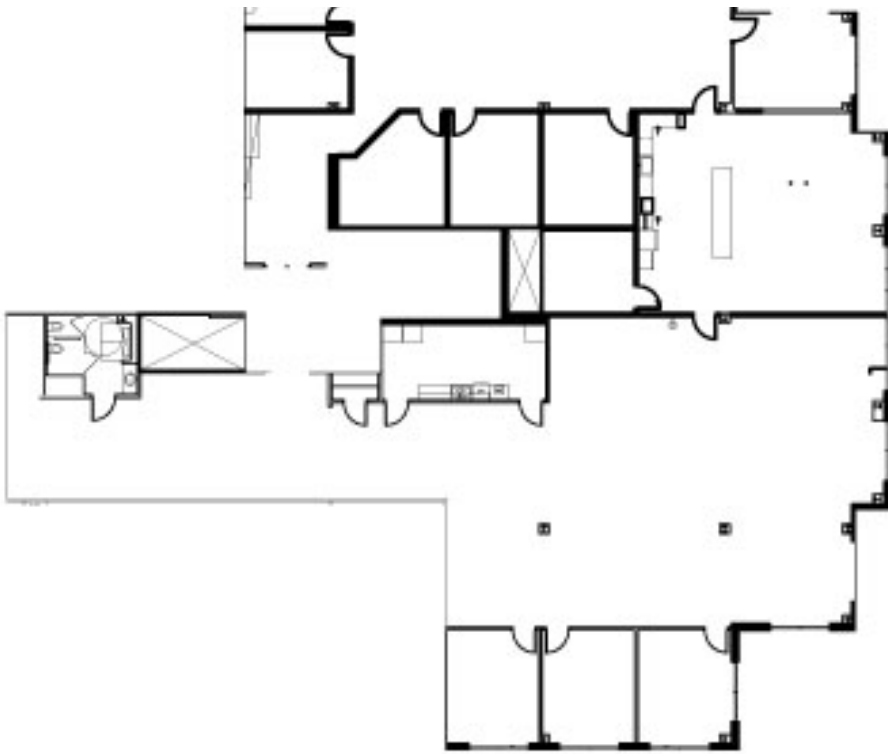
SECOND FLOOR: POTENTIAL FLOOR PLAN



AVAILABLE SPACE: Up to 30,870 SF

THIRD FLOOR:

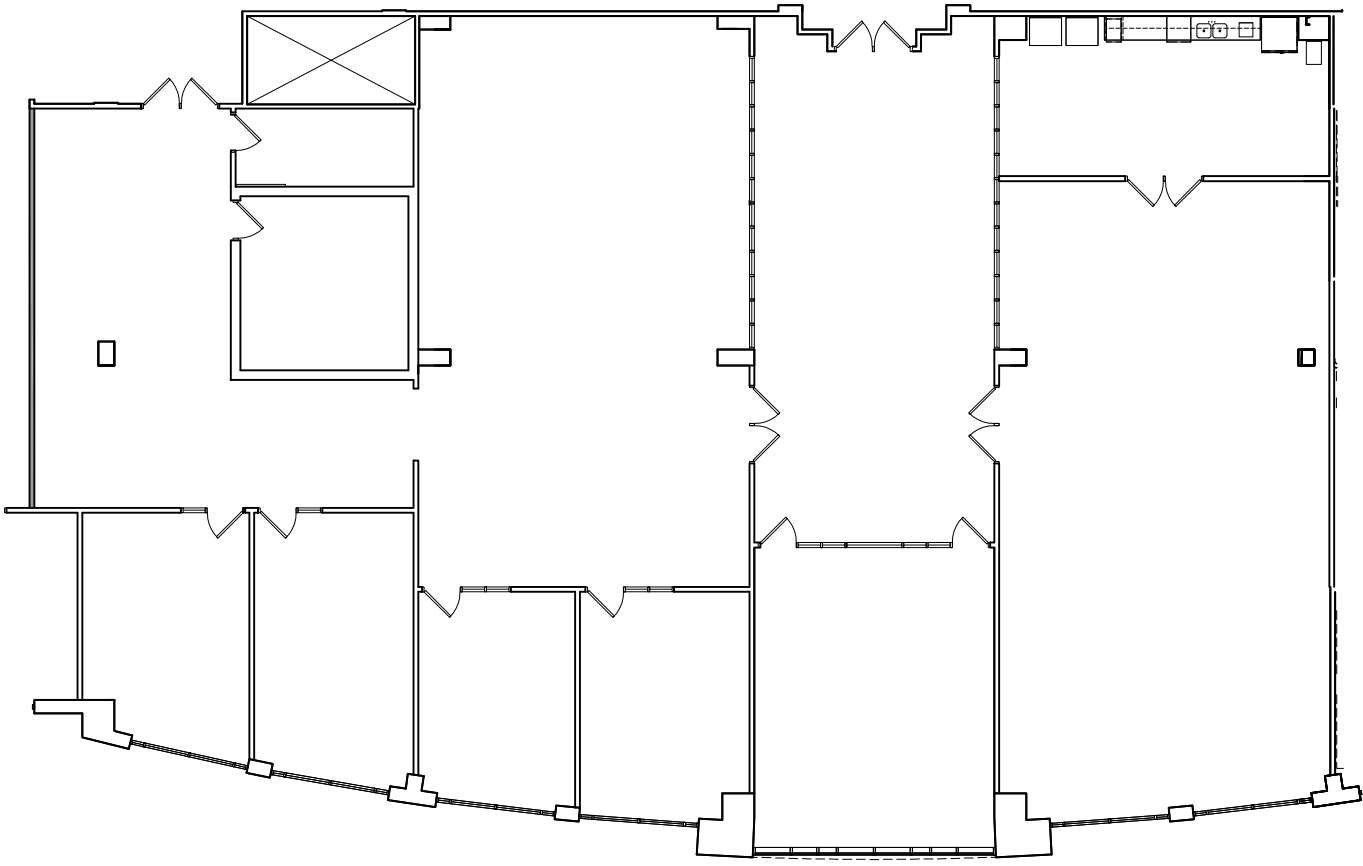
SUITE 305



SUITE 305: 9,206 SF
(Can be subdivided)

FOURTH FLOOR:

SUITE 400A



SUITE 400A: 6,620 SF

AREA MAP



MCGOY RD

Bryon Medical Partners
Huntersville

REESE BLVD

GILEAD RD

Novant Health
Huntersville Medical Ctr

9920 & 9930 Kinsey Ave
94% Occupied

I-77

HIGHWAY 21

13620 REESE BLVD

UNDERWAY: Skilled
Nursing Facility for
long term care