

STEELE CREEK MOB

13515 STEELE CREEK ROAD
CHARLOTTE | NORTH CAROLINA



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FOR LEASE

PROPERTY OVERVIEW

PROPERTY SUMMARY

- Two story medical outpatient building available now
- Located in the booming Steele Creek submarket
- Less than 1 mile from Rivergate Shopping Center
- Building signage available
- Close proximity to I-77
- Anchored by Valleygate Dental Surgery Centers



[AERIAL TOUR](#)



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TOTAL BUILDING AREA:
± 33,500 SF



AVAILABLE SPACE:
2ND FLOOR: ±10,515 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:
10,515 RSF**

**AVAILABLE
6,728 RSF**

**Pediatric Dentist
LEASED**

**Orthodontist
LEASED**

**AVAILABLE
3,787 RSF**

CORRIDOR

20'-0"

1'-0"

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

5'-4"

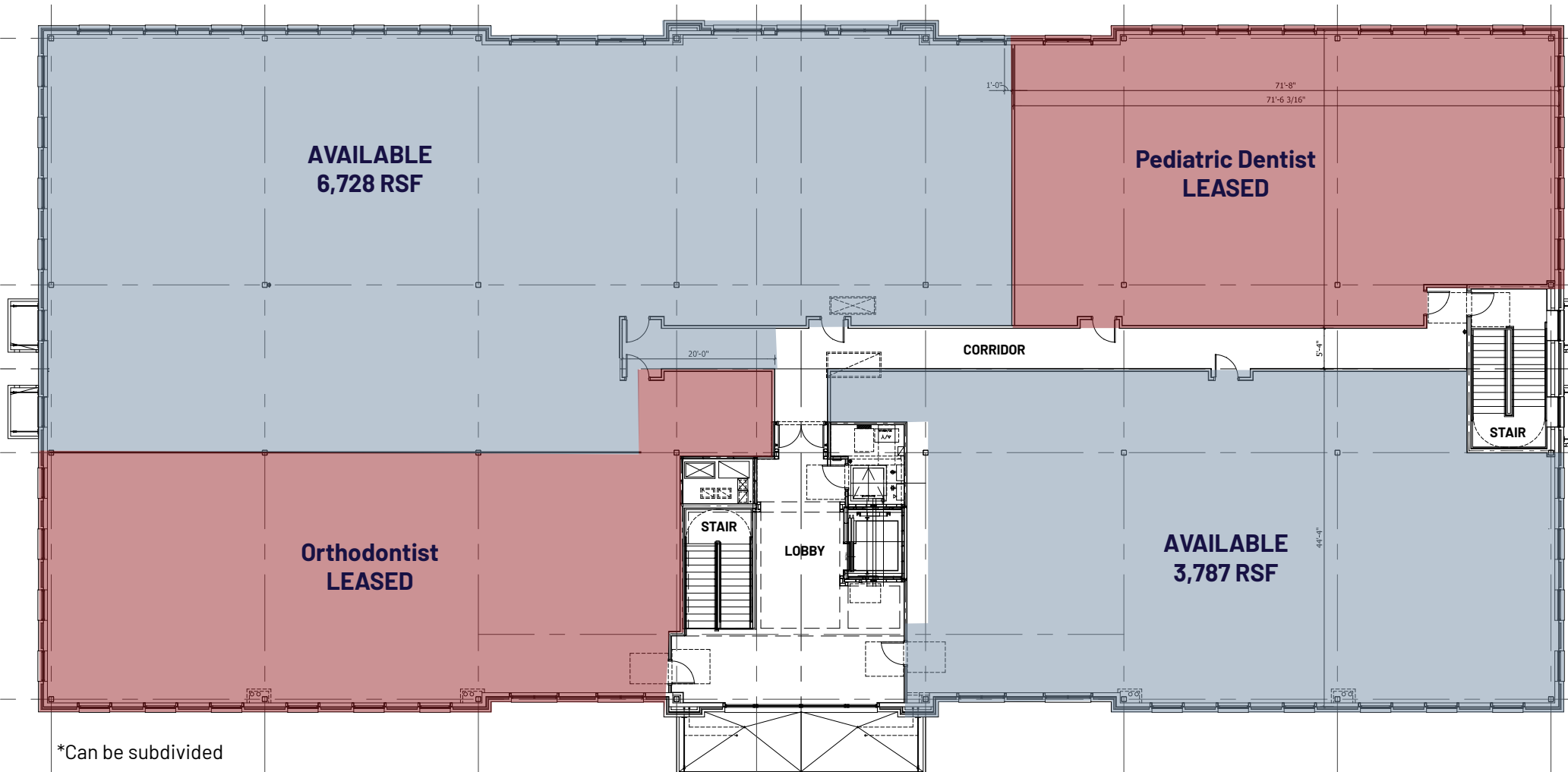
4'-4"

STAIR

LOBBY

STAIR

*Can be subdivided



AREA MAP



- Site
- Medical
- Non Medical

ALDI

LIDL

Crunch Fitness

13515 Steele Creek Road

STRYON ST

STEELE CREEK RD

Carowinds

Marhsalls

Home Depot

Chick-fil-A

Target

T.J.Maxx

CVS

Kohl's

Walgreens

Publix

UPS

Sprouts

Total Wine & More

HomeGoods

Ulta

Jim N Nicks

Harris Teeter

Horizon Dental

Atrium Health Steele Creek Emergency Room

Tryon Medical Partners

Novant Health Heart & Vascular Institute

Charlotte Eye Ear Nose & Throat Associates

Southwest Middle School

Jackson Orthodontics