

ALEXANDER BUILDING REDEVELOPMENT PROJECT

13620 REESE BOULEVARD
CHARLOTTE, NORTH CAROLINA



WILL ROBERTSON
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FOR LEASE

PROPERTY OVERVIEW



BUILDING SIZE:
128,510 SF



AVAILABLE SPACE:
Suite 120: 1,420 SF
Second Floor: 15,630 SF
Suite 300: 11,360 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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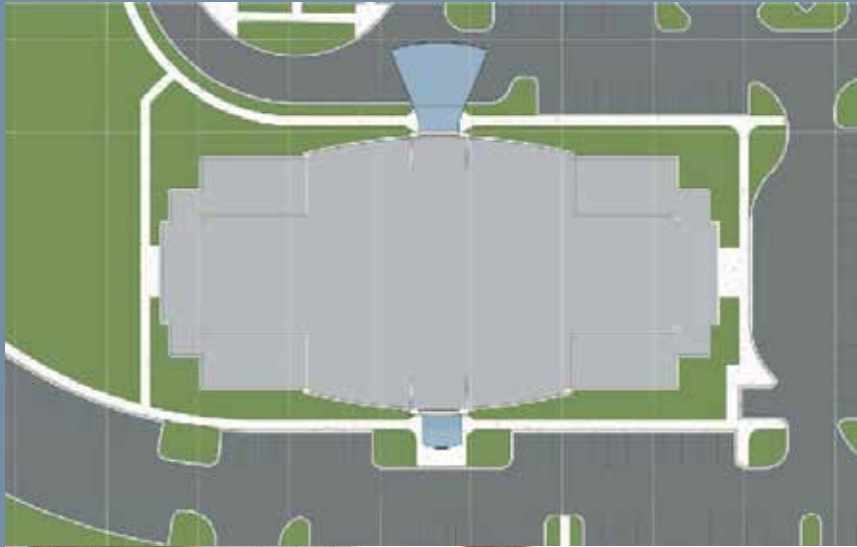
LOBBY RENDERING



LOBBY ELEVATOR RENDERING



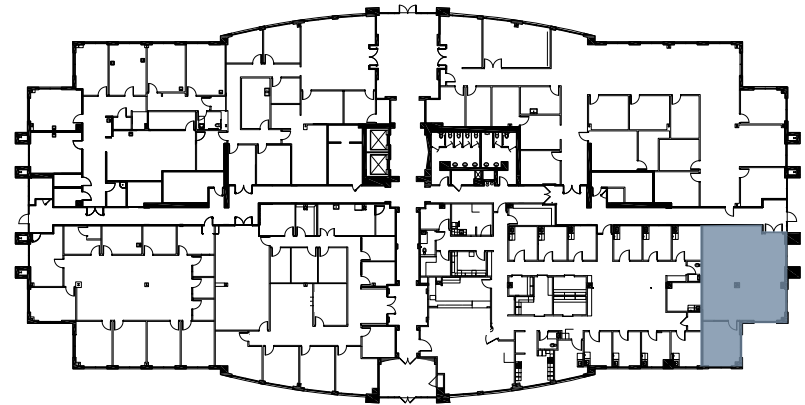
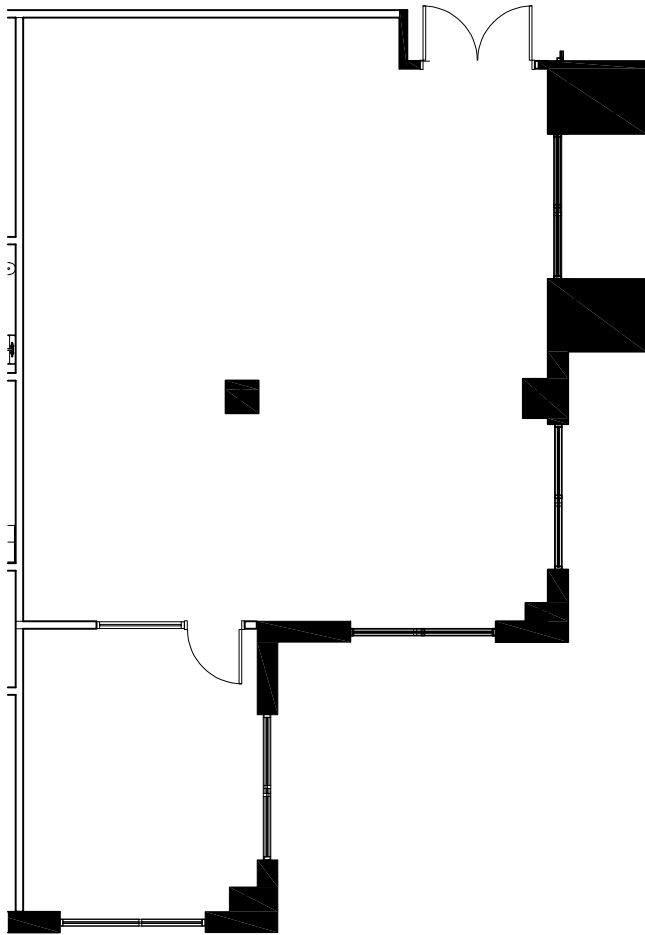
EXTERIOR RENDERINGS



- 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.

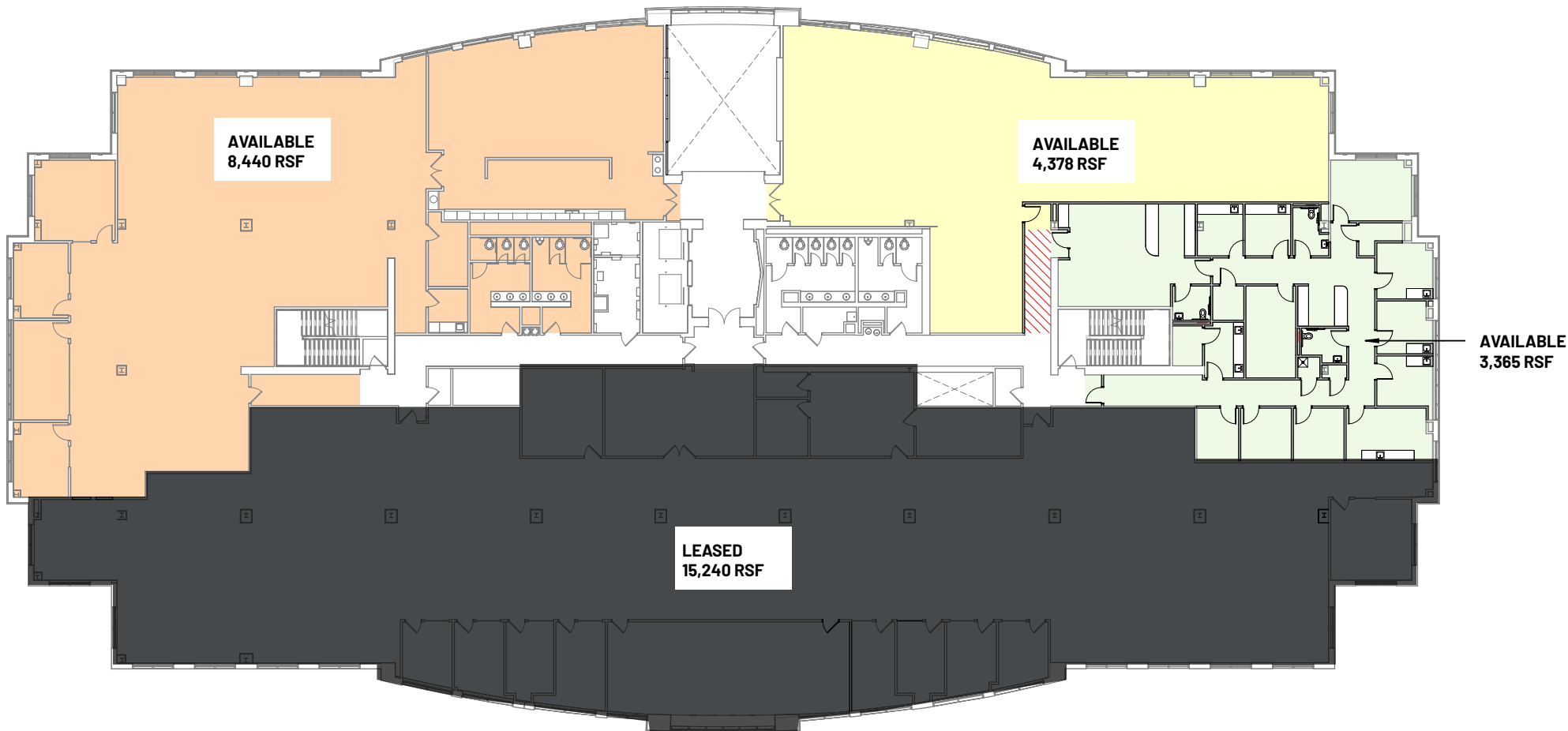
FIRST FLOOR:

SUITE 120



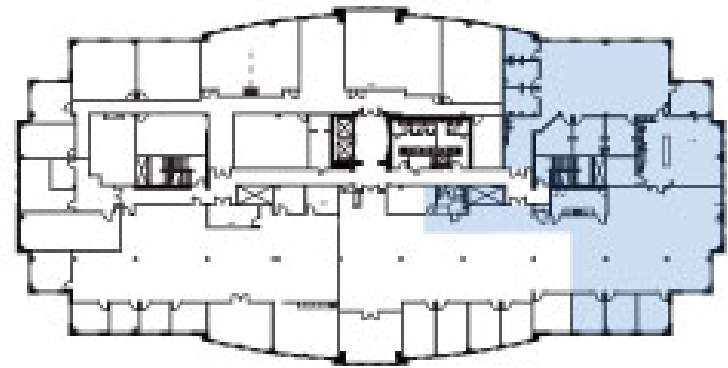
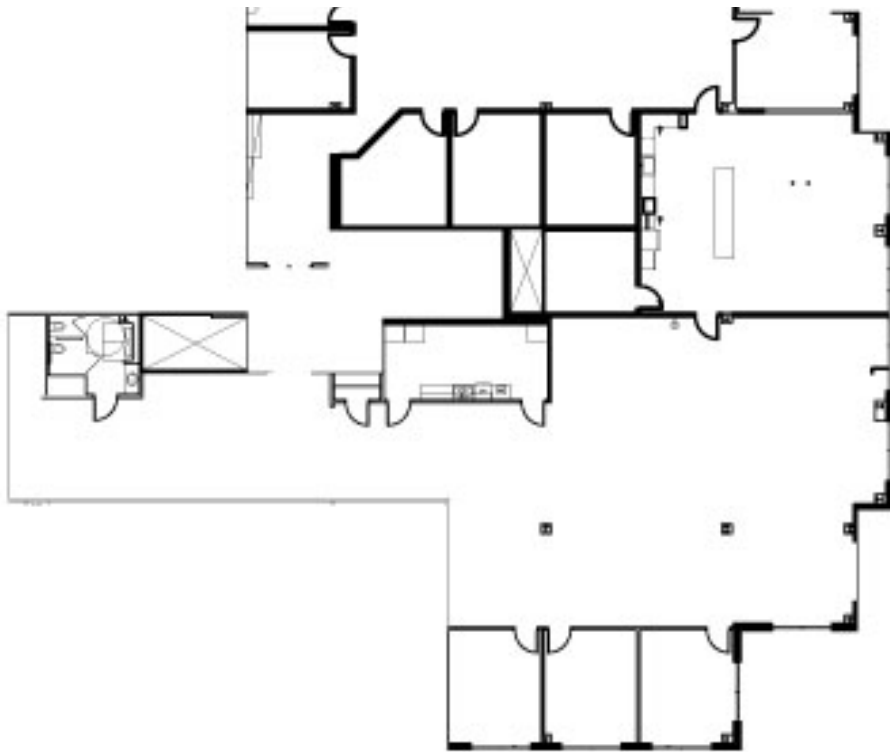
SUITE 120: 1,420 SF

SECOND FLOOR: POTENTIAL FLOOR PLAN



AVAILABLE SPACE: Up to 15,630 SF

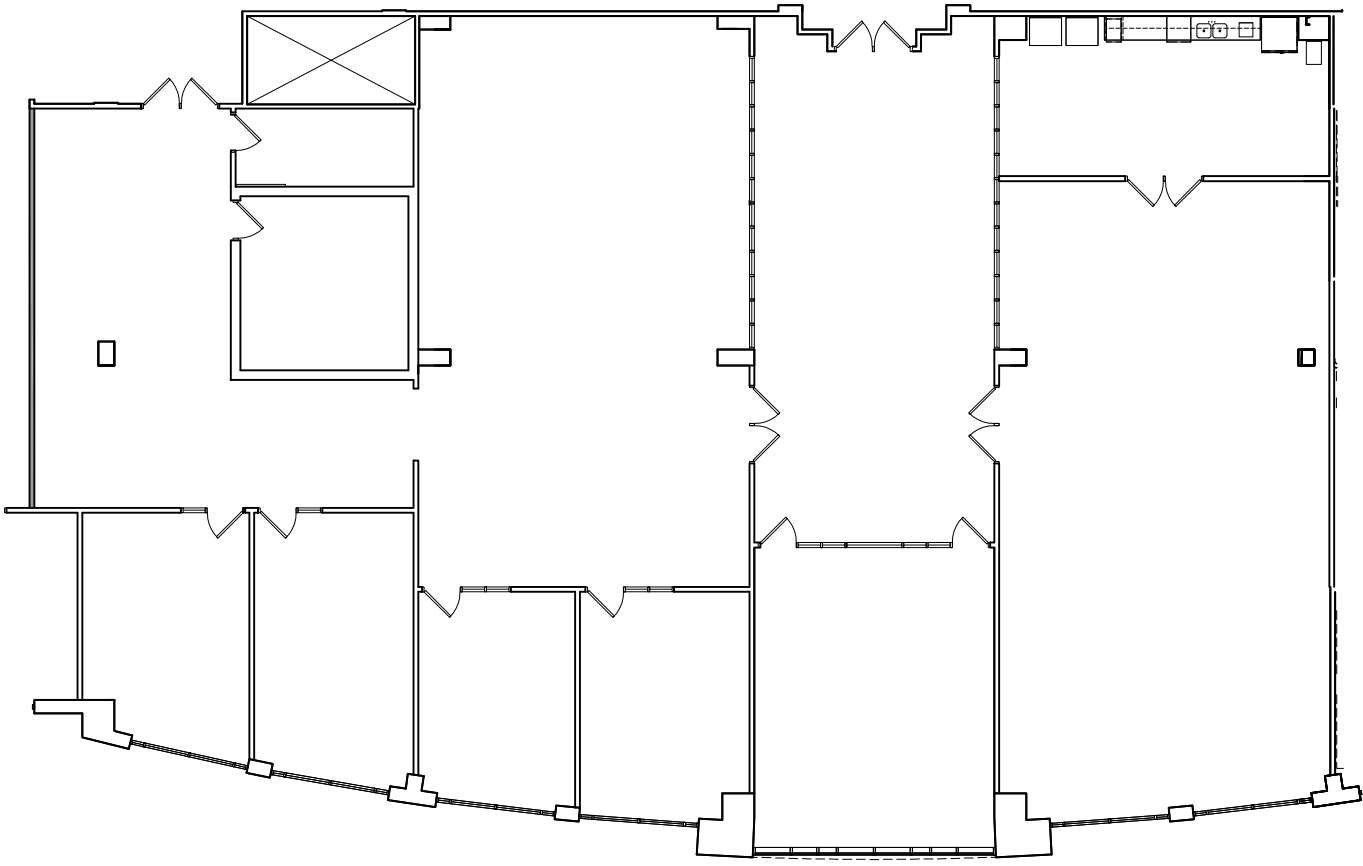
THIRD FLOOR: SUITE 305



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

FOURTH FLOOR:

SUITE 400A



SUITE 400A: 6,620 SF

AREA MAP



Rosedale Medical Center

Harris Teeter

Publix

CVS

Novant Health Huntersville Medical Center

Food Lion

Charlotte Radiology

Walgreens

Physicians Plaza

Lowe's Foods

Neil's Compounding Pharmacy

Huntersville Medical Pavilion II

Carolina Pediatrics & Primary Care

Tryon Medical Partners - Huntersville

The Park Medical Plaza

Huntersville Medical Pavilion I

Huntersville Medical Pavilion II

Reese Blvd

Gilead Rd

77

21

21

77