

AVAILABLE
FOR LEASE

MALLARD CROSSING MEDICAL PARK

10320 Mallard Creek Road | Charlotte, North Carolina



10320 Mallard Creek Road is a Class "A" 2-story medical office building featuring ample surface parking, excellent co-tenancy, and generous tenant improvement allowances. University Research Park's superior utility infrastructure with dual redundant power and extensive fiber lines make this property attractive to medical practices relying on uninterrupted power.

BUILDING SPECIFICATIONS

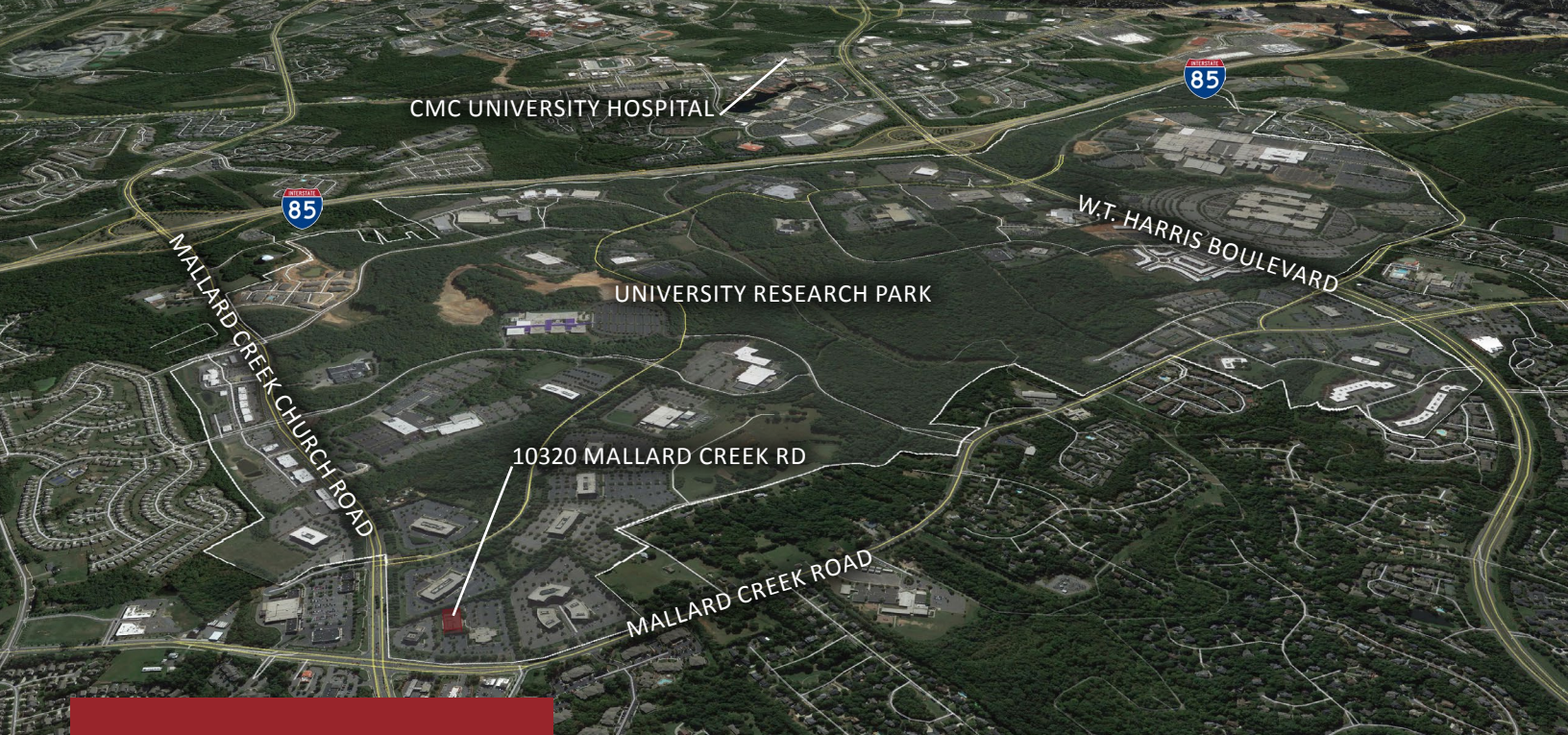
Total Building Area	± 38,000 SF
Total Available Space	± 8,195 SF
Year Built	1997
Parking Ratio	6/1,000
Asking Lease Rate	\$20.50/SF Full Service

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LOCATION

Mallard Crossing Medical Park is conveniently located in University Research Park. University Research Park is the second largest employment center within the second largest retail center in the region.

Mallard Crossing Medical Park is approximately 3.5 miles from CMC University Hospital. Easy access to I-85, I-485, and I-77 allow tenants to attract clients and patients from a broader geographic area.

AVAILABILITIES

Suite 260	± 3,792 SF	Vacant
Suite 270	± 1,000 SF	Vacant
Suite 272	± 1,303 SF	Vacant
Suite 275	± 2,100 SF	Vacant



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