

**AVISON
YOUNG**



CLASS A MEDICAL OFFICE SPACE

FOR LEASE OR SALE

11010 David Taylor Drive

Charlotte NC, 28262

Property Features



± 11,708 total sf



1st floor, 6,800 sf available
2nd floor, 4,908 sf available



\$20.00/sf, NNN
Sales Price Negotiable



Up to 5.0/1,000 parking ratio



2-story Medical Office Building



Controlled building access



Approximately 1 mile from I-85
and 2 miles from I-485

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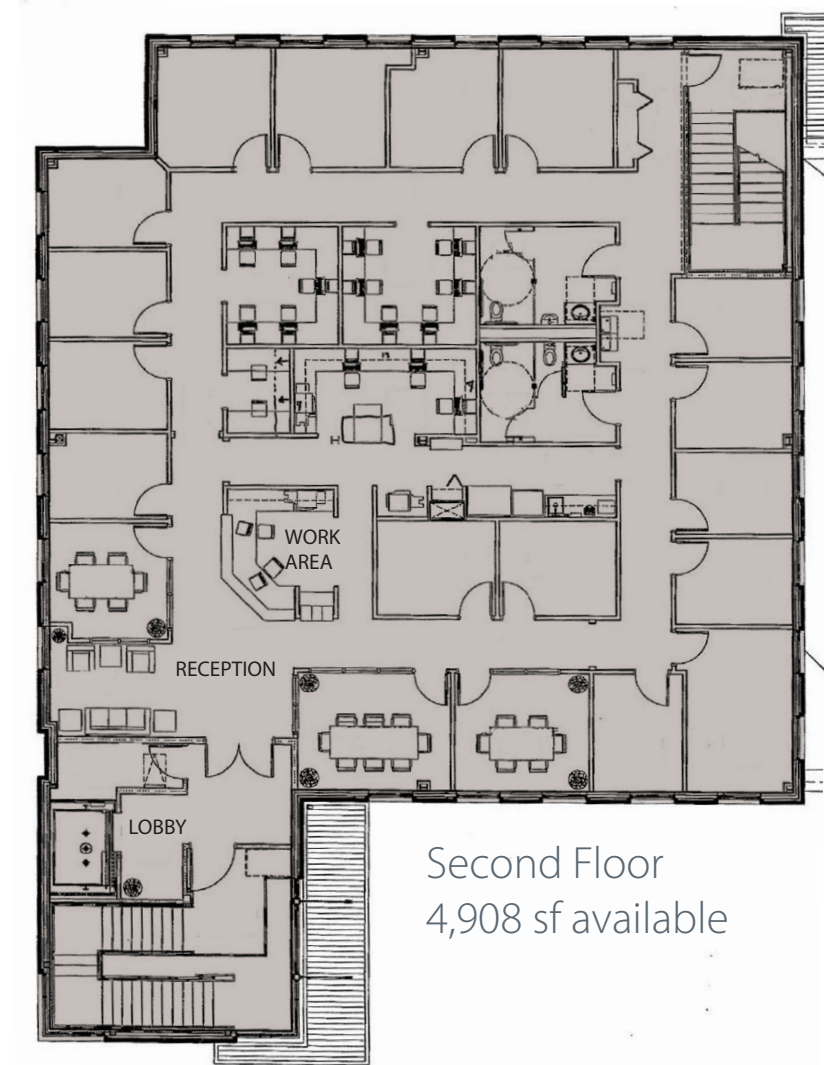
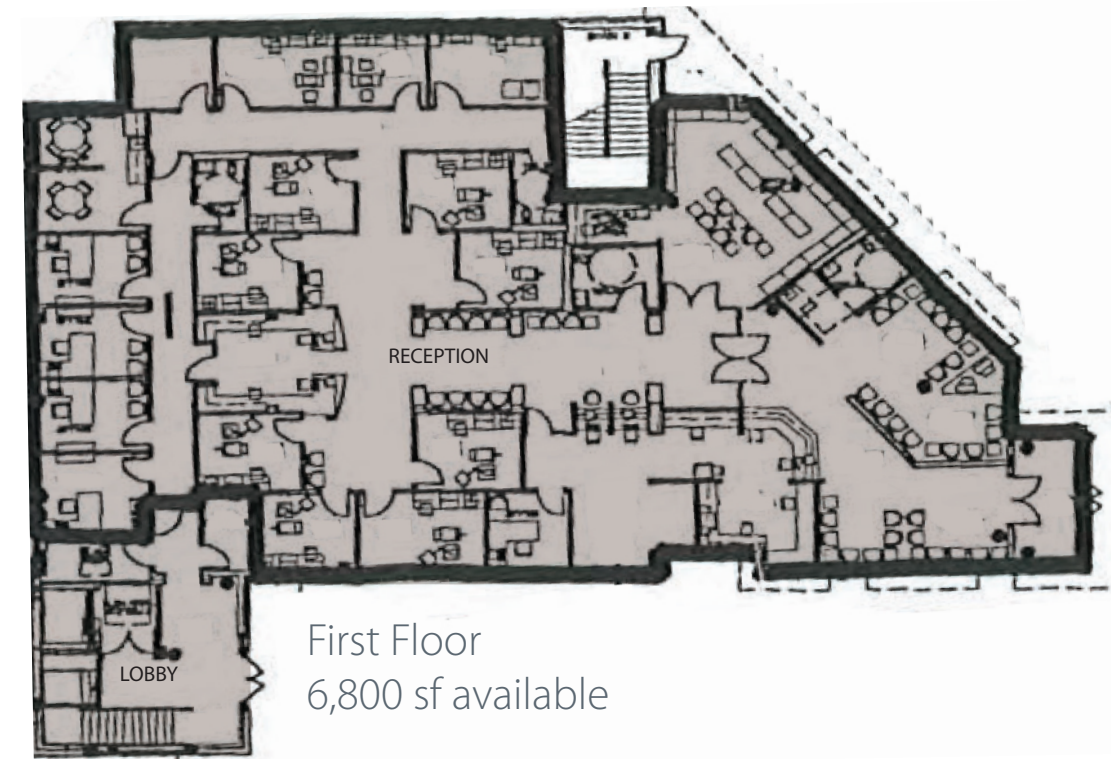
OPPORTUNITY

11010 David Taylor Dr., an exceptionally located Class A medical office building, provides medical tenants a unique opportunity to occupy highly visible space along a well-trafficked corridor in the thriving University submarket of Charlotte. Walkability to numerous retailers, convenient access to I-85 and I-485 and located less than 10 minutes to Atrium's University medical center makes this location desirable for a number of end-users looking to establish themselves in one of the fastest growing areas of Charlotte.

INTERIOR PHOTOS



FLOOR PLANS





AVISON YOUNG

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