

AVAILABLE
FOR LEASE

BEREWICK MEDICAL BUILDING II

8814 Rachel Freeman Way | Charlotte, North Carolina 28278



Berewick Medical Building II is the 2nd ± 9,000 SF single-story medical office building in a planned 2-building medical office development project located in the Berewick Town Center, the centerpiece of Berewick's 1,200 acre master-planned community just 8 miles southwest of uptown Charlotte. Ample parking, abundant nearby amenities, ease of accessibility, signage opportunity, and make this property desirable for a variety of tenants. The first building is anchored by Novant Health.

BUILDING SPECIFICATIONS

| | |
|-----------------------|-----------------------|
| Total Building Area | ± 9,000 SF |
| Total Available Space | ± 3,700 SF |
| Year Built | 2019, Shell Condition |
| Asking Lease Rate | \$26.00/SF, NNN |

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MEDICAL OFFICE



9,000 SF RETAIL
Under Contract



COFFEE
Under LOI



LOCATION

Located just 8 miles southwest of Uptown Charlotte, the first phase of Berwick Town Center includes a 53,000 SF Harris Teeter, a Walgreens, a 135 room Hampton Inn & Suites, a Wendy's restaurant and additional space for shops and restaurants.

The center, situated along Steele Creek Road between Dixie River Road and Shopton Road West, is accessible for Berwick residents by bike, car, or on foot.



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