

12610 N. Community House

12610 N COMMUNITY HOUSE RD, SUITE 200, CHARLOTTE, NC 28277



Medical Office

FOR

| Lease

SIZE

| ±3,684 SF

PRICE

| Call for pricing



Overview

±3,684 SF office condo for lease, fully furnished

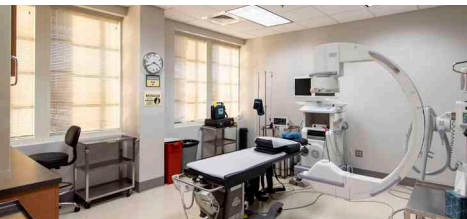
Equipped with GE OEC 9900 Elite C-arm X-ray machine in a certified radiation shielded room

4 exam rooms +Lab, 3 IV stations, a nurse station, breakroom and two offices, one with a private bathroom

Abundant parking

Class-A office building

Turn-key medical office suite fully furnished for pain clinic use in Ballantyne



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12160 N. Community House

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Property Overview

Demographics

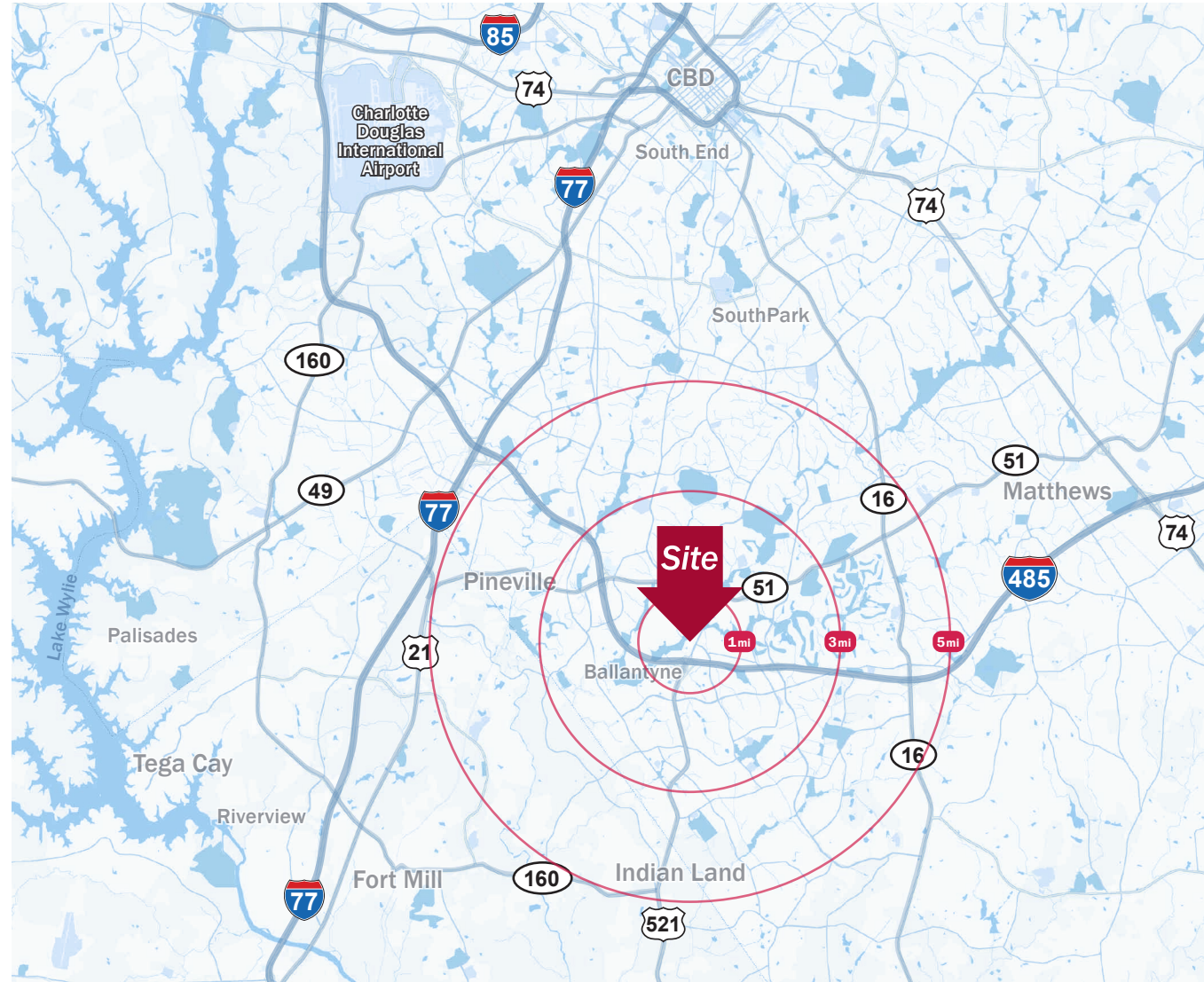
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	9,189	83,536	205,953
Growth Rate	1.81%	0.32%	1.02%
Avg. HH Income	\$114,690	\$154,714	\$166,096

Traffic Count

Source: NCDOT

	AADT
Johnston Road	34,500 (2022)
I-485	121,000 (2023)



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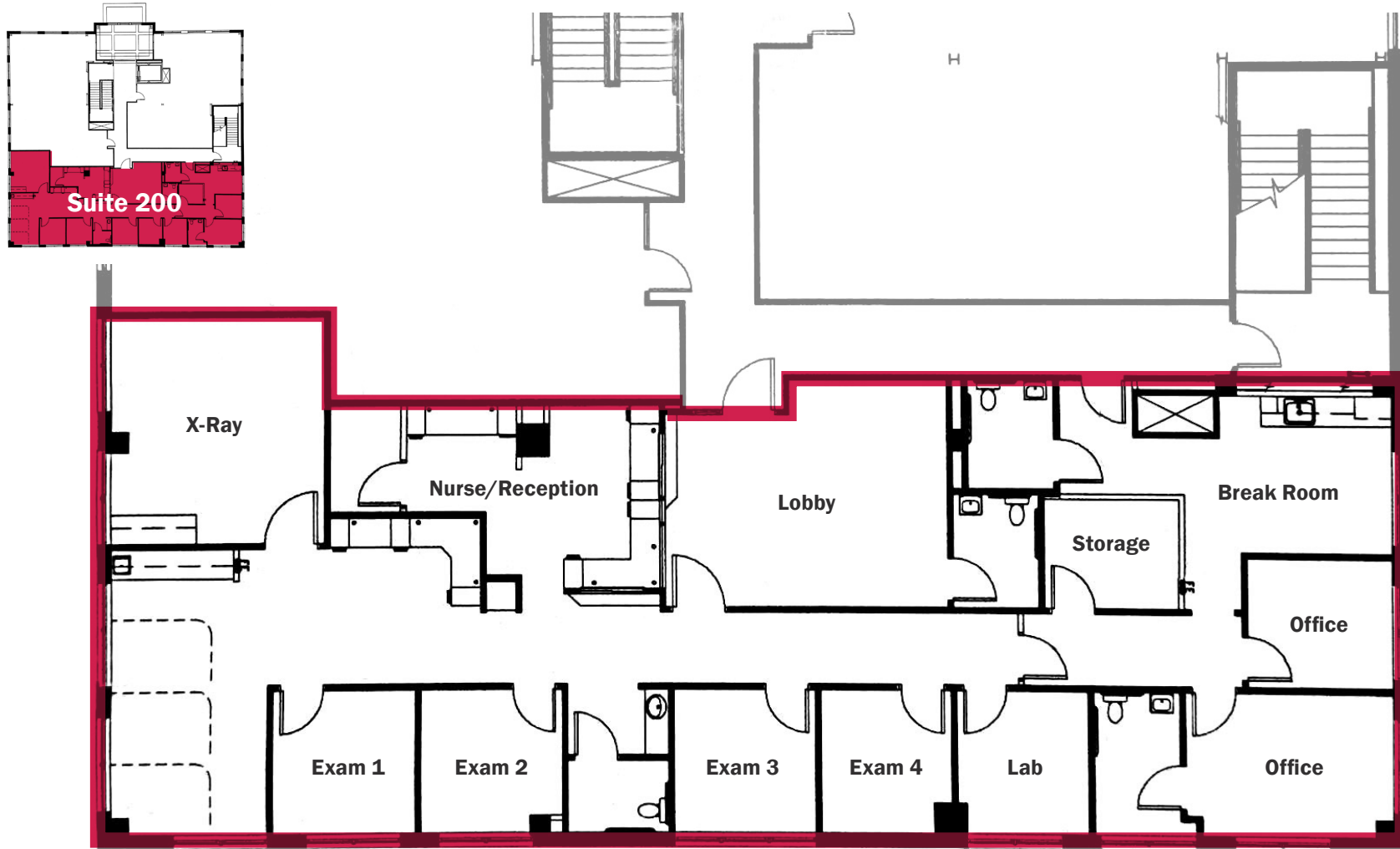
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Floor Plan



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Floor Plan

Included with Suite

Procedure Room

C arm OEC 9900

Oakworks fluoroscopy table

Patient position ramp

Welch Allyn BP/pulse ox, EKG monitor

Code cart

Defibrillator

Led aprons x5

Chair x1

Metal wheel carts x5

Double lock controlled substances metal cabinet

Oxygen stand with four tanks

Oxygen stand with one tank

Fire extinguisher

Recovery Room

Reclining chairs x3

Stools x2

Nurse Station Recovery Room

Laptop

Printer x1

Automatic BP machine/Pulse Ox

Exam Rooms

Exam tables x4

Stepping stools x4

Chairs x8

Computer carts x3

Laptops x1

Spine model x2

Storage Room

Internet modem, WiFi router, Internet arachnoid plugs

Nortel phone system

Cabinet x1

Breakroom

Refrigerator

Table & chairs

Microwave

Fire extinguisher

MD Office

Desk x1

Chairs x3

Cabinet x1

Table x1

File cabinet x1

Computer with two monitors x2

Printer x1

Coat hanger

NP Room

Desk x1

Chair x2

Cabinet x1

Computer with two monitors x1

Front Desk

Computer with two monitors x1

ID card scanner x1

Time clock

Printer/scanner x1

Chair x2

Cabinet x1

Waiting Room

Sofa x1

Chairs x6

Table x2

Lamp x1



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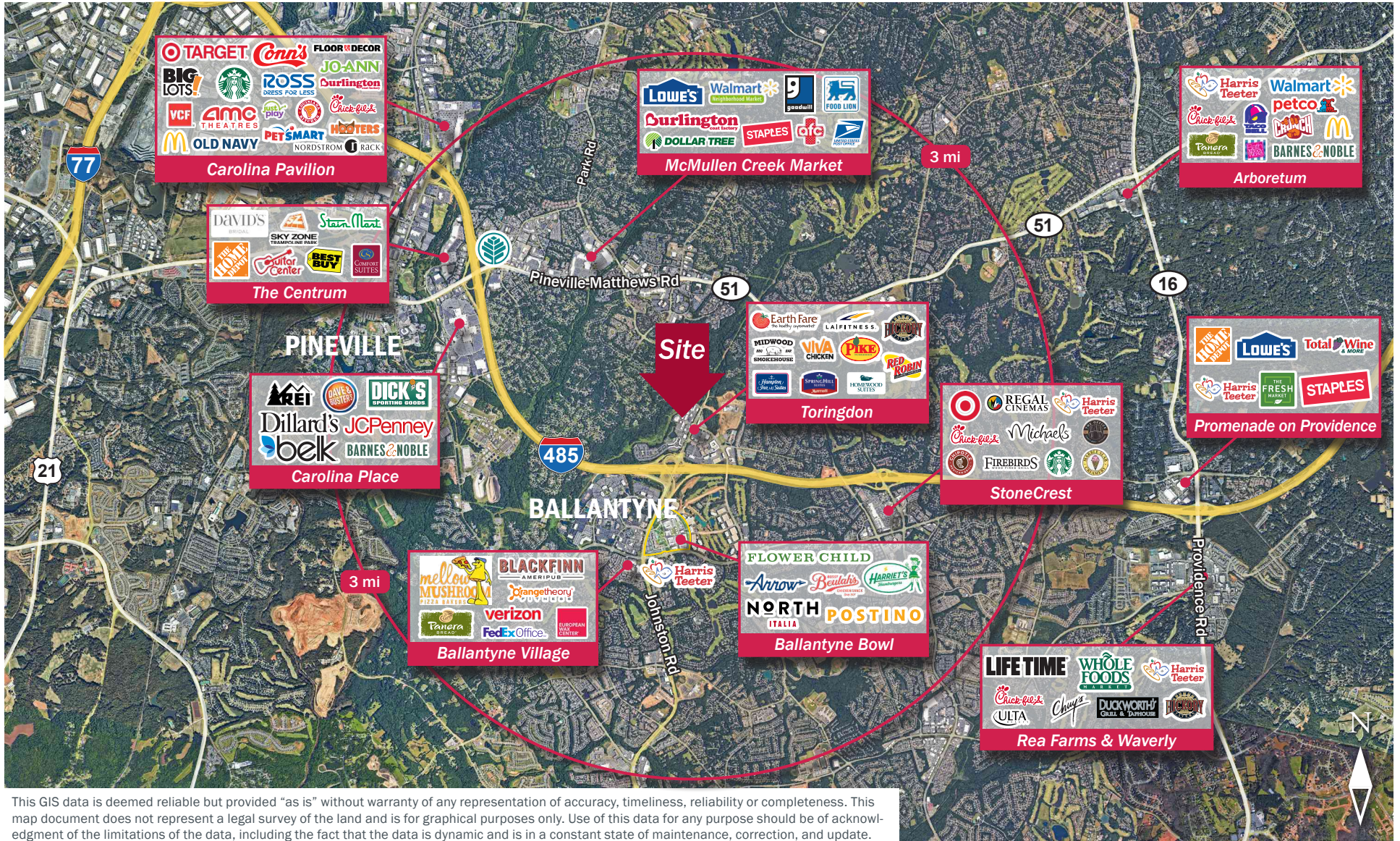
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Market Aerial



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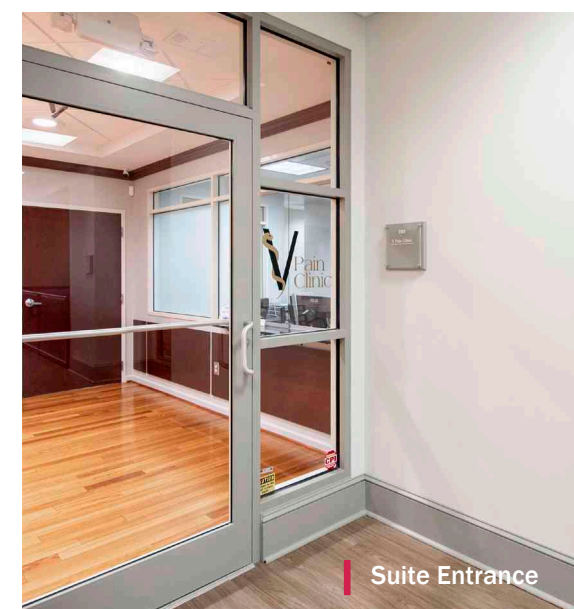
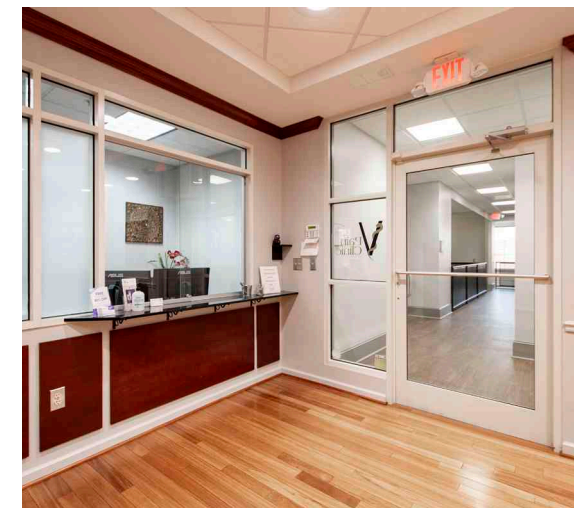
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Property Photos



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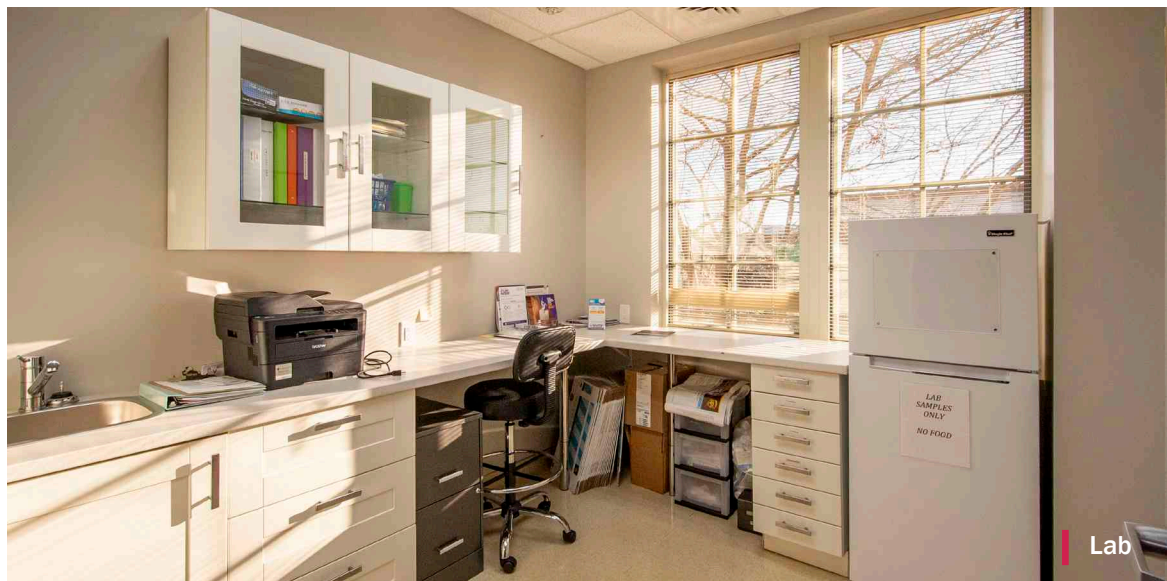
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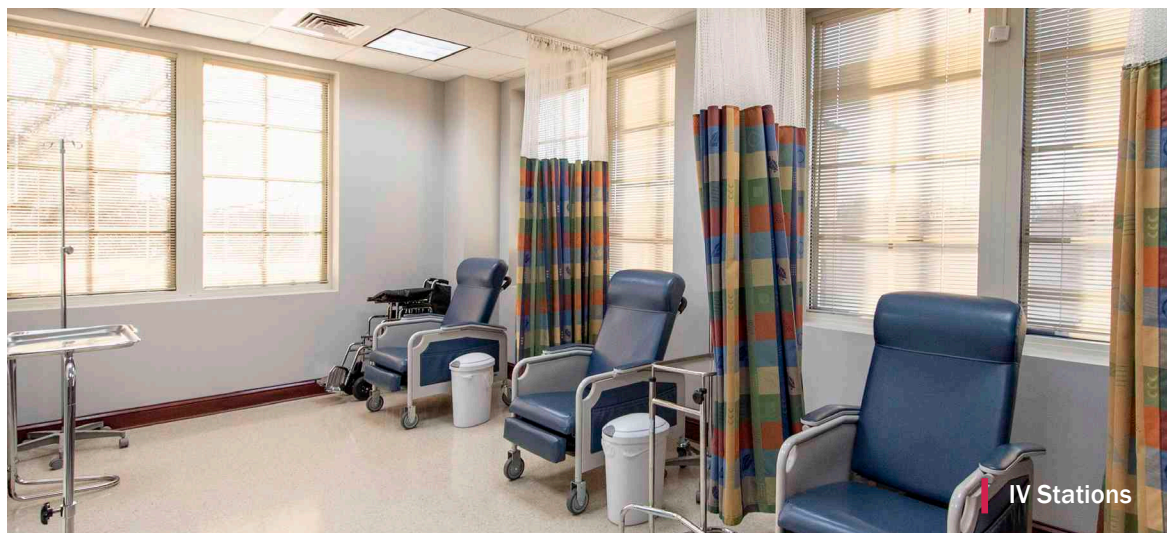
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X-Ray Room w/GE OEC 9900 Elite



Lab



IV Stations



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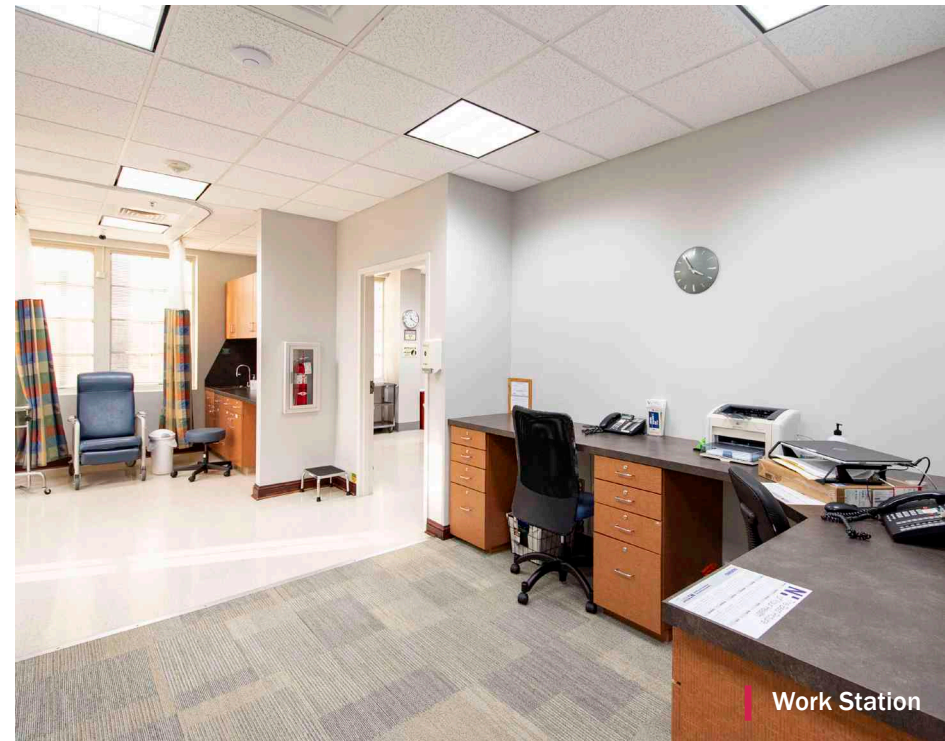
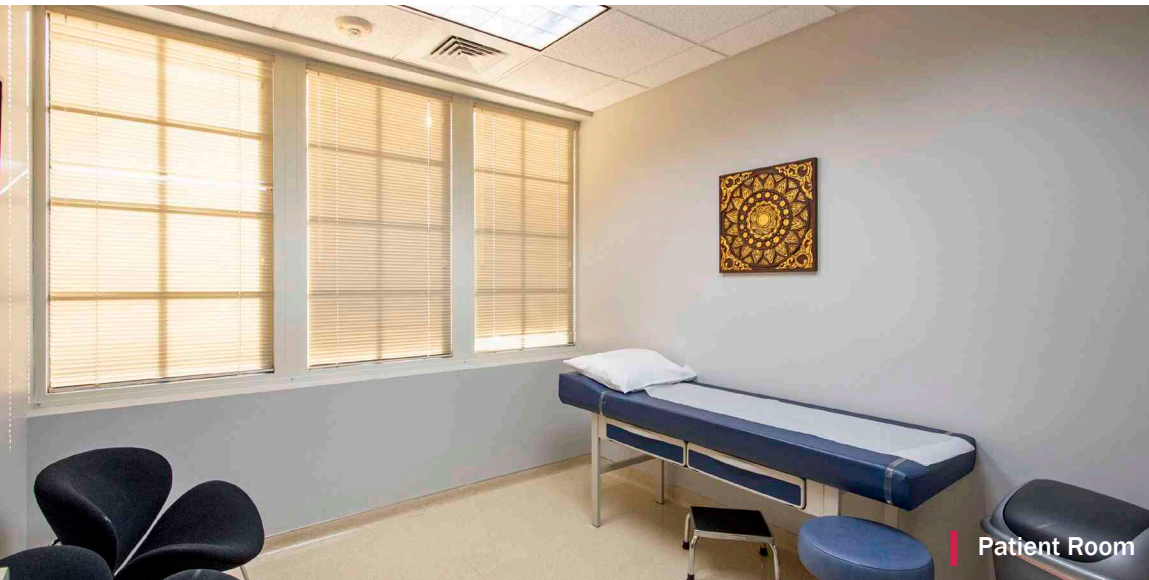
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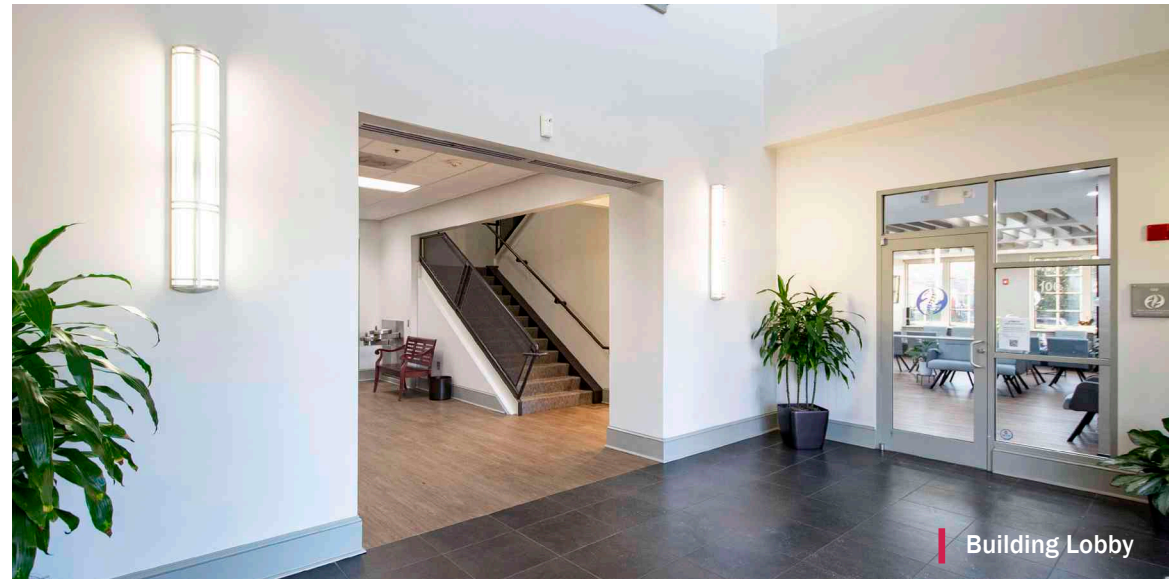
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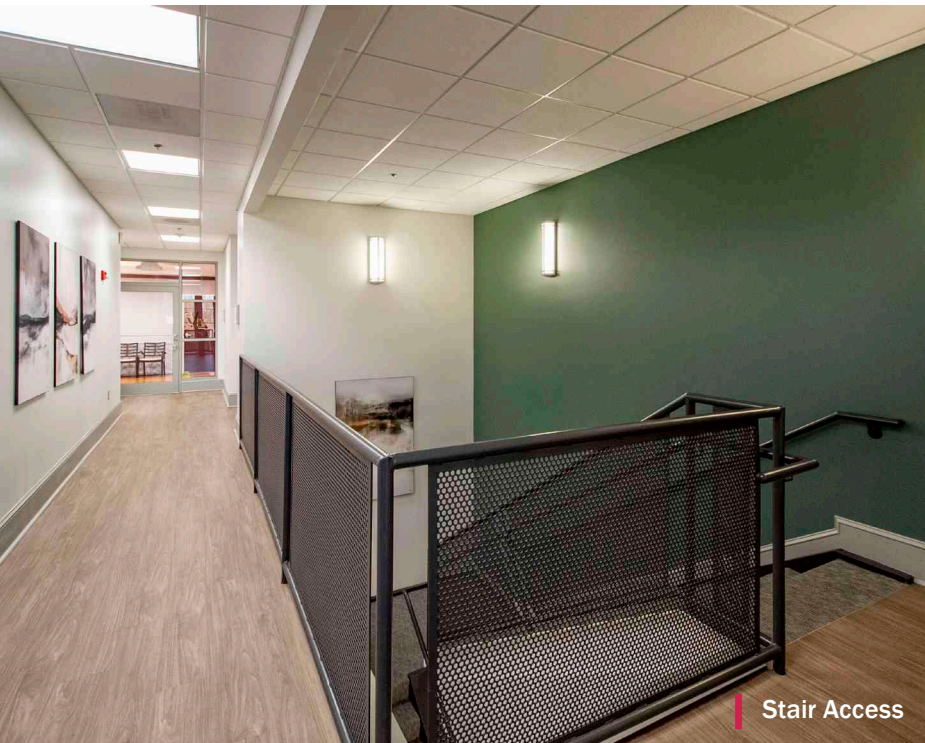
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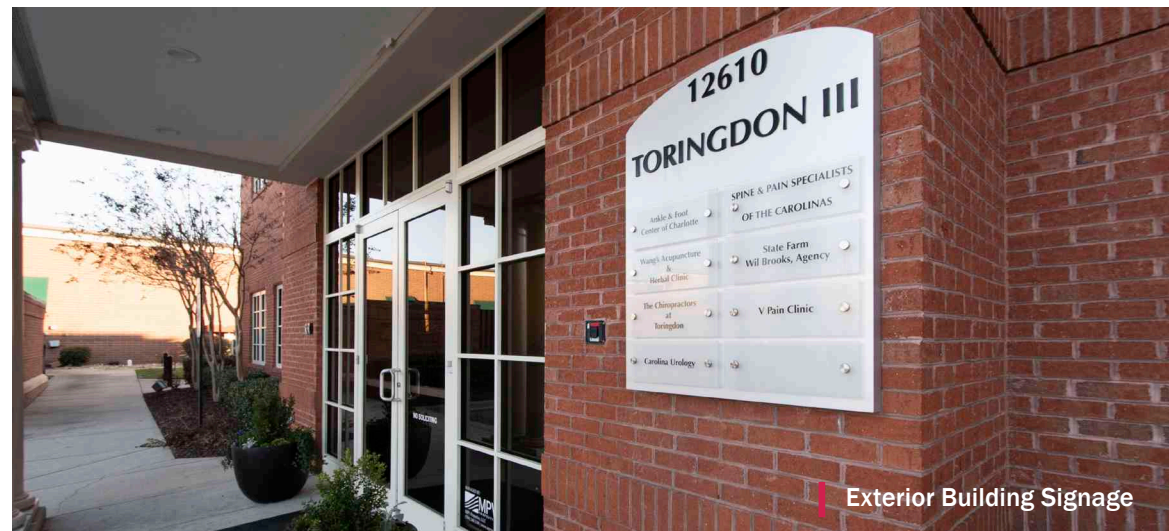
Elevator Access



Building Lobby



Stair Access



Exterior Building Signage



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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