



*Medical Office Suite  
Available*

**NOVANT**  
HEALTH University Medical Plaza

**NAI** Southern  
Real Estate

*University Area* 8401 Medical Plaza Drive | Charlotte, NC 28262

*New Medical Suite*



# Medical Office Suites Available

## Available Suites

Suite 350: 1,003 RSF

Suite 360: 2,591 RSF

- New Medical Office Suite
- Institutional ownership.
- Common Area improvements

\$29.95 prsf Full Service

## Tenant List

Dentistry of the Carolinas  
Prettyman Orthodontics  
Novant Health Imaging  
Avalon Pharmacy  
LabCorp  
University Neurological  
Novant Health Pediatrics  
Novant Health Internal Medicine  
Charlotte Dermatology  
Rose Research Center  
Charlotte Community Health  
Carolina Therapeutic / Service First  
MDVIP  
Health & Beauty



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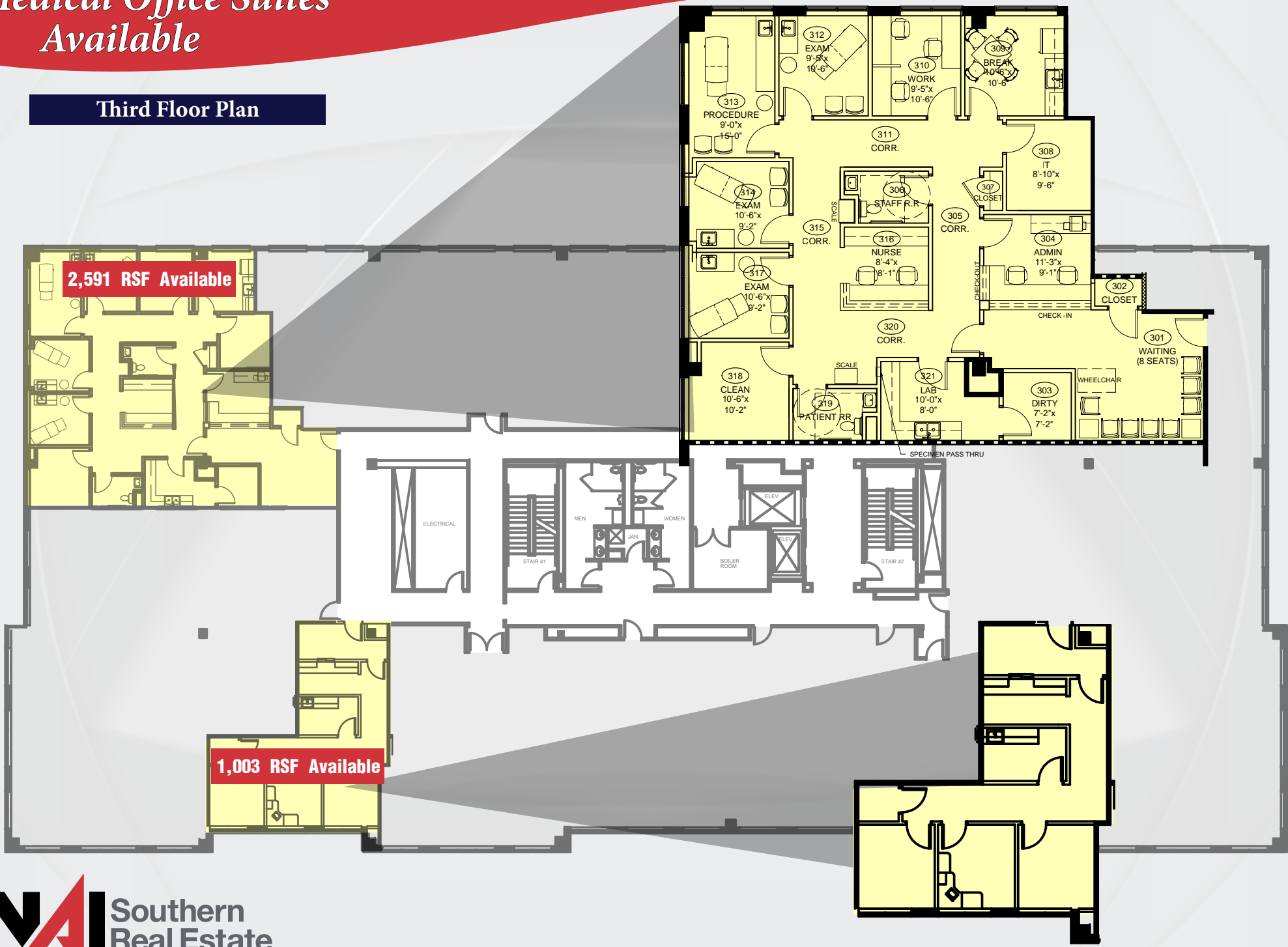


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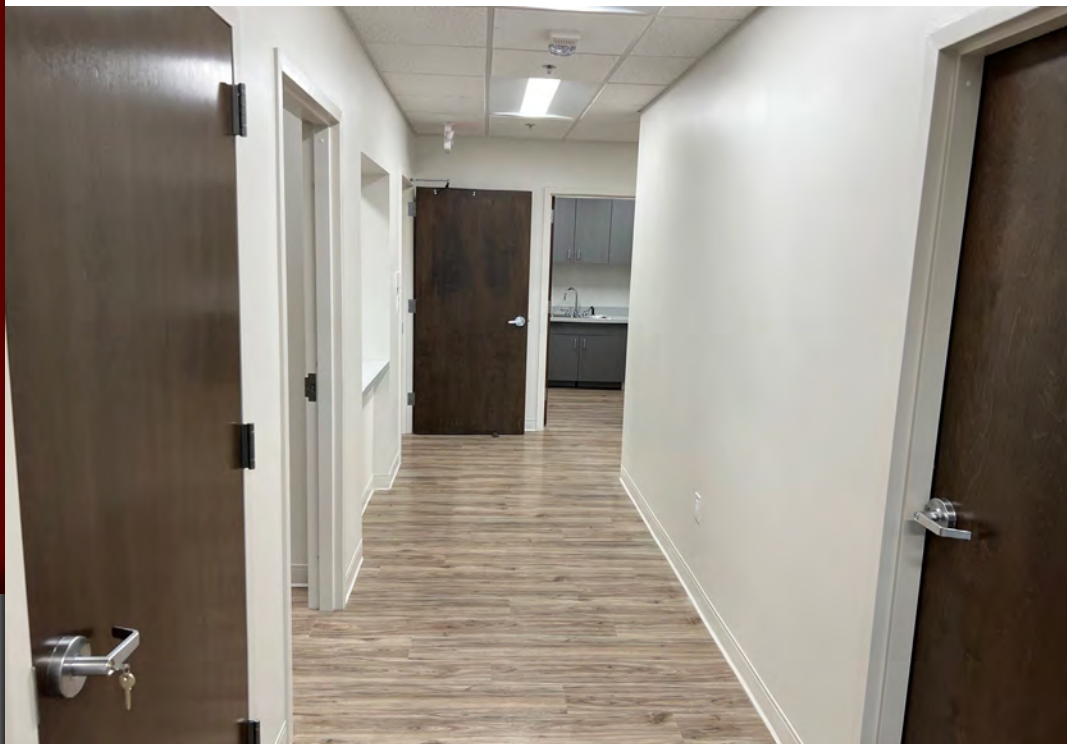


# Medical Office Suites Available

## Third Floor Plan



# *Medical Office Suites Available*



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*New Spec Suite*



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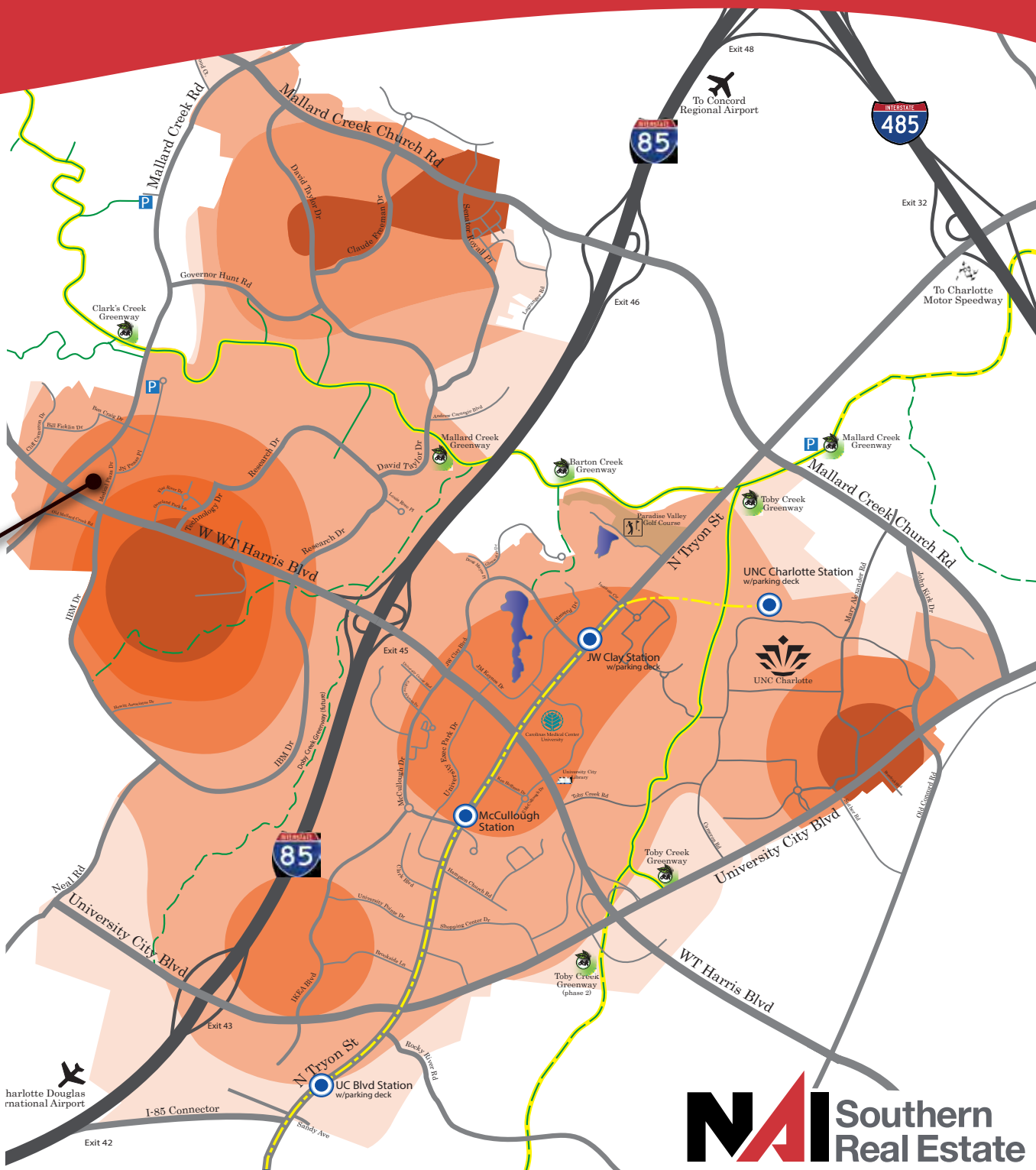
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*New Spec Suite*

# Medical Office Suites Available

LEGEND	
	5 - 431 Jobs/Sq. Mile
	432 - 1,709 Jobs/Sq. Mile
	1,710 - 3,840 Jobs/Sq. Mile
	3,841 - 6,822 Jobs/Sq. Mile
	6,823 - 10,658 Jobs/Sq. Mile



University City MSD  
Workforce Profile



# 1 Mile Radius Demographic Profile



	19<	19-34	35-64	65+	
Has One Type Of Health Insurance	16.1	34.5	30.0	2.3	
Population (ACS)	16.7	39.8	37.3	6.1	%
No Health Insurance	0.3	4.5	4.9	0.1	
Population Age	19<	19-34	35-64	65+	

## Health Care Expenditure



**\$3,479**  
Annual Health Insurance Expenditures



**\$1,769**  
Medical Care



Medicare:  
Population 65+

**215**

Medicare Only

**82**

Direct-Purch & Medicare

**89**

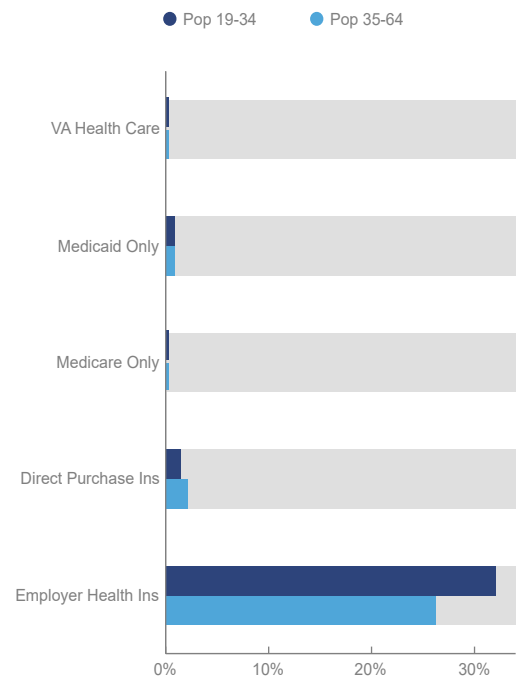
Employer & Medicare

**9**

Medicare & Medicaid

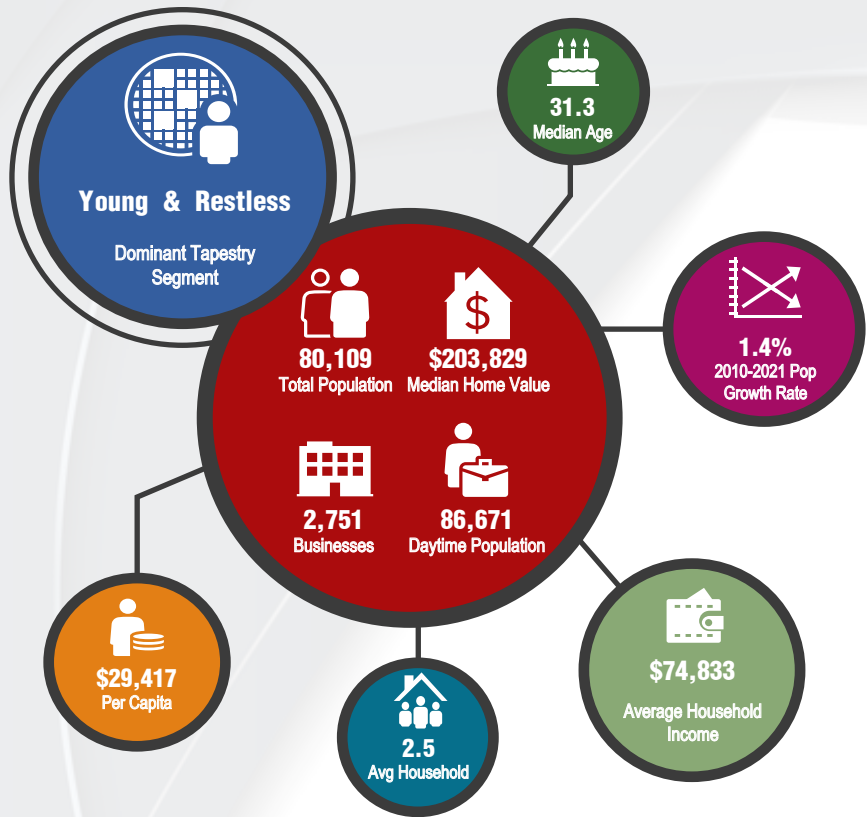
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$905.2
Medicare Payments	\$607.2
Physician Services	\$220.6
Dental Services	\$332.3
Eyecare Services	\$59.3
Lab Tests/X-rays	\$58.0
Hospital Room & Hospital Service	\$184.3
Convalescent/Nursing Home Care	\$31.9

## Health Insurance Coverage (ACS)





# 3 Mile Radius Demographic Profile



	19<	19-34	35-64	65+	
Has One Type Of Health Insurance	20.5	29.0	28.2	2.6	
Population (ACS)	22.7	34.1	35.9	7.3	%
No Health Insurance	1.6	4.1	5.0	0.1	
Population Age	19<	19-34	35-64	65+	

**\$3,159**  
Annual Health Insurance Expenditures

**\$1,620**  
Medical Care

Medicare:  
Population 65+

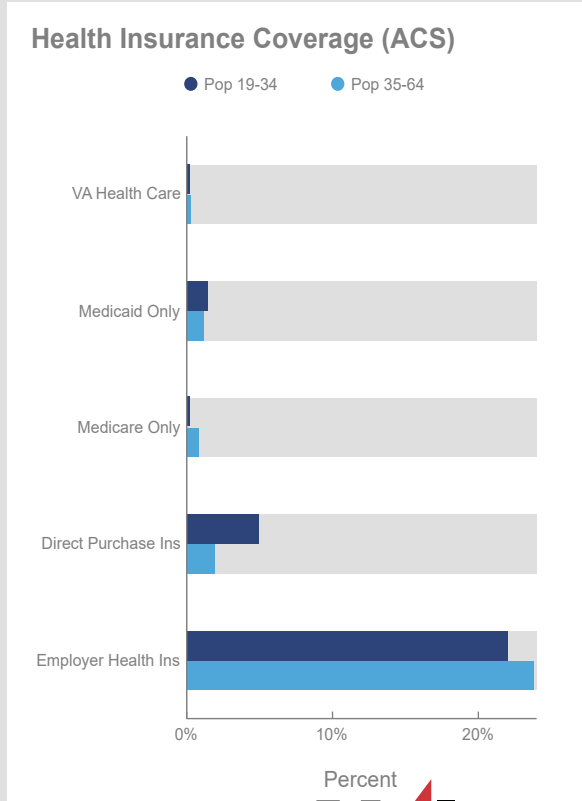
**1,773**  
Medicare Only

**1,032**  
Direct-Purch & Medicare

**907**  
Employer & Medicare

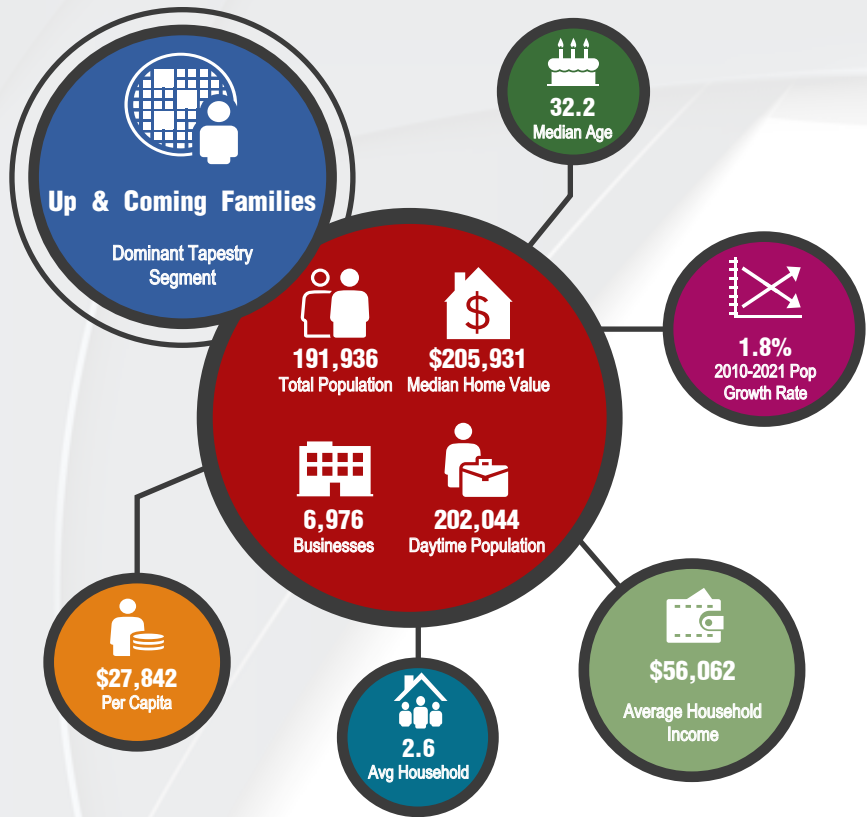
**506**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$840.6
Medicare Payments	\$545.9
Physician Services	\$203.4
Dental Services	\$309.4
Eyecare Services	\$54.5
Lab Tests/X-rays	\$54.0
Hospital Room & Hospital Service	\$170.9
Convalescent/Nursing Home Care	\$26.3





# 5 Mile Radius Demographic Profile



Has One Type Of Health Insurance	19<	19-34	35-64	65+	
Population (ACS)	23.7	30.0	37.7	8.6	%
No Health Insurance	1.7	4.8	6.1	0.1	
Population Age	19<	19-34	35-64	65+	

**\$3,151**  
Annual Health Insurance Expenditures

**\$1,624**  
Medical Care

Medicare:  
Population 65+

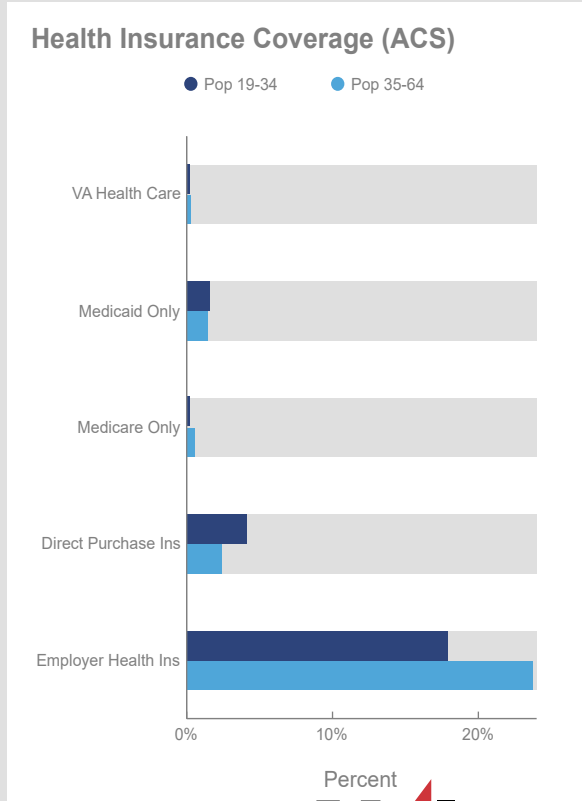
**5,115**  
Medicare Only

**2,250**  
Direct-Purch & Medicare

**2,244**  
Employer & Medicare

**1,450**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$842.8
Medicare Payments	\$553.6
Physician Services	\$204.3
Dental Services	\$312.2
Eyecare Services	\$54.6
Lab Tests/X-rays	\$54.6
Hospital Room & Hospital Service	\$172.1
Convalescent/Nursing Home Care	\$24.9





# 1, 3 & 5 Mile Radius Map

