

FOR LEASE

+/- 62,000 RSF Medical Office Building

Gateway Center | 210 Beatty Drive | Belmont, NC 28012



PROPERTY HIGHLIGHTS

Now available — a new leasing opportunity presents itself in Belmont, NC with the first 62,000 SF Medical Office Building at Gateway Center.

Located just .2 miles off Exit 27 on I-85 at the gateway to Belmont and Mt. Holly, this medical office building is just 5 miles from Charlotte Douglas International Airport and 11.5 miles from Uptown Charlotte. The building, anchored by Carolina Orthopaedic & Sports Medicine Center who is occupying the entire first floor, provides high visibility from Interstate 85 and easy access from Highway 273.

This cutting-edge facility, situated across from the new CaroMont Hospital, offers ample parking, a modern design conducive to patient comfort, and flexible floor plans.

Key building features include:

- 62,000 SF Medical Office
- Adjacent to a brand new Fairfield Inn & Suites hotel by Marriott with 91 rooms & corporate meeting space.
- Prime Belmont, NC location, near I-85 and Belmont/Mt Holly entry
- High visibility from I-85, easy access from Hwy 273
- Adjacent to the new CaroMont Hospital
- Ample patient/staff parking (5:1 parking ratio/ 480 dedicated spots)
- Modern, patient-friendly design
- Flexible floor plans for unique practice needs
- Tech-ready infrastructure for professional practice enhancement

AVAILABILITY

1st Floor: Leased

2nd Floor: +/- 4,662 RSF

3rd Floor: +/- 19,383 RSF



LOCATION

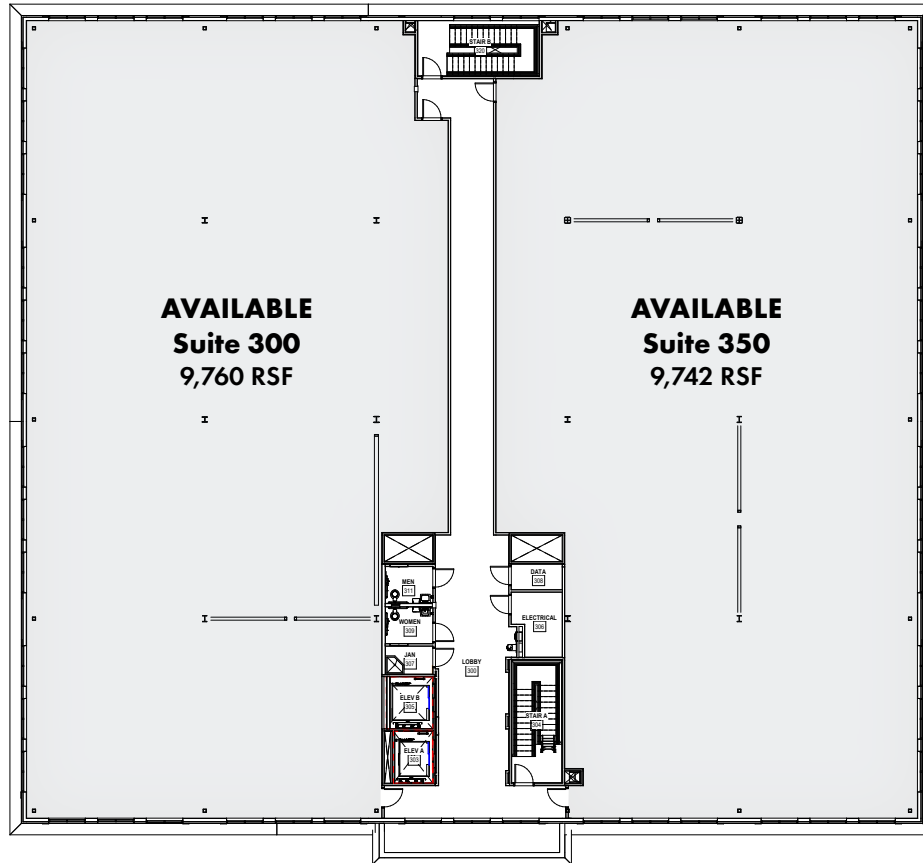


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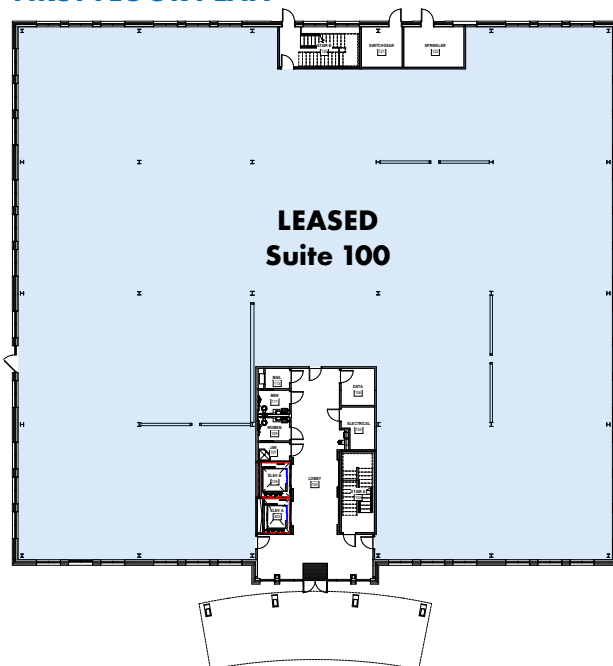
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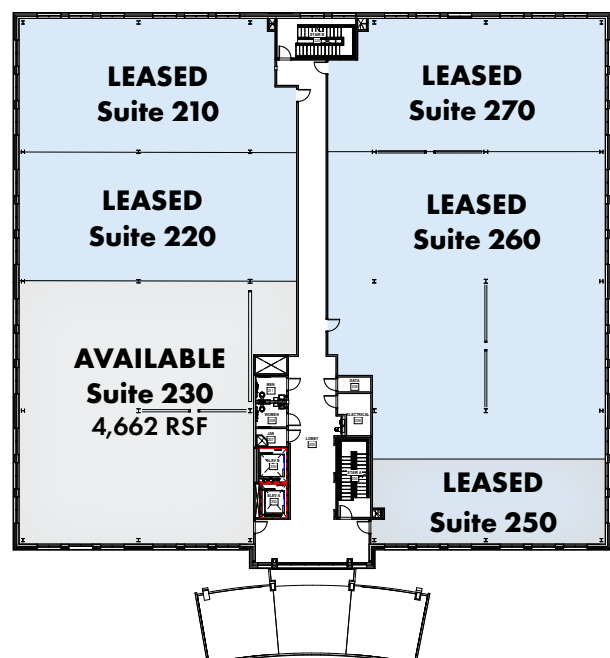
THIRD FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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