

one southparkCENTER

MEDICAL OFFICE SPACE FOR LEASE



6060 Piedmont Row Drive South
Charlotte, North Carolina 28210

CBRE

o●o southpark's PREMIER MEDICAL TOWER ●o●



PROJECT HIGHLIGHTS

- Class A Finishes in Common Areas & Restrooms.
- Well-positioned right off Fairview Road on Piedmont Row Drive South.
- Building includes a Common Conference/Training Room, Community Room and Fitness Center for existing tenants.
- Walkable amenities include food, beverage and lodging.
- Over 580 parking spaces in the adjacent structured parking lot.
- Next to The Barclay at SouthPark, a senior-care facility, and several hotels including Canopy by Hilton, Residence Inn & Courtyard Marriott.



NEW
FITNESS
CENTER



Discover untapped opportunity

*within a 5 mile radius



107,956

TOTAL LOCAL HOUSEHOLDS



243,326

TOTAL LOCAL POPULATION



\$114,985

AVERAGE HOUSEHOLD INCOME



213,000

DAILY WORKFORCE



37.4%

MEDIAN AGE



47.4%

OVER 55 YEARS OLD



INVESTING IN AN EXCEPTIONAL PATIENT EXPERIENCE



Building Upgrades

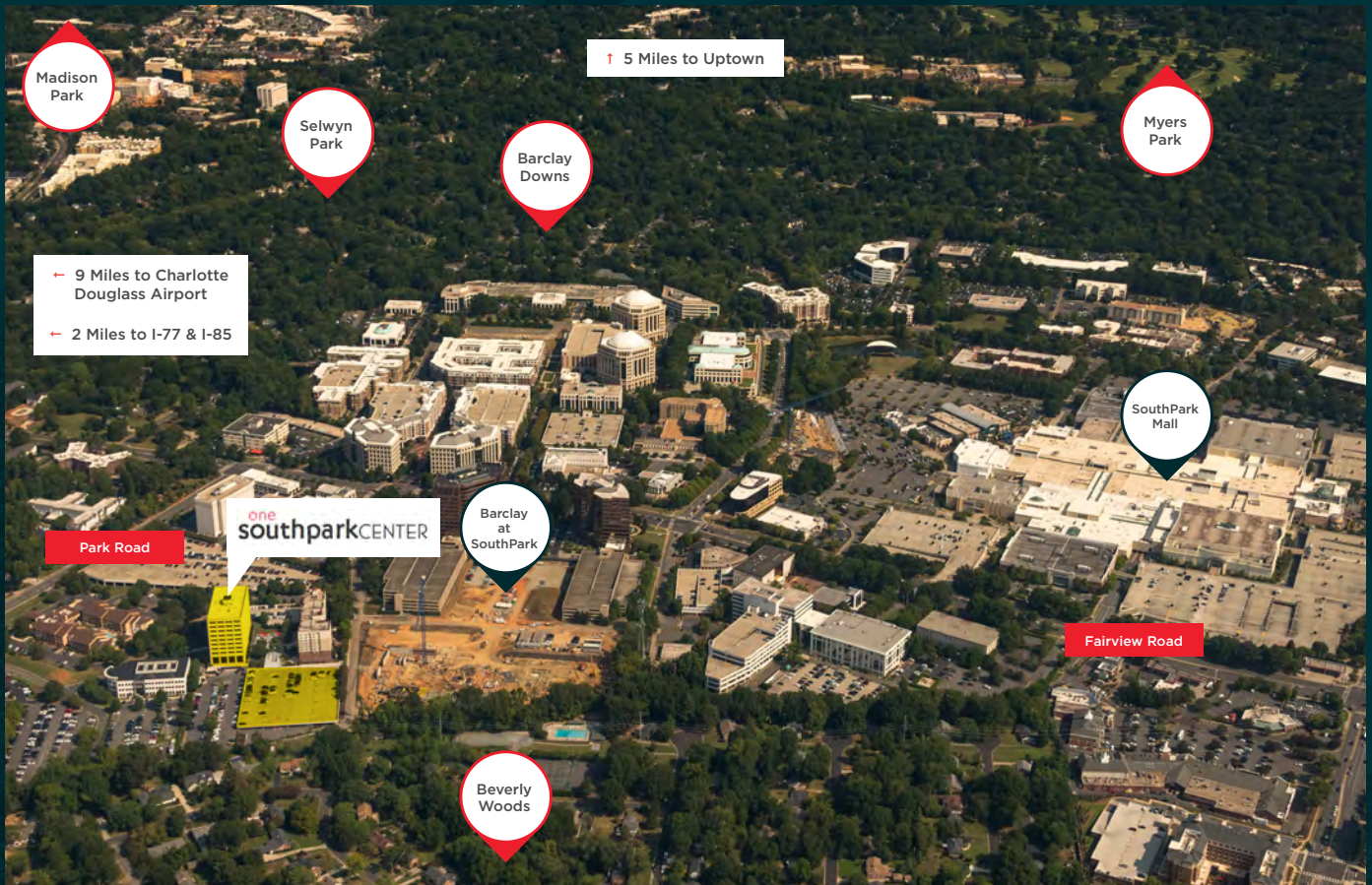
- New large sliding glass entry doors
- Updated common hallways
- Elevator modernization in progress
- Coming Soon: New upgraded lower entry level



Generous Tenant Improvement Allowance



one southparkCENTER



For Additional Information, Please Contact:

Paula Moss

+1 704 331 1275

paula.moss@cbre.com

Kris Westmoreland

+1 704 331 1290

kris.westmoreland@cbre.com

Joe Franco

+1 704 331 1241

joe.franco@cbre.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_November2021

CBRE