

**welltower**

MEDICAL OFFICE SPACE

**FOR LEASE**

Click or Scan Below



For Information:

**Colin Stewart**

704.962.1387

[colin.stewart@meadowsandohly.com](mailto:colin.stewart@meadowsandohly.com)

**Presbyterian Medical Tower**

1718 E 4TH ST | CHARLOTTE, NC

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY

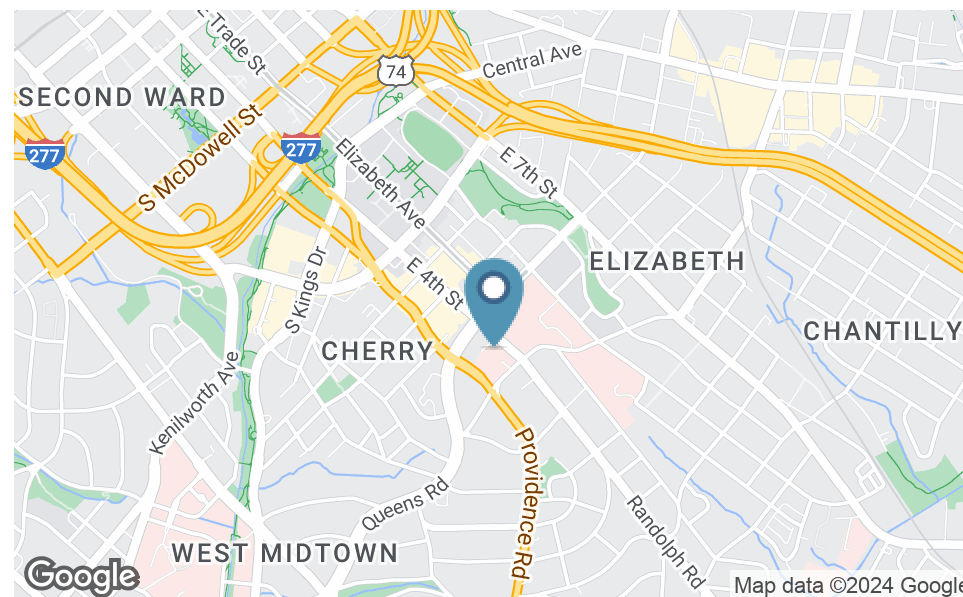


## Location Description

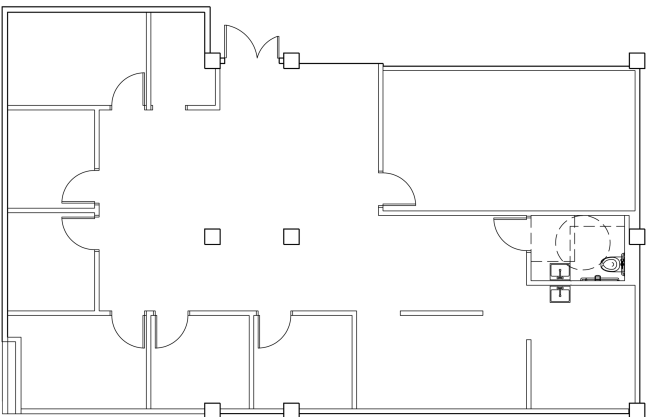
Midtown Medical Campus

## Property Highlights

- Convenient parking deck attached to building.
- Quick access to the adjacent medical office buildings via Sky Bridges.
- Direct access to Novant Health Presbyterian Medical Center.
- Café on third floor.
- On-site building management.

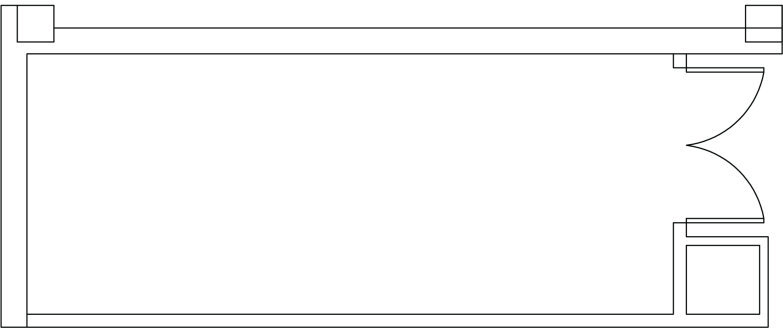


# FLOOR PLANS



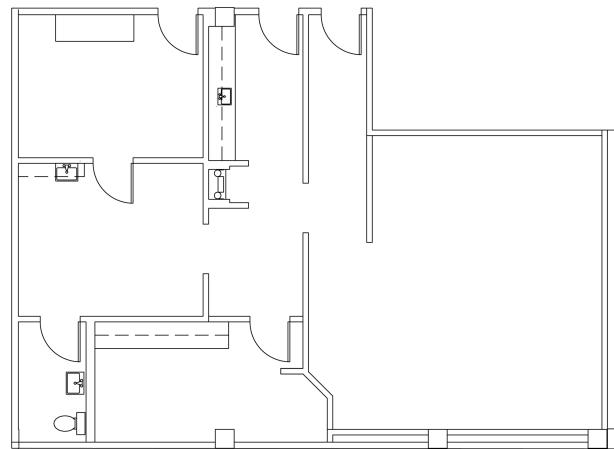
B100A

2,267 RSF



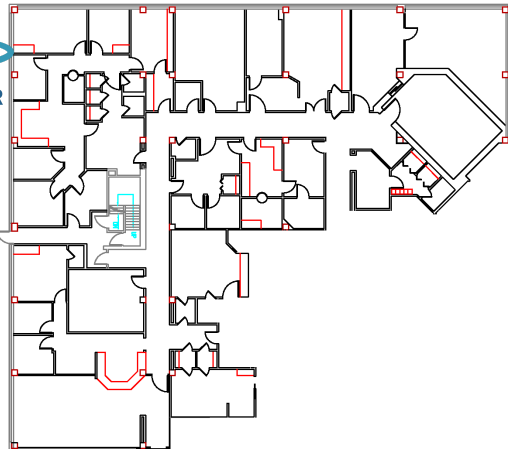
B101

307 RSF



102

1,487 RSF



103

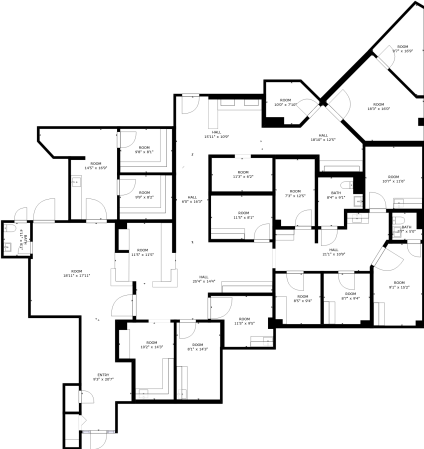
10,574 RSF



# FLOOR PLANS

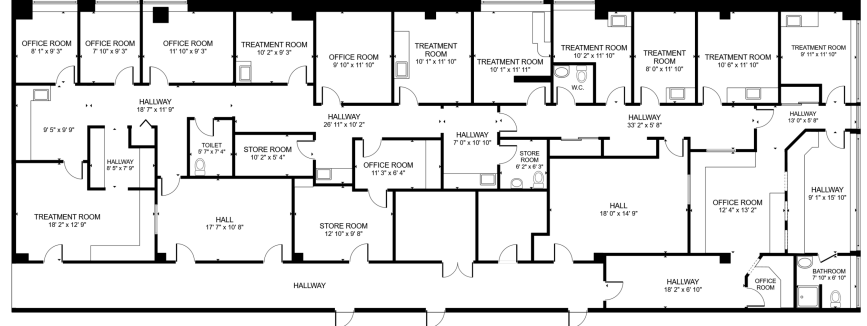


**360°**  
CLICK TO VIEW TOUR



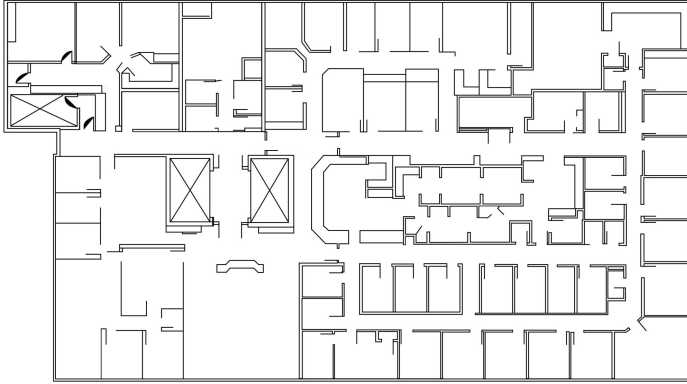
105/108  
3,885 RSF

**360°**  
CLICK TO VIEW TOUR

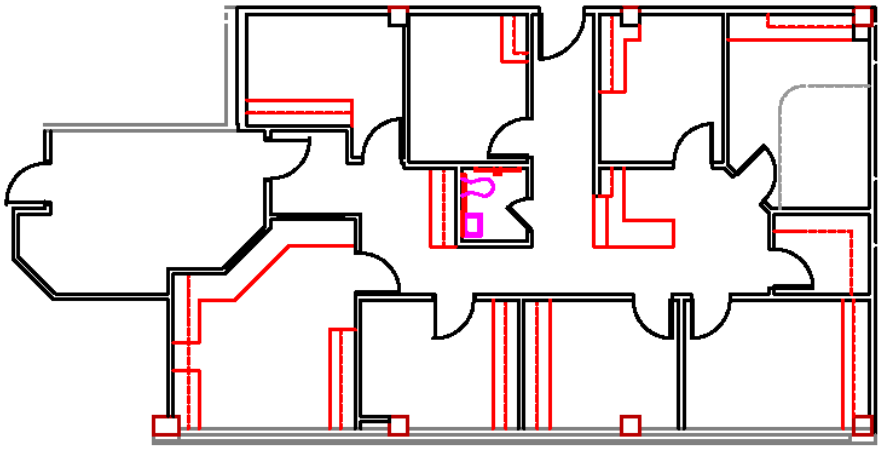


204  
5,724 RSF

**360°**  
CLICK TO VIEW TOUR



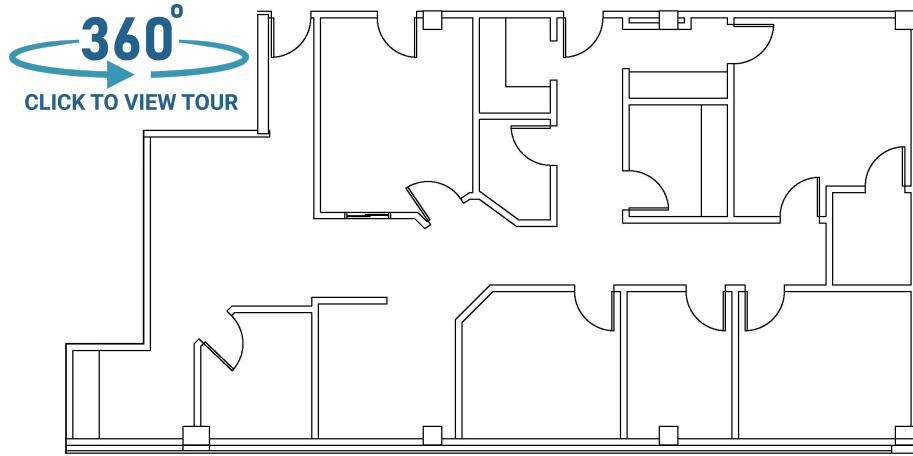
501  
16,225 RSF



304  
2,144 RSF

# FLOOR PLANS

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604

2,165 RSF



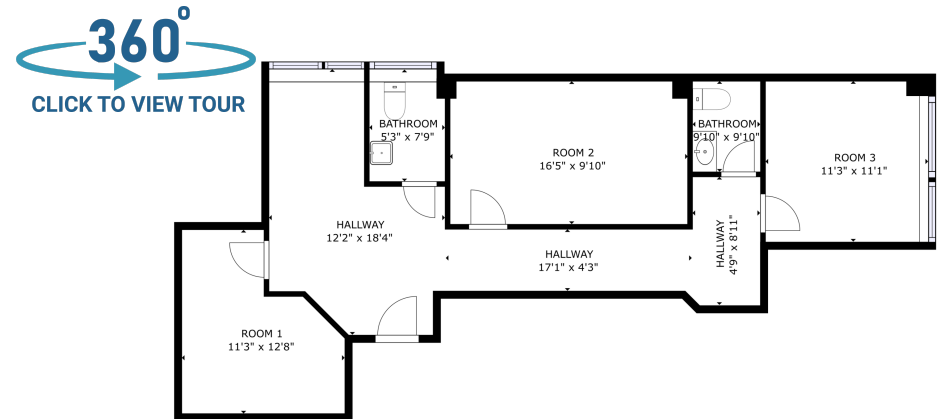
605

3,358 RSF



607

3,450 RSF

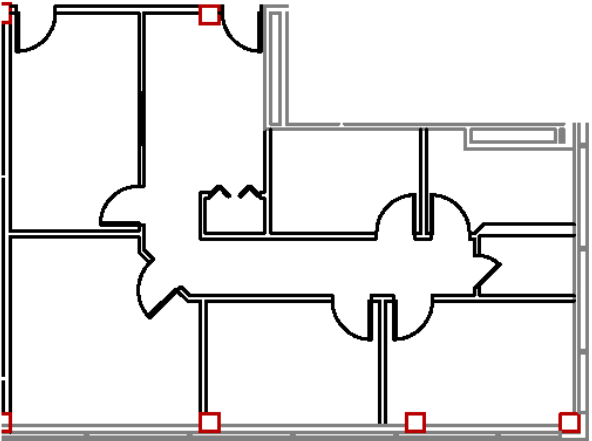


608B

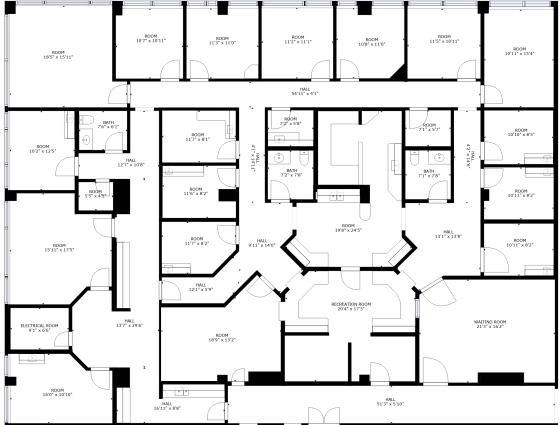
888 RSF

# FLOOR PLANS

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360°  
CLICK TO VIEW TOUR



702  
1,458 RSF

807  
5,813 RSF



# DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	9,760	87,200	220,066
Average Age	37.6	34.6	35.2
Average Age (Male)	37.6	34.1	33.8
Average Age (Female)	37.3	35.0	36.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,639	41,026	96,993
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$123,416	\$101,470	\$79,098
Average House Value	\$504,499	\$515,560	\$386,359

2020 American Community Survey (ACS)

