

welltower

MEDICAL OFFICE SPACE

FOR LEASE

Click or Scan Below



For Information:

Colin Stewart

704.962.1387

colin.stewart@meadowsandohly.com

Presbyterian Medical Tower

1718 E 4TH ST | CHARLOTTE, NC

medicaloffice.welltower.com

EXECUTIVE SUMMARY

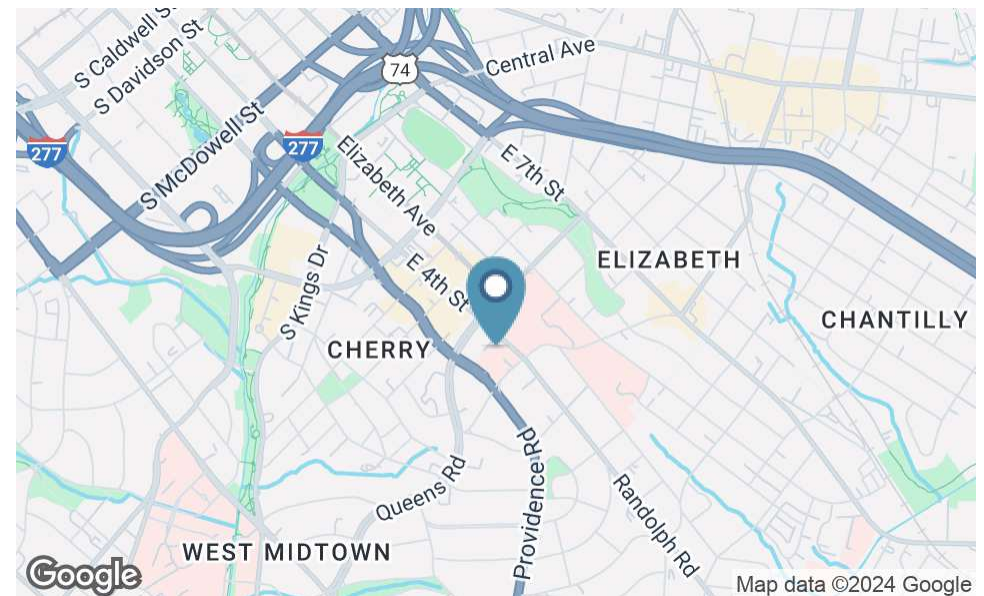


Location Description

Midtown Medical Campus

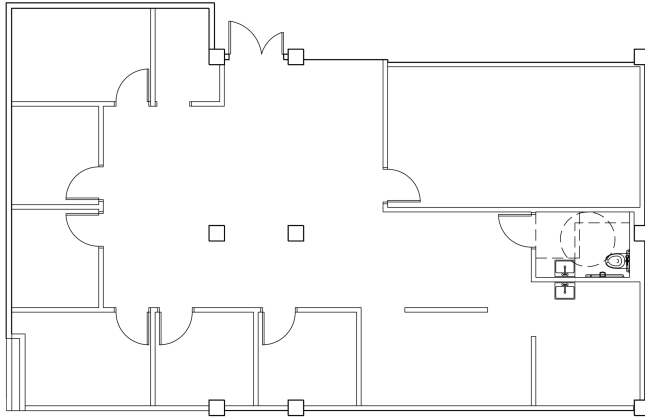
Property Highlights

- 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.



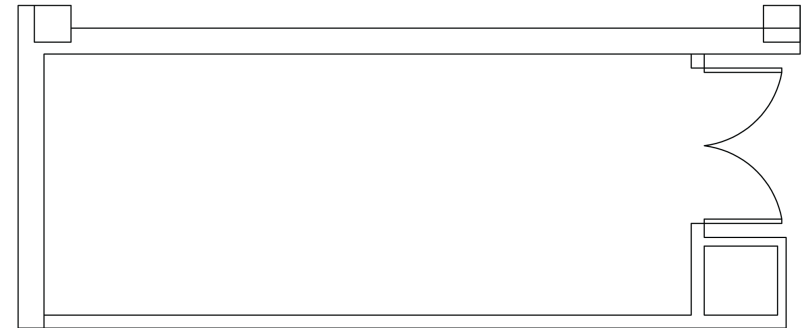
FLOOR PLANS

welltower



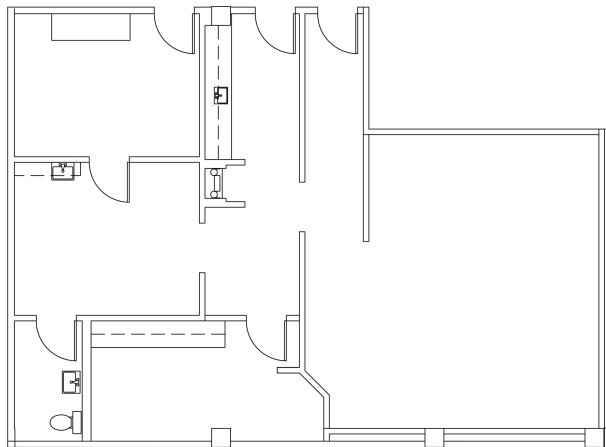
B100A

2,267 RSF



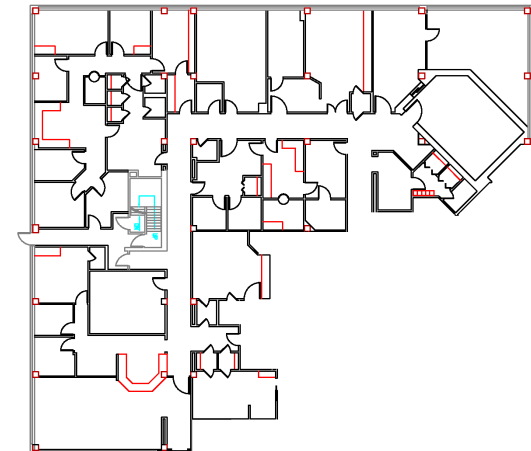
B101

307 RSF



102

1,487 RSF



103

10,574 RSF

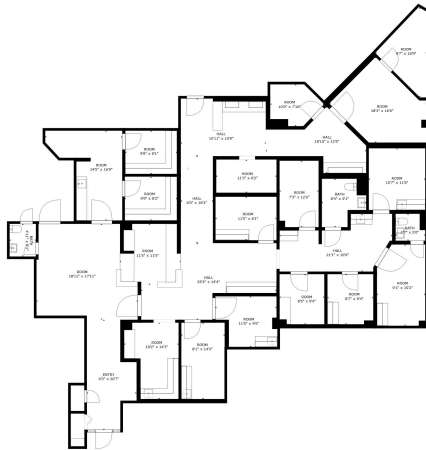
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FLOOR PLANS

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360°
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105/108

3,885 RSF

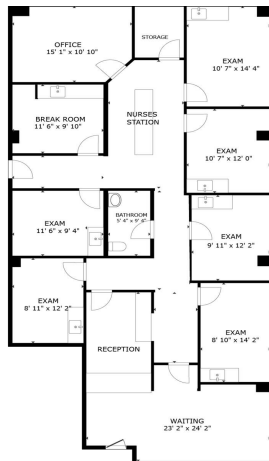
360°
CLICK TO VIEW TOUR



204

5,724 RSF

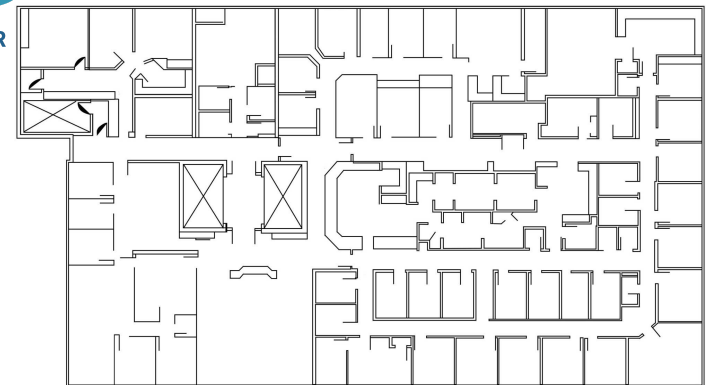
360°
CLICK TO VIEW TOUR



304

2,144 RSF

360°
CLICK TO VIEW TOUR

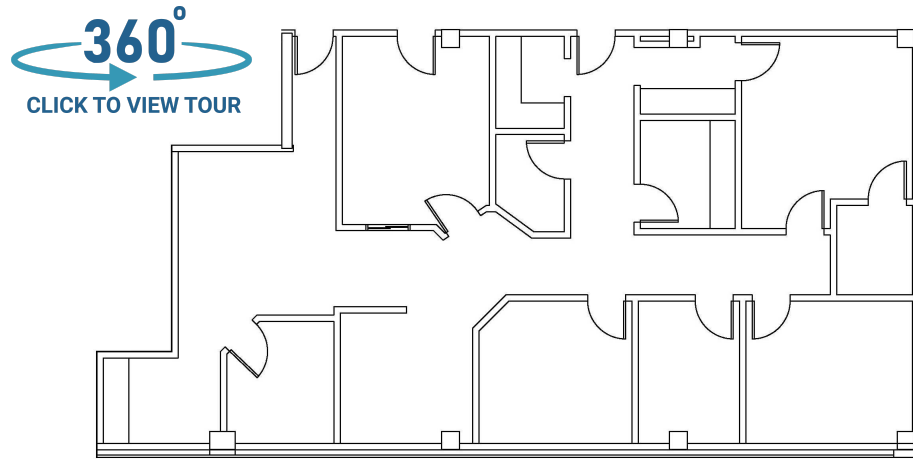


501

16,225 RSF

FLOOR PLANS

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604

2,165 RSF



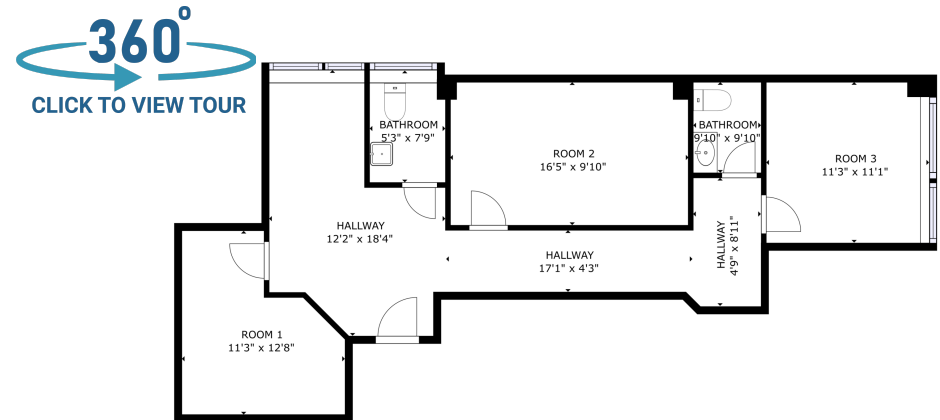
605

3,358 RSF



607

3,450 RSF



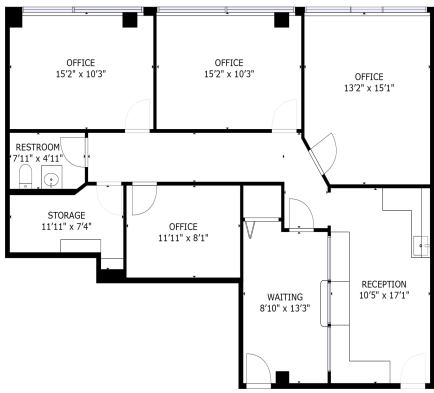
608B

888 RSF

FLOOR PLANS

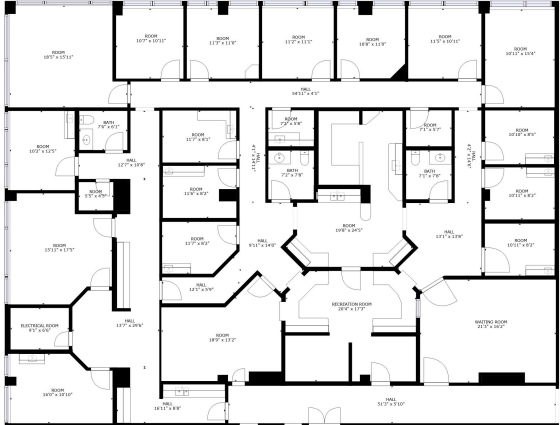


360°
CLICK TO VIEW TOUR



702
1,458 RSF

360°
CLICK TO VIEW TOUR



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

Race	1 Mile	3 Miles	5 Miles
% White	74.9%	64.3%	53.4%
% Black	22.5%	28.6%	36.6%
% Asian	1.2%	2.0%	2.7%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.2%	0.3%	0.3%
% Other	0.2%	3.4%	5.4%

2020 American Community Survey (ACS)

