

Presbyterian Medical Tower

Presbyterian Medical Tower is a Class A medical office building on the Novant Health Presbyterian Medical Center campus. With direct hospital access, an attached parking deck, and sky bridge connections to nearby facilities, this property is built for easy care coordination and accessibility.

Space for Lease
1718 East 4th St.
Charlotte, NC 28204



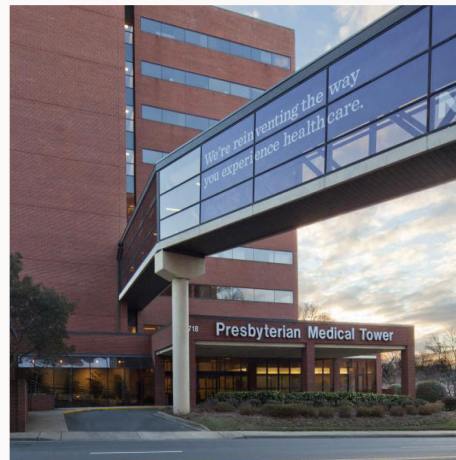
Total SF
147,614 SF



Available SF
1,060 - 14,459 SF



Property Highlights



Quick Access to Care

Located on the Novant Health Presbyterian Medical Center campus, this facility offers convenient access to the hospital and adjacent medical office buildings for patients.



Hassle-Free Parking

An adjoining parking deck is available for both patients and providers, making daily operations smoother and more accessible.



Premier Management

To ensure a safe, supportive environment for daily operations, this property offers highly responsive, on-site building management and security services for providers.



Emergency Accessibility

This property allows for seamless care accessibility in critical situations with a gurney-sized elevator and a back-up generator for emergency building and parking deck lighting.



Enhanced Visibility

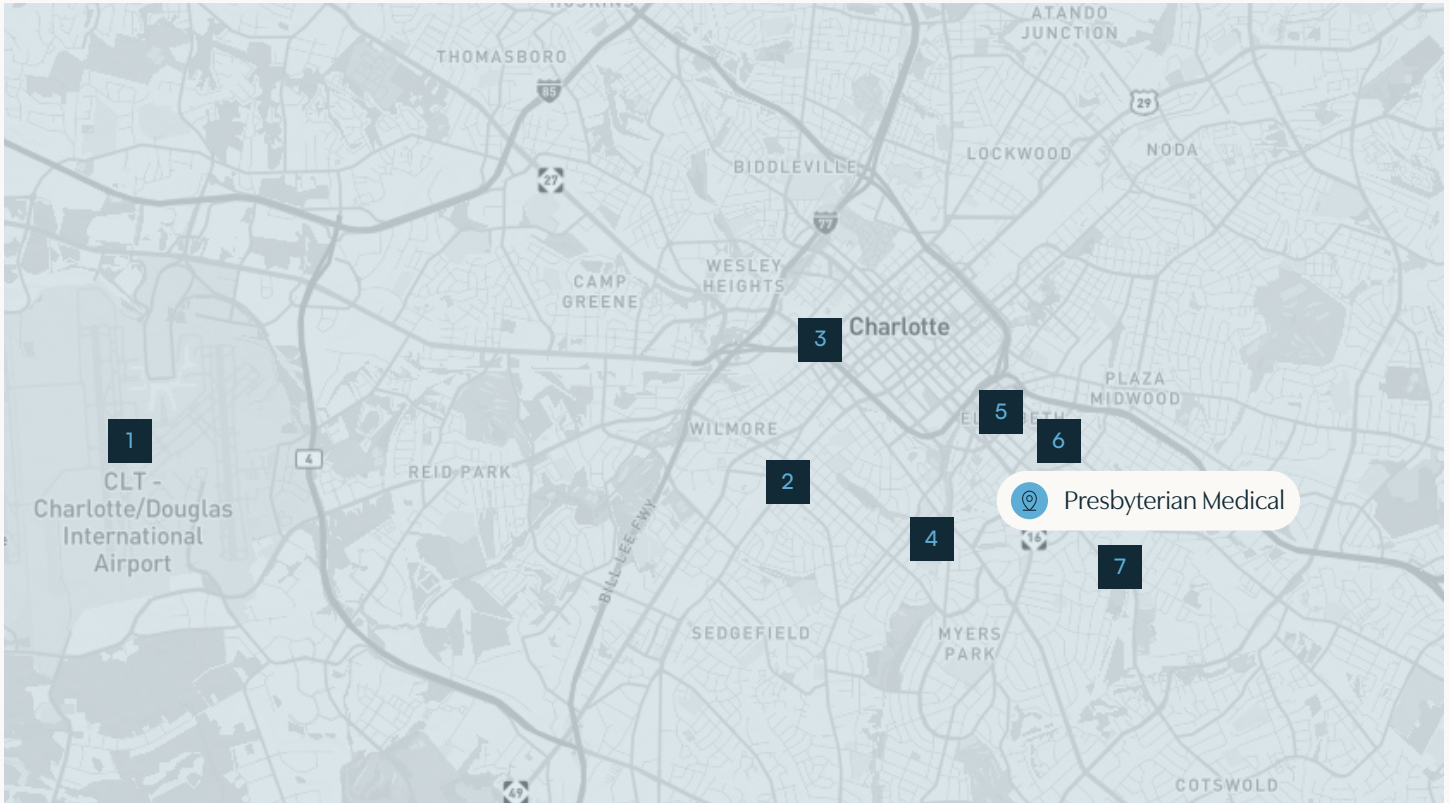
Monument signage is available, promoting strong visibility in this prominent Charlotte area and supporting brand recognition for physician practices.



Referral Potential

The building features a diverse mix of healthcare tenants and is connected via sky bridge to nearby medical facilities, supporting referral opportunities and collaborative care.

Points of Interest



1 Charlotte Douglas Airport
📍 8 miles

2 Atherton Mill
📍 3 miles

3 Bank of America Stadium
📍 3 miles

4 Atrium Health Carolinas Medical
📍 1 mile

5 Independence Park
📍 1 mile

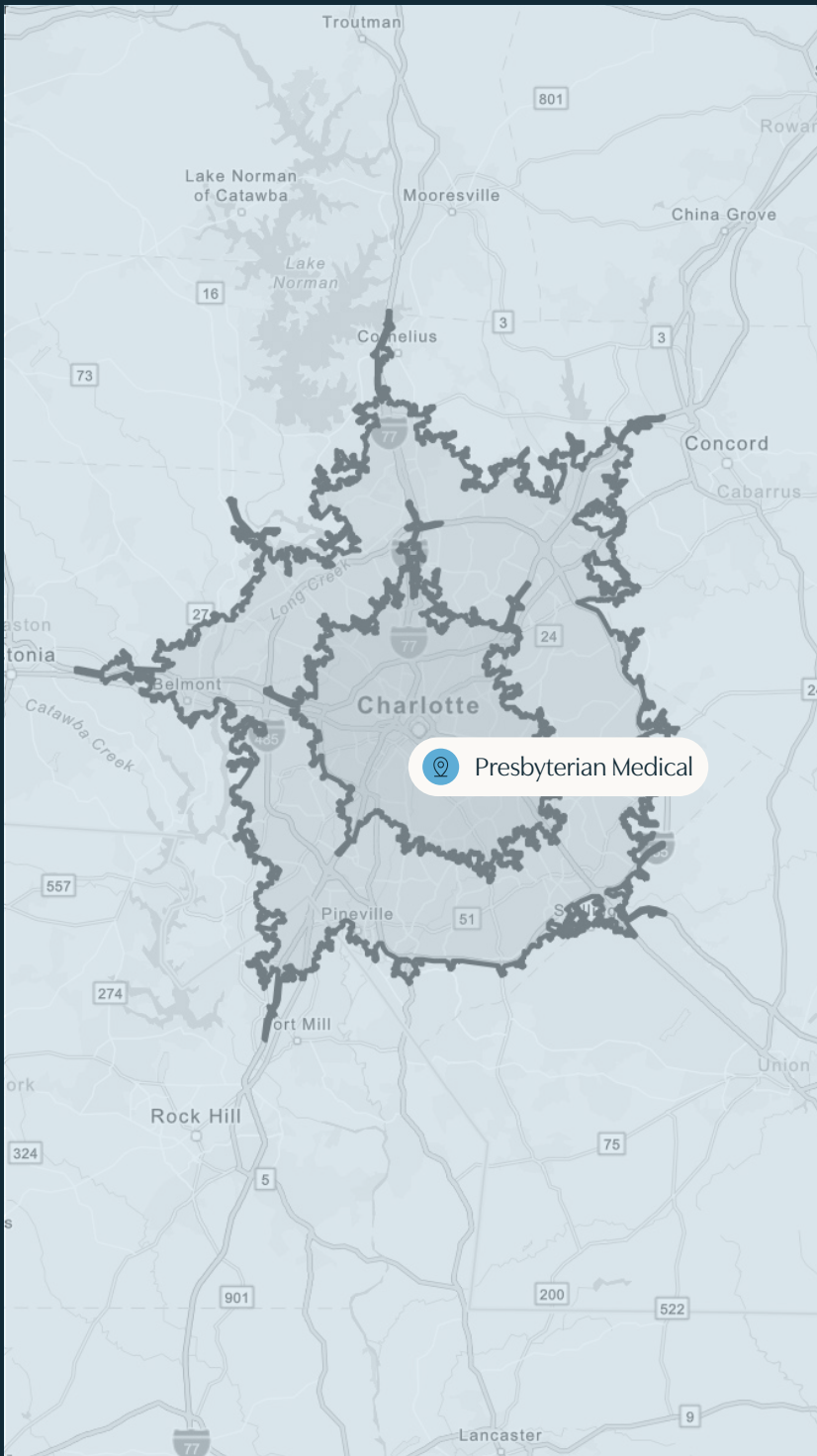
6 Novant Health Presbyterian Medical
📍 0.3 miles

7 Eastover Medical Park
📍 1 mile





Notable locations within a 10-minute walk

- Walgreens Pharmacy
- Burger King
- Domino's Pizza
- Viva Chicken
- Bojangles
- PNC Bank
- Papa John's Pizza
- Truist
- Rosemont Restaurant





Demographics

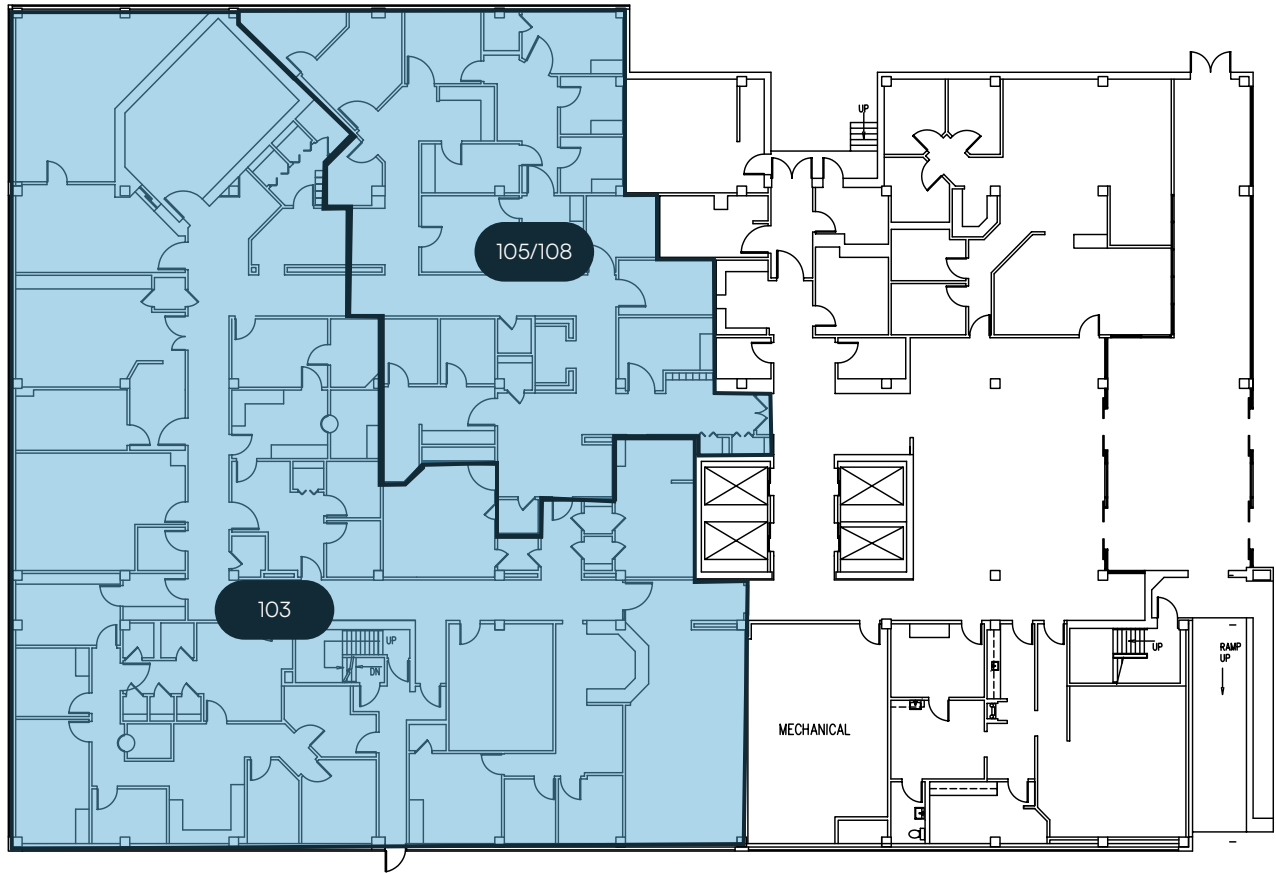


15 Minute Drive Time

-  Population
367,754
-  Median Income
\$79,026
-  Median Age
34.7 years old
-  CAGR
1.59%

25 Minute Drive Time

-  Population
1,041,907
-  Median Income
\$85,575
-  Median Age
35.5 years old
-  CAGR
1.56%



FLOOR PLAN

Floor One

Suite 103



Size
10,574 RSF



Availability
Vacant

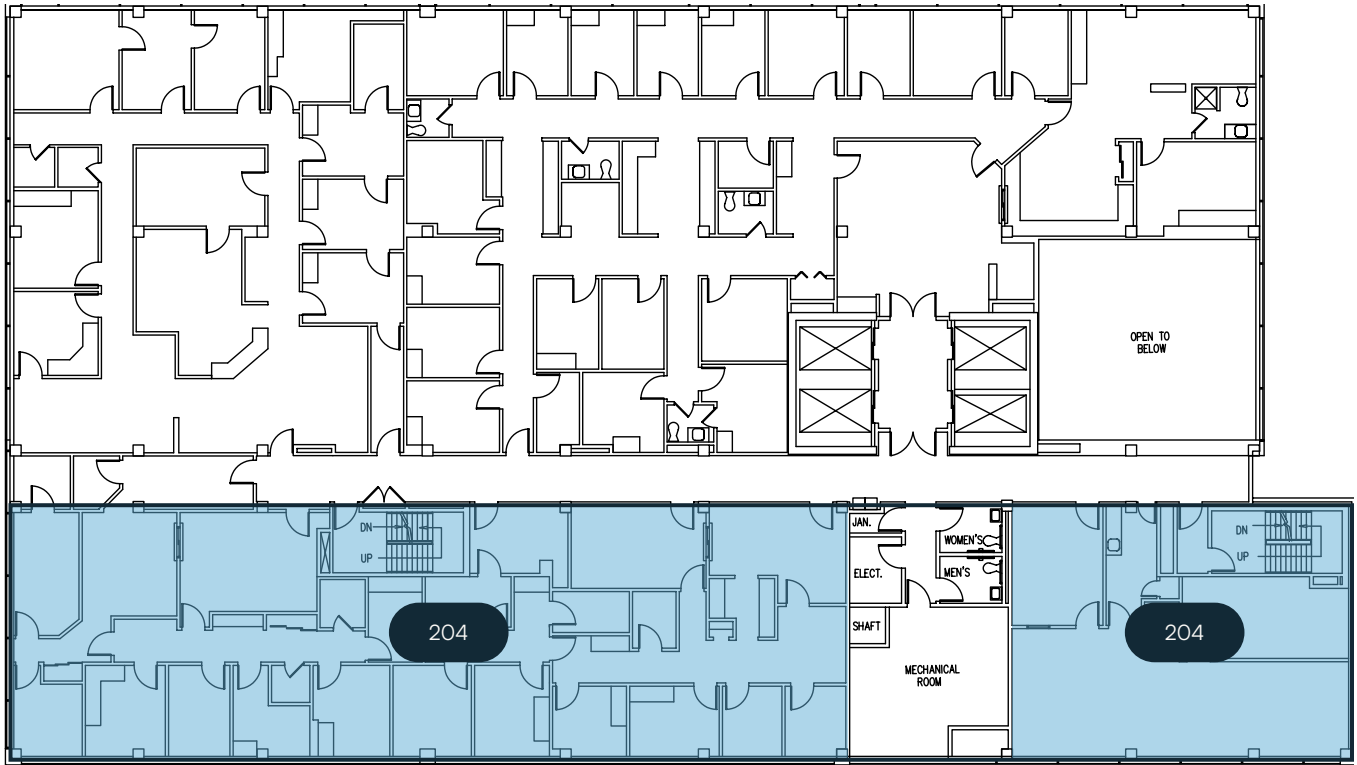
Suite 105/108



Size
3,885 RSF



Availability
Vacant



FLOOR PLAN

Floor Two

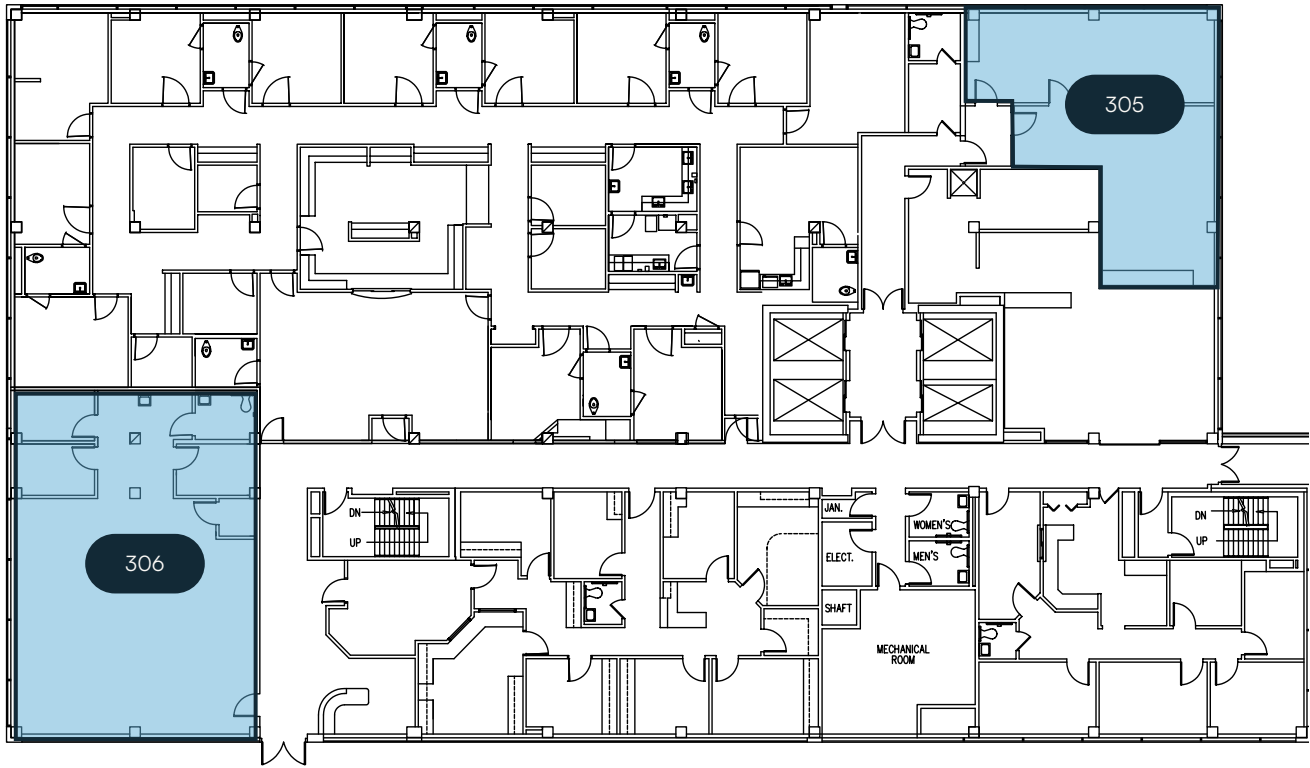
Suite 204



Size
5,724 RSF



Availability
Vacant



FLOOR PLAN

Floor Three

Suite 305



Size
1,060 RSF



Availability
Vacant

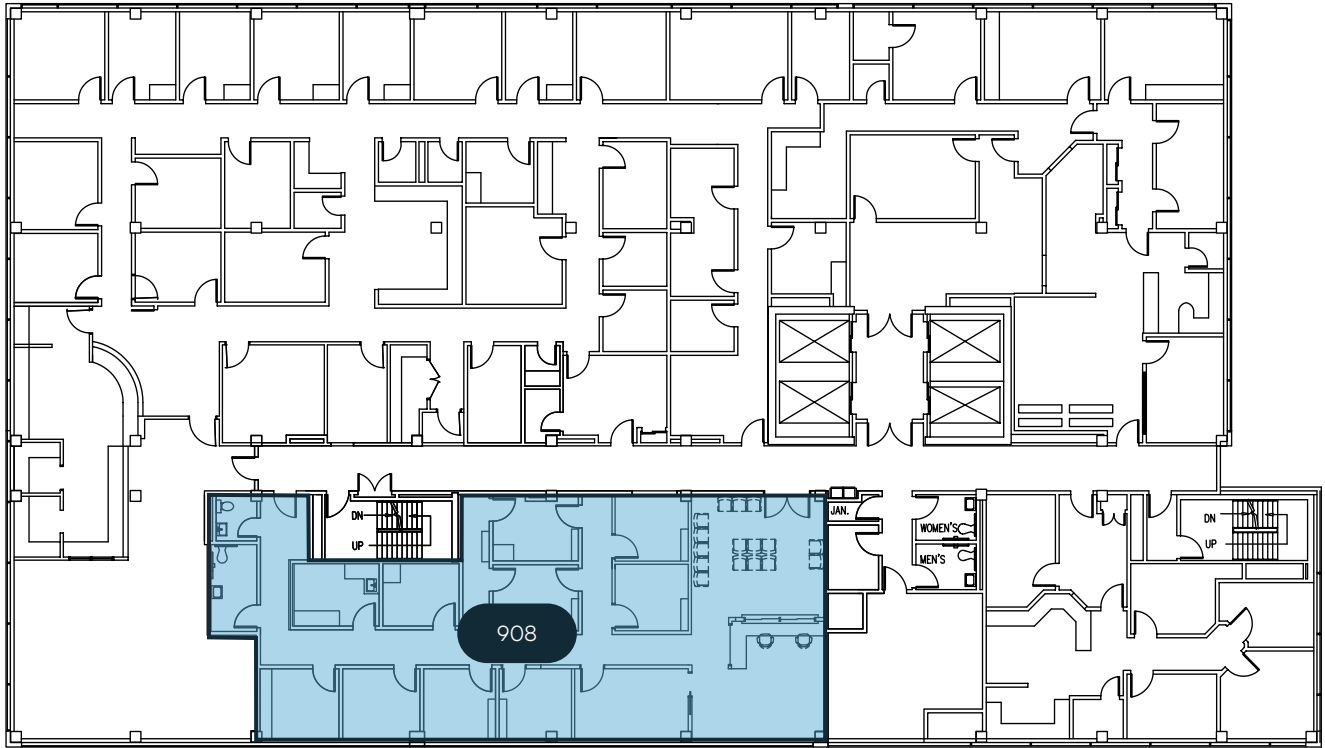
Suite 306



Size
1,718 RSF



Availability
Vacant



FLOOR PLAN

Floor Nine

Suite 908

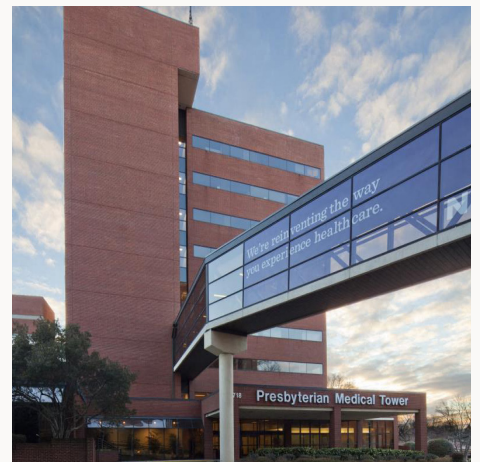


Size
2,772 RSF

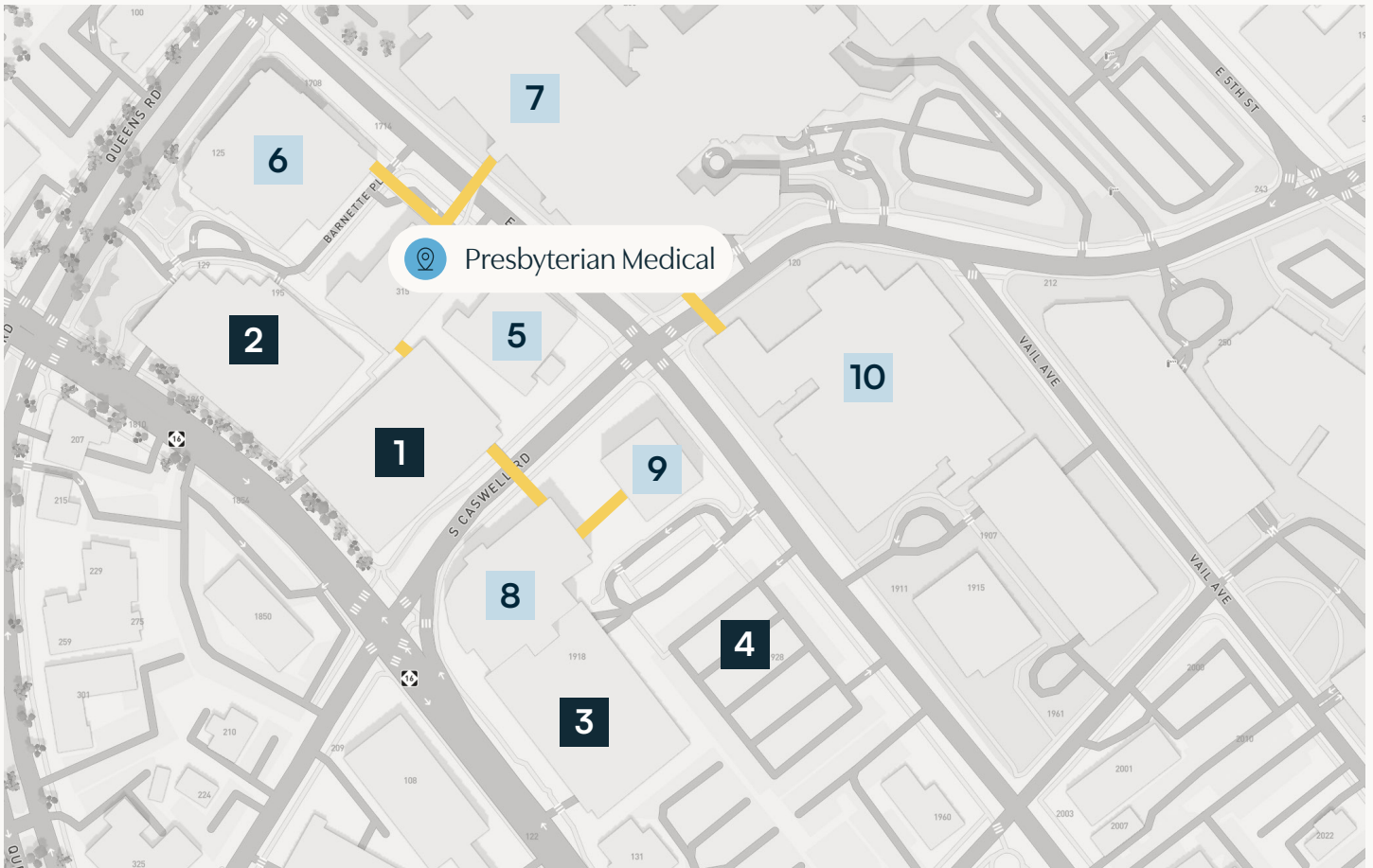


Availability
Vacant












Exterior



Campus Map



Key

-  Sky Bridge Connector
-  Presbyterian Medical Tower Connected Parking Deck
-  Novant Heart & Vascular Connected Parking Deck
-  Midtown Medical Plaza Connected Parking Deck
-  Metroview Professional Building Surface Parking
-  Novant Health Charlotte Outpatient Surgery Center
-  Novant Heart & Vascular Institute
-  Novant Health Presbyterian Medical Center
-  Midtown Medical Plaza
-  Metroview Professional Building
-  Novant Health Charlotte Orthopedic Hospital



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