

Charlotte Medical Plaza | PLAZA I & II

300 & 330 BILLINGSLEY ROAD | CHARLOTTE, NC 28211



STREAM

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Property Highlights



92,581 RSF within two Class A Medical Office Buildings



MOVE-IN READY SPEC SUITE available for immediate occupancy



UNPARALLELED LOCATION to Atrium Main (Level 1 Trauma center), Mercy, and Novant's Presbyterian Medical Center Hospitals and Charlotte's preeminent medical office market



PREMIER TENANT MIX offering enviable referral opportunities



ABUNDANT PARKING 5/1,000 parking spaces



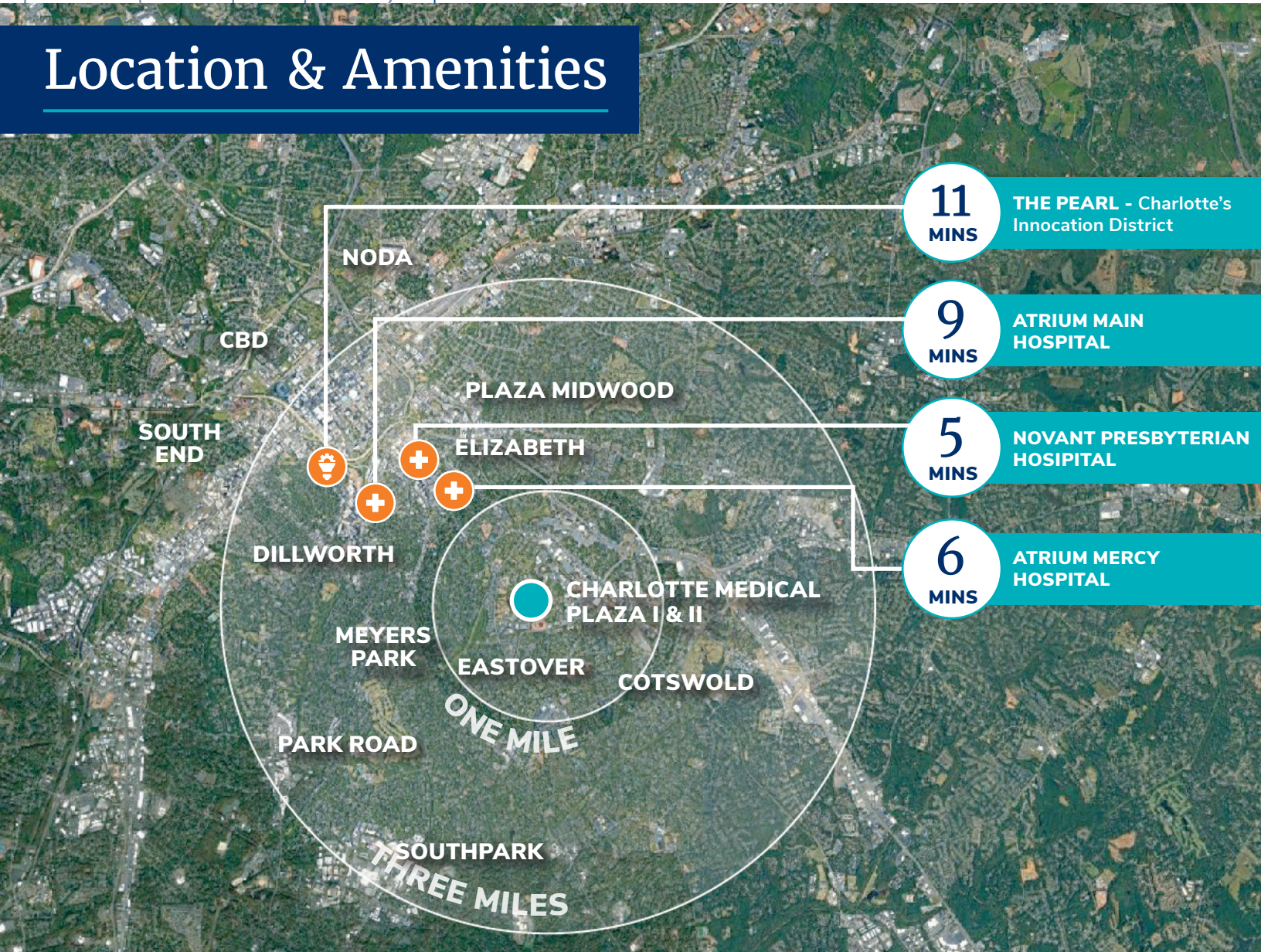
EXCEPTIONAL DEMOGRAPHICS with immediate proximity to Charlotte's most affluent residential areas



GENEROUS CONSTRUCTION ALLOWANCE available



Location & Amenities



THE SITE

WITHIN 5 MILES



250,000
people



\$100,000
average household income



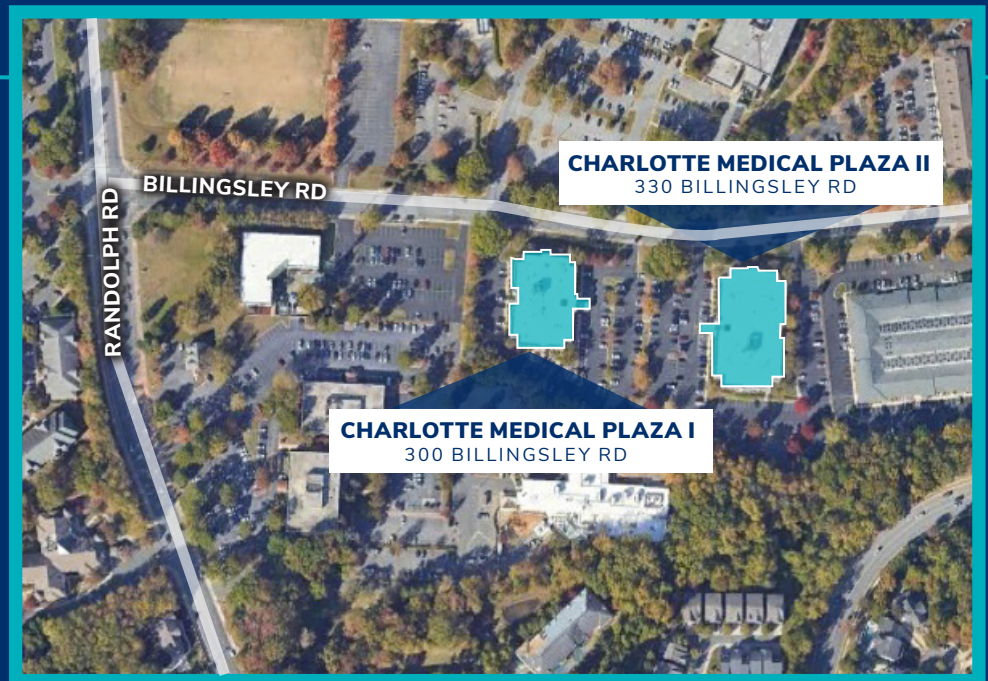
239,000
daytime employees



\$190M spent on
healthcare annually



36% outpatient
procedure growth (10 yr)



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PLAZA
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