

Charlotte Medical Plaza I & II

408/410 42nd Ave North | Nashville, TN | 37209

MEDICAL OFFICE / RETAIL SPACE
FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
954.296.9103
branden@hbre.us

Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.us

CONNECTING PATIENTS TO SPECIALTY CARE

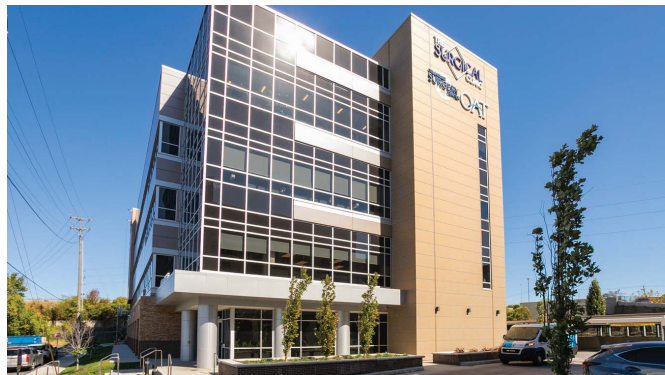
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The central location in the rapidly growing Charlotte Avenue corridor at 42nd Avenue North provides easy access to downtown, three major medical centers, and residential communities in West Nashville. Additionally, I-40 access at nearby 46th Avenue, White Bridge Road, and Briley Parkway make the location easily accessible to middle-Tennessee. Ample parking is provided, as well as convenient access to the Nashville WeGo Public Transit system on Charlotte Ave.

Key Tenants



Experience high visibility and onsite dining options at Charlotte Medical Plaza.



With premier care and accessible parking, Charlotte Medical Plaza offers convenience for patients and employees.

Property Highlights



106,979 TOTAL BUILDING SF

- Medical office and retail availability
- (1) 3-story mixed-use office building and (1) 4-story medical office building
- High visibility from I-40 and Charlotte Ave



CONVENIENT ONSITE CARE

- Ample patient parking, including ground level and a two-level underground garage, with 5 spaces per 1000 SF parking ratio
- Elevators offer convenient access to parking
- Covered entry walkway with access to Charlotte Ave



ACCESS TO AREA AMENITIES

- Well-located in the heart of Nashville with convenient access to I-40
- Within 11 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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DESIGNED FOR HEALTH AND WELLNESS

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CONVENIENT CARE IN THE HEART OF NASHVILLE

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NEARBY MEDICAL & AMENITIES

Dining & Retail
1 minute - 0.1 mile

TriStar Centennial Medical Center
5 minutes - 1.8 miles

St Thomas Hospital Midtown
8 minutes - 32.4 miles

St Thomas Hospital West
9 minutes - 2.5 miles

Vanderbilt University Medical Center
11 minutes - 3.0 miles

Nashville (Downtown)
11 minutes - 3.4 miles



TRAFFIC COUNTS

	CARS PER DAY
Charlotte Ave	23,557
I-40	138,141
I-440	73,149

2024 MIDTOWN DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
Population	6,959	76,061	188,775
2029 Population Projection	6,894	77,689	208,653
Total Households	3,967	36,010	86,660
Average HH Income	\$147,981	\$164,054	\$146,380

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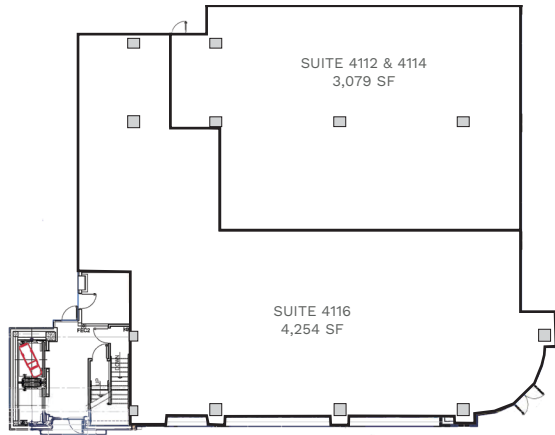
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TAKE A TOUR

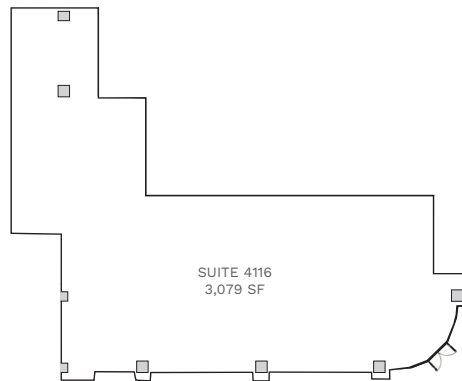
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Available Suites (408 42nd Ave North - Mixed-Use)



FIRST FLOOR - 7,333 TOTAL SF
SUITE 4112 & 4114 (3,079 SF) & 4116 (4,254 SF)

- Warm vanilla, ground floor shell space
- Fully customizable space plan available to be divided as-needed
- Space design customization opportunity for medical or retail
- Signage opportunity on building above suite
- Glass window line offers bright, natural light
- High retail visibility from Charlotte Ave



Scan for virtual tours and availabilities.

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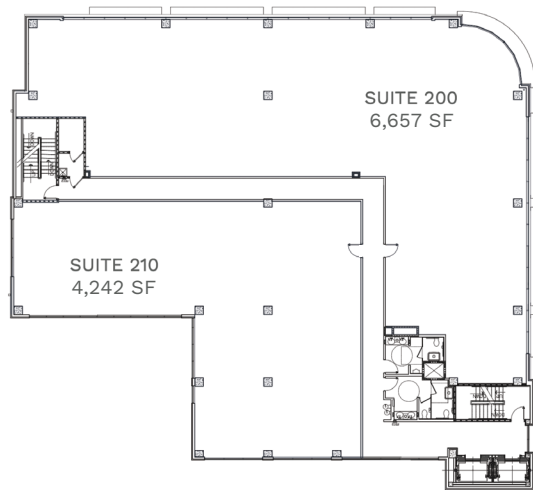
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Available Suites (408 42nd Ave North - Mixed-Use)

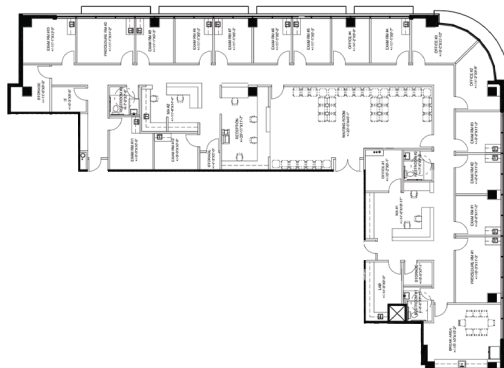


SECOND FLOOR - 11,931 TOTAL SF SUITE 200 (6,657 SF) & 210 (4,242 SF)

- Warm vanilla shell spaces
- Fully customizable space plan available to be divided as-needed
- High visibility from Charlotte Ave
- Designed for single and multi-provider tenants
- Glass window line offers bright, natural light
- Suite 200: (12) exam rooms, (4) offices, and (3) restrooms*
- Suite 210: (10) exam rooms, (3) offices, and (2) restrooms*

**Reference the sample plans*

*Suite 200 sample plan



*Suite 210 sample plan



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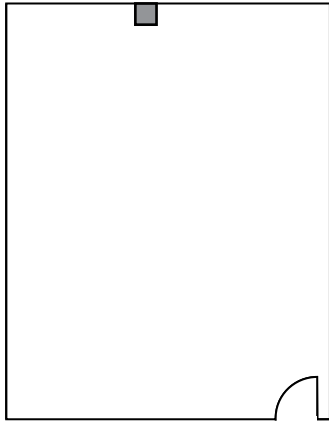
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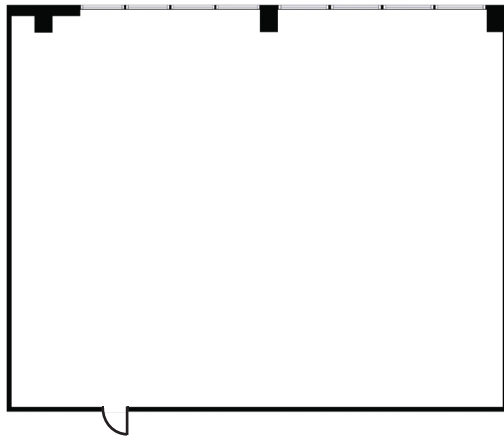
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Available Suites (410 42nd Ave North - Medical Office)



SUITE 202 | 1,789 SF

- Warm vanilla shell space
- Fully customizable space plan available to be divided as-needed
- High Visibility from I-40
- Glass window line offers bright, natural light



SUITE 307 | 2,901 SF

- Warm vanilla shell space
- Fully customizable space plan available to be divided as-needed
- High Visibility from I-40
- Glass window line offers bright, natural light

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750 OLD HICKORY BLVD, SUITE 125-1 | BRENTWOOD, TN 37027 | 615.564.4133 | WWW.HBRE.US