

# 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

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

# 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.

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## Property Highlights

- 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



**106,979 TOTAL  
BUILDING SF**



**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

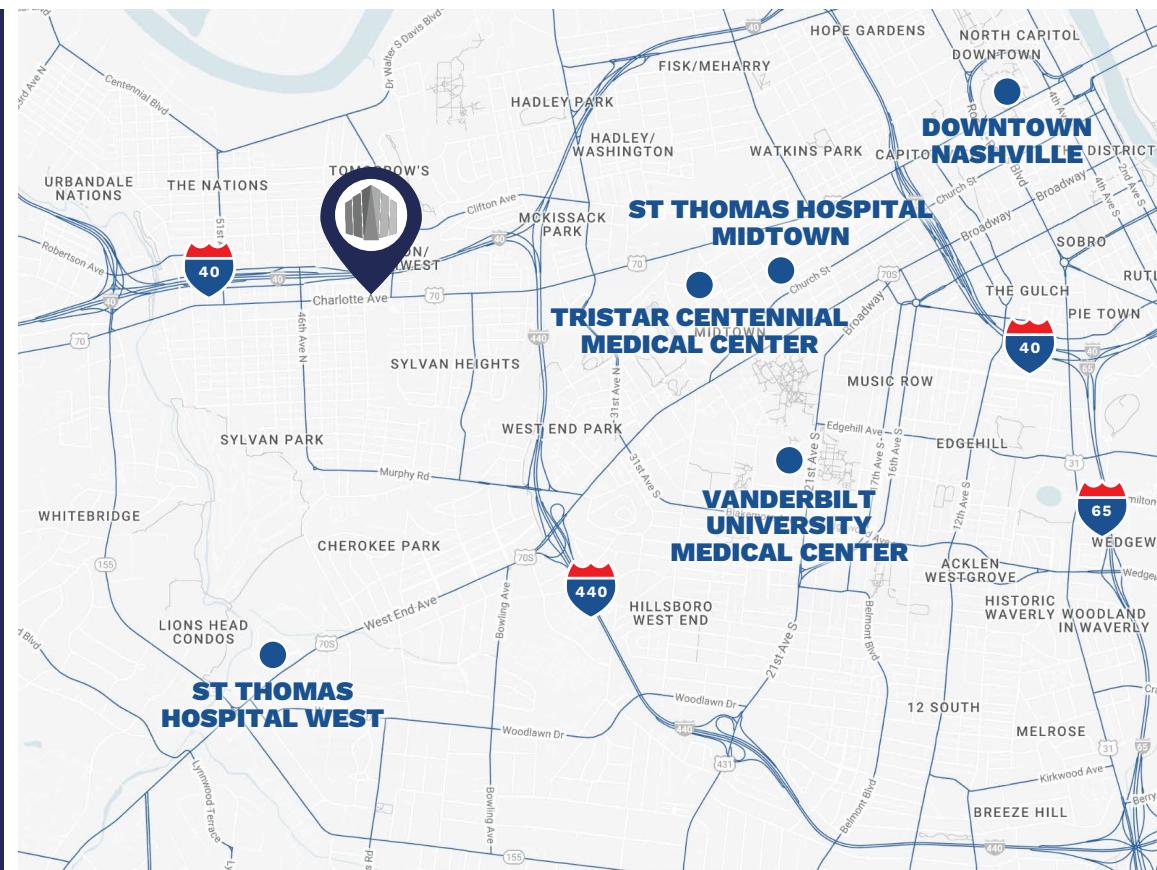
9 minutes - 2.5 miles

### Vanderbilt University Medical Center

11 minutes - 3.0 miles

### Nashville (Downtown)

11 minutes - 3.4 miles



### TRAFFIC COUNTS

Charlotte Ave

I-40

I-440

### CARS PER DAY

23,557

138,141

73,149

### 2025 MIDTOWN DEMOGRAPHICS

#### Population

2030 Population Projection

Total Households

Average HH Income

### 1 MILES

14,410

15,787

6,505

\$146,713

### 3 MILES

107,530

118,774

48,503

\$136,308

### 5 MILES

216,656

246,504

98,104

\$145,043

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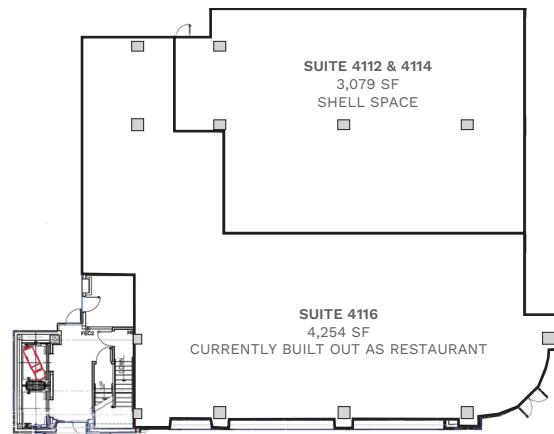


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# TAKE A TOUR

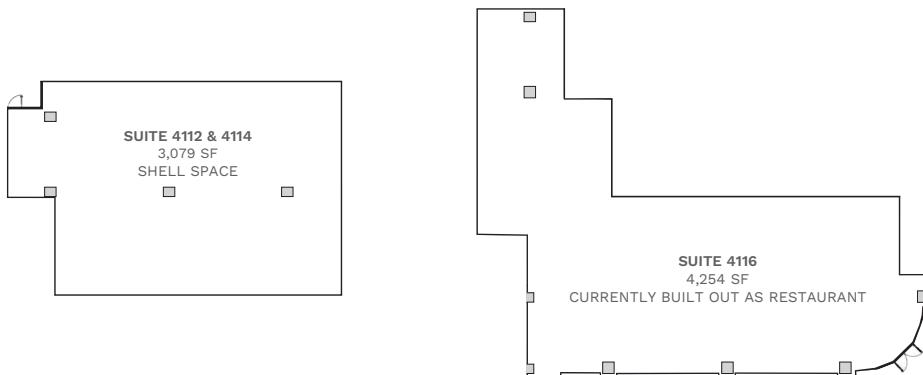
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## Available Suites (408 42nd Ave North - Mixed-Use)



### MOB II: FIRST FLOOR - 7,333 TOTAL SF SUITE 4112 & 4114 (3,079 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



### MOB II: FIRST FLOOR - 7,333 TOTAL SF SUITE 4116 (4,254 SF)

- Former restaurant space offering a turnkey solution for a new restaurant user, complete with existing infrastructure to expedite opening



Scan for virtual tours and availabilities.

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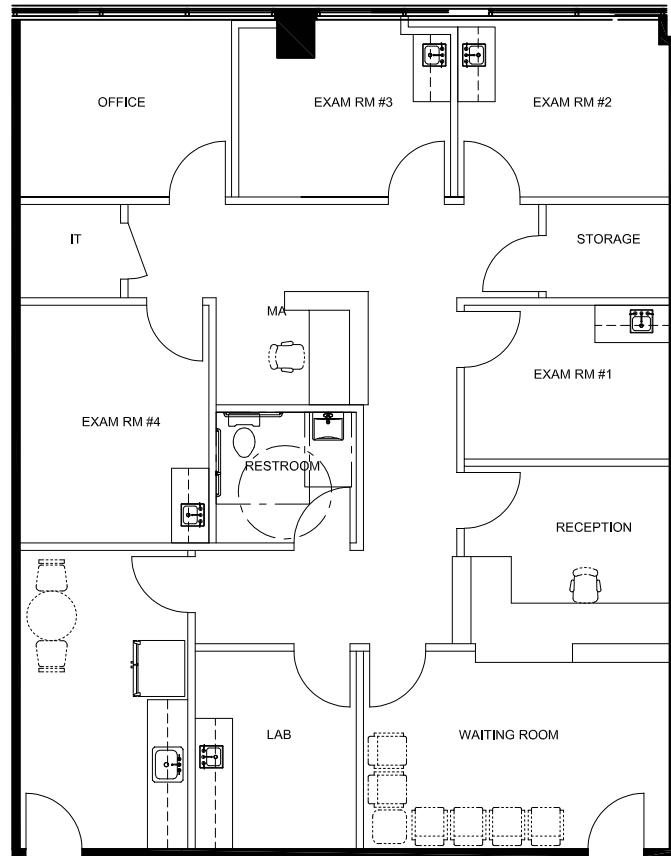
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## Available Suites (410 42nd Ave North - Medical Office)



### MOB I: SUITE 202 | 1,789 SF

- Brand new spec suite
- (4) exam rooms and (1) doctor's office
- Large reception area and break room
- (1) private restroom
- Dedicated lab space



Scan for virtual tours and availabilities.

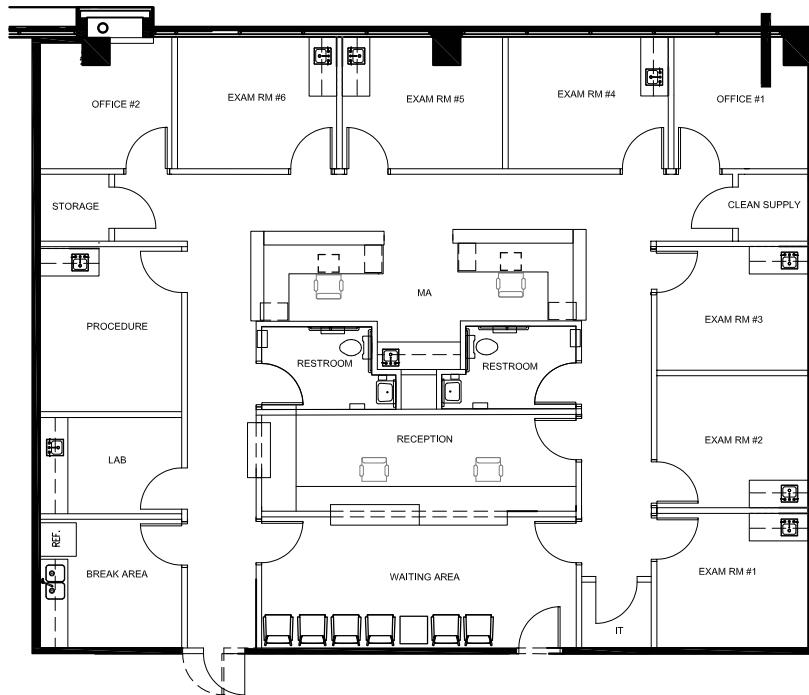
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## Available Suites (410 42nd Ave North - Medical Office)



### MOB I: 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
- This is a preliminary conceptual floorplan intended for illustrative purposes only.



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750 OLD HICKORY BLVD, SUITE 125-1 | BRENTWOOD, TN 37027 | 615.564.4133 | [WWW.HBRE.COM](http://WWW.HBRE.COM)

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