

welltower

MEDICAL OFFICE SPACE

FOR LEASE

Click or Scan Below



For Information:

WELLTOWER LEASING
833.275.9355
leasing@welltower.com

Presbyterian Medical Tower

1718 E 4TH ST | CHARLOTTE, NC

medicaloffice.welltower.com

EXECUTIVE SUMMARY

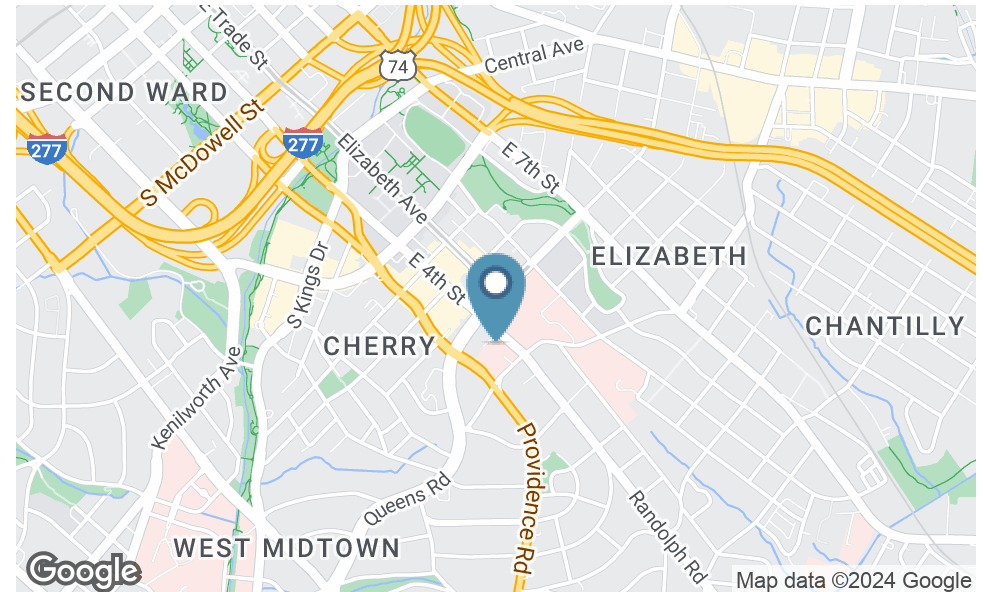


Location Description

Midtown Medical Campus

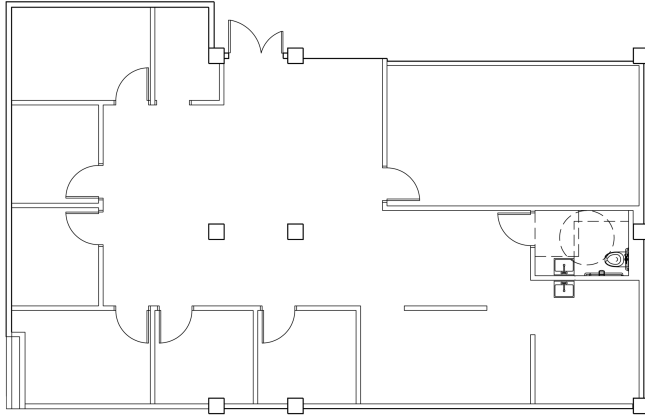
Property Highlights

- 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.



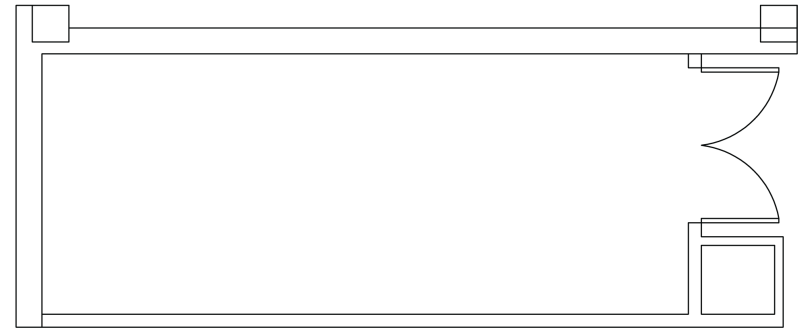
FLOOR PLANS

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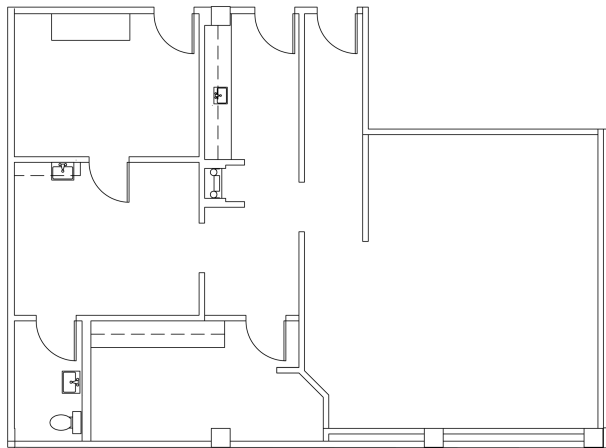
B100A

2,267 RSF



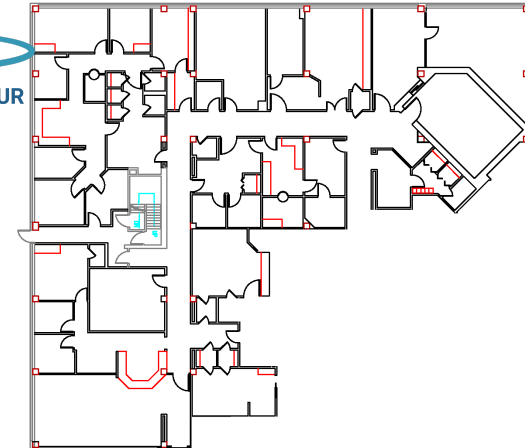
B101

307 RSF



102

1,487 RSF



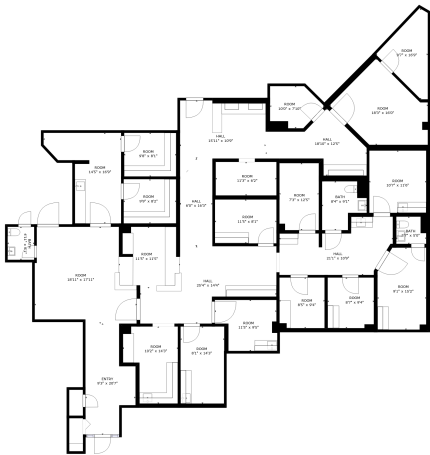
103

10,574 RSF

FLOOR PLANS

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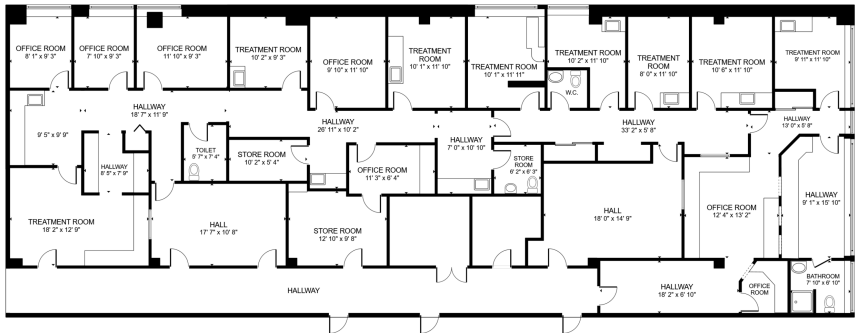
360°
CLICK TO VIEW TOUR



105/108

3,885 RSF

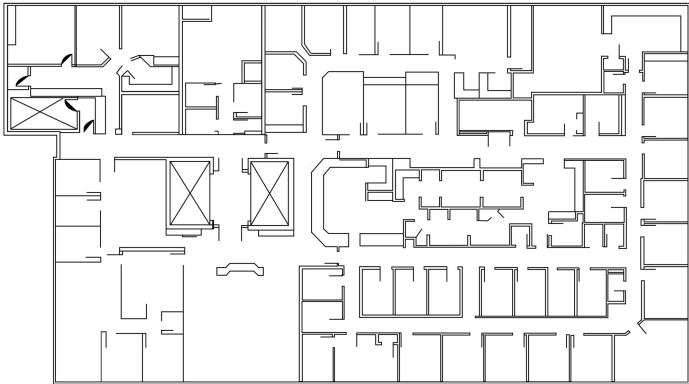
360°
CLICK TO VIEW TOUR



204

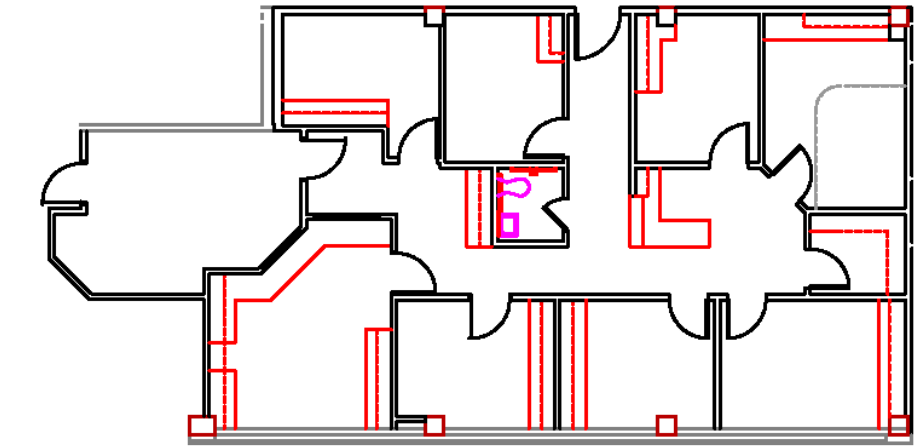
5,724 RSF

360°
CLICK TO VIEW TOUR



501

16,225 RSF



304

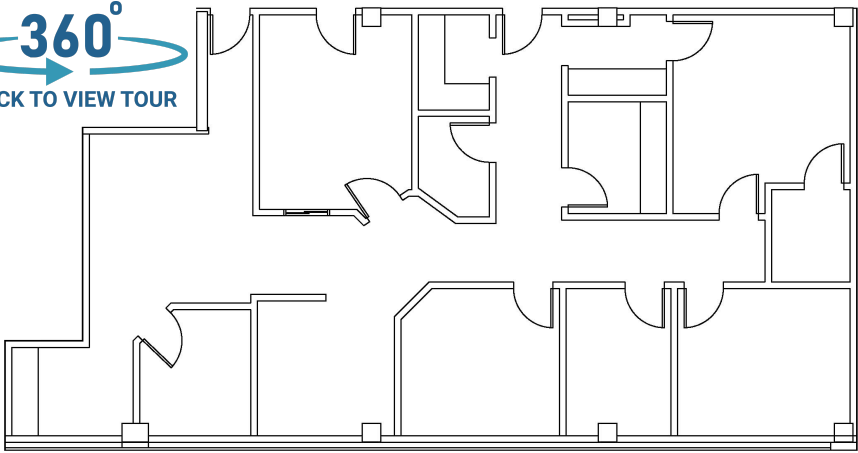
2,144 RSF

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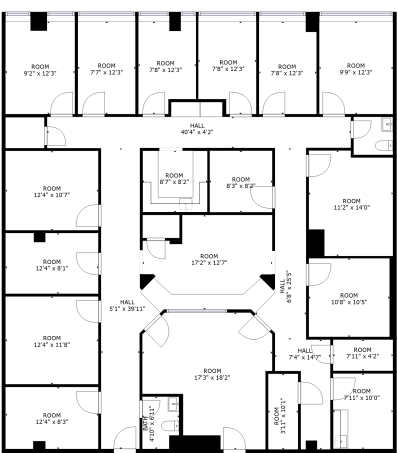
360°
CLICK TO VIEW TOUR



604

2,165 RSF

360°
CLICK TO VIEW TOUR



605

3,358 RSF

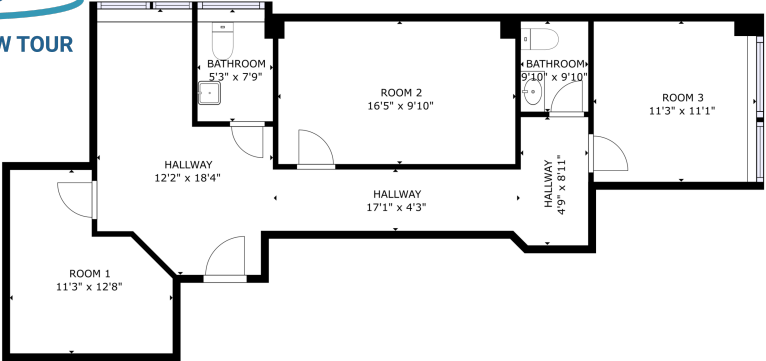
360°
CLICK TO VIEW TOUR



607

3,450 RSF

360°
CLICK TO VIEW TOUR

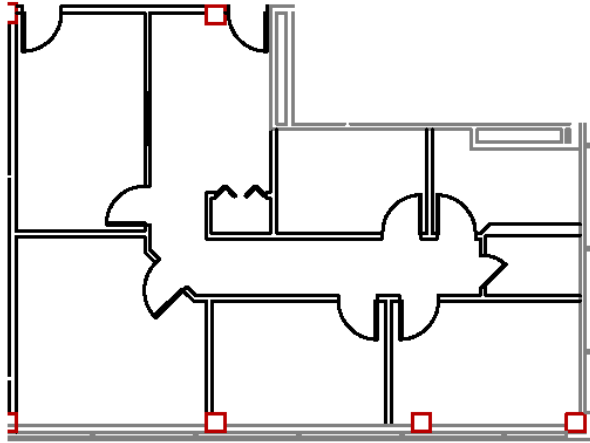


608B

888 RSF

FLOOR PLANS

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702

1,458 RSF



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

2020 American Community Survey (ACS)

