



SOUTHPARK

MEDICAL CENTER

6060 PIEDMONT ROW DR S, CHARLOTTE, NC 28210



ELEVATE YOUR PRACTICE

SAY HELLO TO SOUTHPARK MEDICAL CENTER

Connectivity, accessibility for patients, a prime location in SouthPark, and the perfect mix of tenants combine to create the ultimate medical office. Find the next home for your practice in a light-filled space, surrounded by greenery, within a landmark building in Charlotte's most affluent neighborhood.



Abundant Parking

4/1,000 parking ratio



Premier Tenant Mix

Including Tryon Medical Partners





PERFECT LOCATION

EVERYONE THAT NEEDS CARE IS RIGHT HERE

Located right off Fairview Road, SouthPark Medical Center is perfectly situated among established residential neighborhoods, booming apartment and senior-living facility developments and popular shopping destinations.

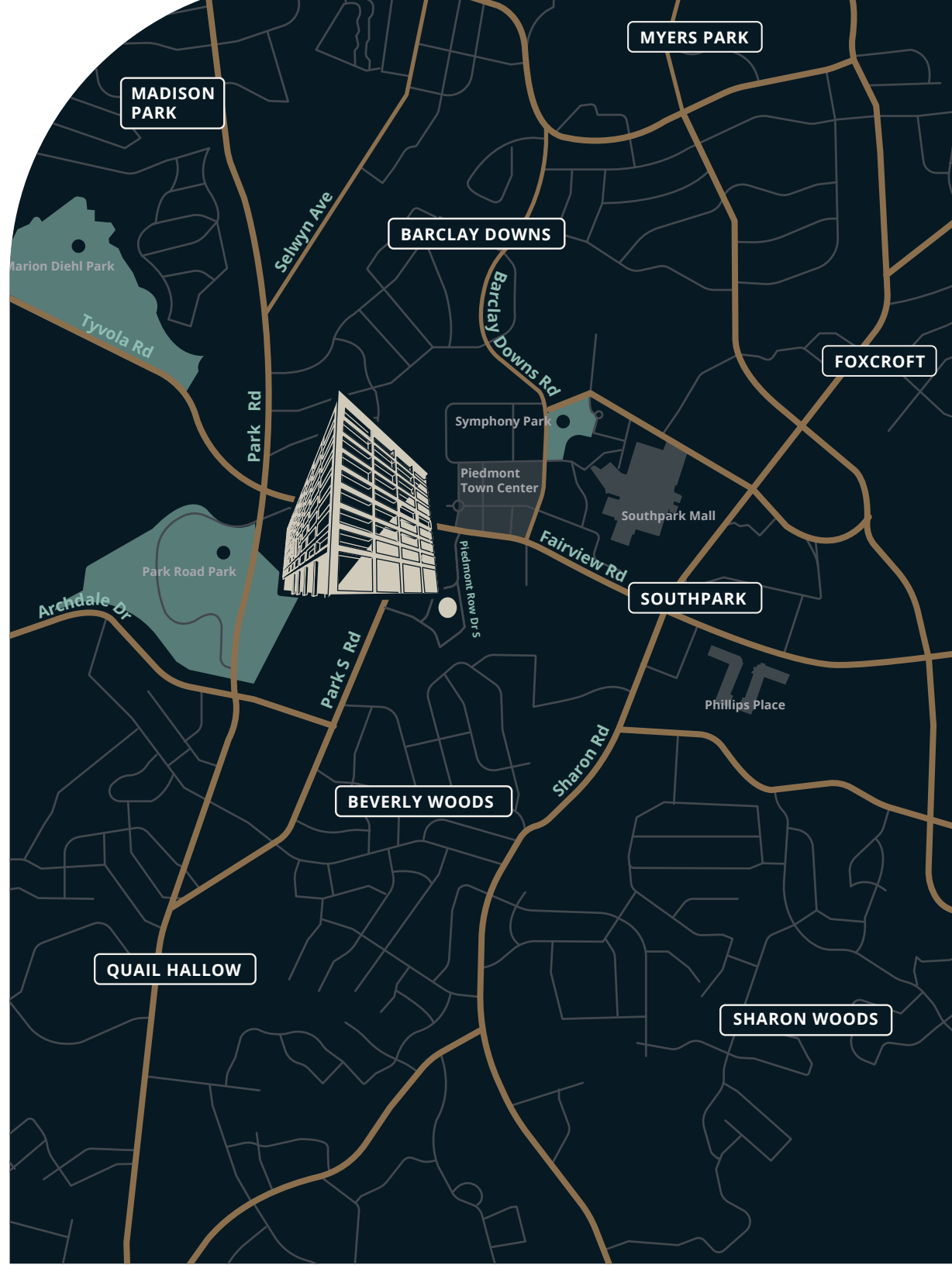
Total Population within 5 miles

248,077

People now

262,325

People by 2029





SOUTHPARK BY THE NUMBERS

DEMOGRAPHICS THAT MATTER



Within 5 Miles

Population breakdown by age



\$171 Million

spent on Healthcare Annually



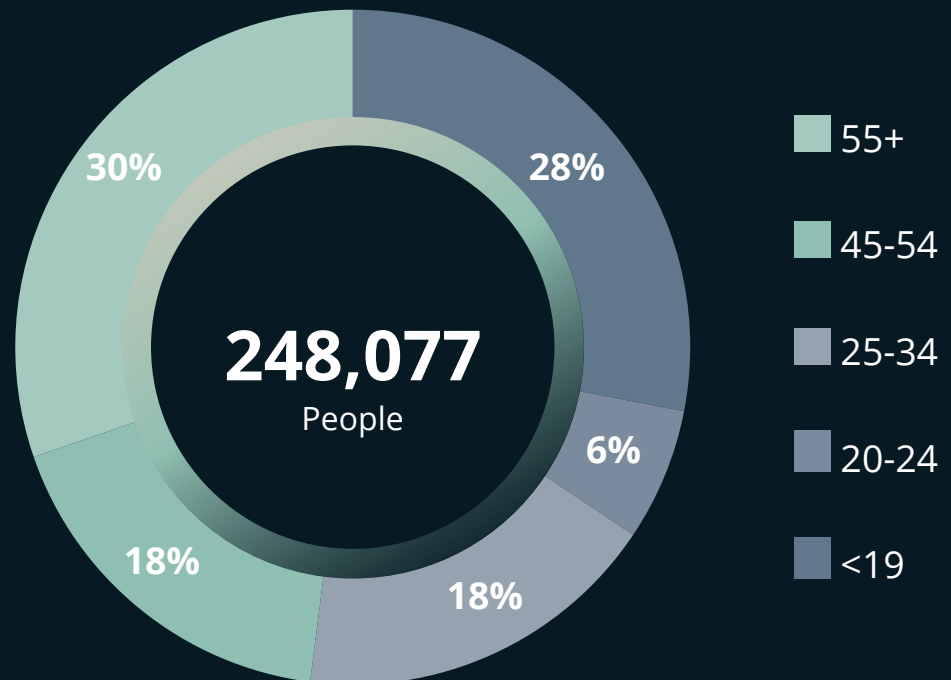
30%

Outpatient Procedure Growth (10-yr)



\$121,669

Average Household Income





CONNECTED TO HEALTHCARE

EASY ACCESS TO HEALTHCARE PARTNERS

● Within SouthPark

Briar Creek Health Center at
The Barclay at SouthPark

Across
the Street

Novant Health Women's Center SouthPark

3 min
Drive

Atrium Health Medical Plaza

5 min
Drive

Atrium Health SouthPark
Emergency Department

5 min
Drive

○ Within 5 miles

The Pearl Innovation District

13 min
Drive

Atrium Health Carolinas
Medical Center Hospital

13 min
Drive

Novant Health Presbyterian
Medical Center Hospital

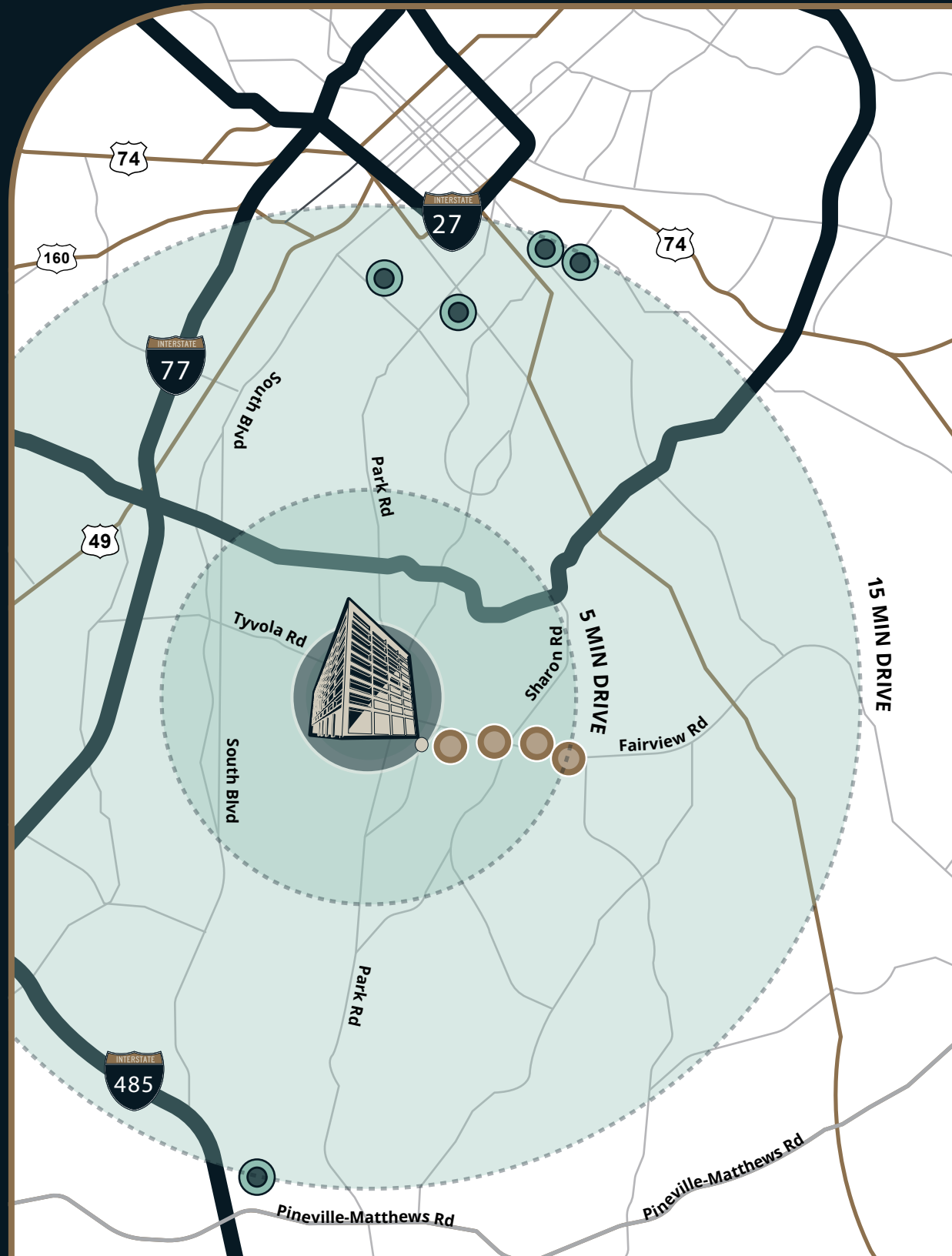
15 min
Drive

Atrium Health Mercy Hospital

15 min
Drive

Atrium Health Pineville Hospital

15 min
Drive





SIGNAGE OPPORTUNITY

460 RSF - 15,000 RSF

Available Suites

15,000 RSF

Typical Floor Size

Tenant monument signage

Visible From Piedmont Row Dr S

Pre-Designed Suites

Move-in Ready



AVAILABILITIES

LEASING OPPORTUNITIES

TENANT MIX MEET YOUR NEIGHBORS



Cosmetic Surgery



Chiropractic



Neurology



Mental Health



Cardiology



Gastroenterology



Endocrinology



Endovascular Intervention



Orthotics & Prosthetics



Clinical Research



Internal Medicine / General Primary Care



Dermatology



Sleep Medicine



Rheumatology



Orthopedic

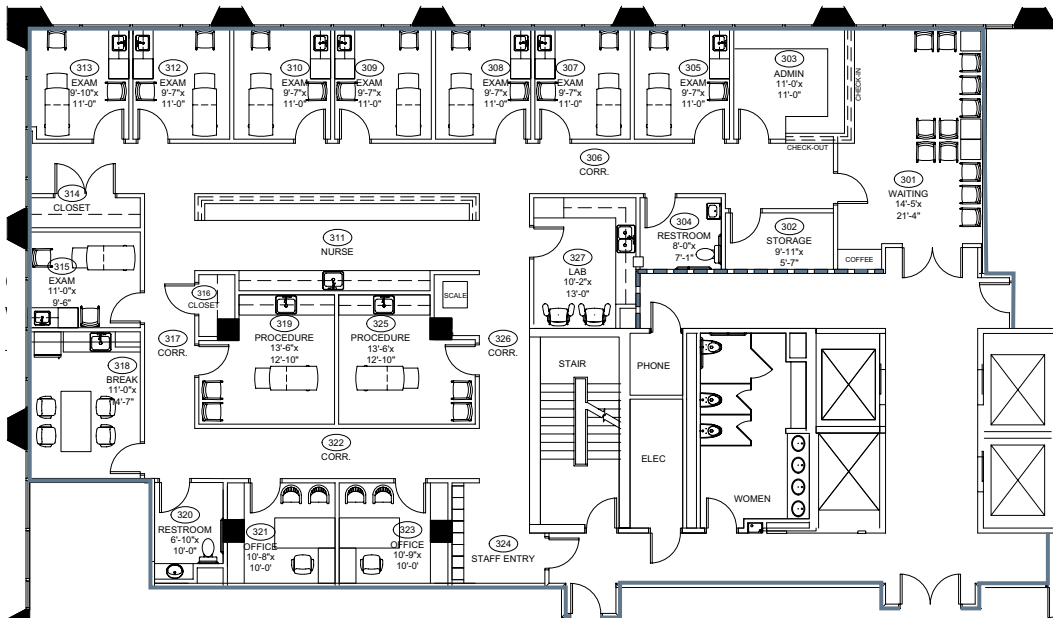


PRE-DESIGNED SUITES

SUITE 300 | 4,848 RSF



representative image



representative image



BUILDINGS SPECIFICATIONS



ADDRESS

6060 Piedmont Row Dr S,
Charlotte, NC 28210



YEAR BUILT

1973; Renovated in 2008 & 2019



SIZE

151,257 RSF; 10 stories; Typical Floor 15,200 RSF



ADD-ON FACTORS

Multi-Tenant 18%; Single-Tenant 15%



ELEVATORS

2 passenger elevators; 1 dual
purpose freight/passenger elevator
(51" L x 81.5" W)



TELECOMMUNICATIONS

AT&T and Spectrum



BUILDING HOURS

7:00am to 6:00pm, Monday-Friday; 8:00am to
1:00pm Saturday



ELECTRICAL

5,000 AMP, 480/277 volt, 3-phase service



GENERATOR

Existing generator provides backup to life
safety systems. Tenant specific generator pad
opportunities.



PARKING

4 spaces per 1,000 RSF in table-
top garage and surface parking.
Patient drop-off area at lower level



CEILING HEIGHT

12' slab-to-slab



FLOOR LOAD

100 lbs/SF



**6060 PIEDMONT ROW DR S,
CHARLOTTE, NC 28210**



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