

UNIVERSITY MEDICAL PARK

101 EAST W.T. HARRIS BOULEVARD
CHARLOTTE, NORTH CAROLINA

AVAILABLE FOR LEASE



BUILDING SPECIFICATIONS

Total Building Area	± 250,000 SF
Total Available Space	± 16,558 SF
Year Built	1983
Asking Lease Rate	\$21.50/SF NNN

101 East W.T. Harris Boulevard is a multi-tenant medical office composed of five buildings, located in the heart of the University area of Charlotte. With close proximity to Atrium Health University City, ample parking, and a diverse tenant mix this property provides a first-rate office opportunity for a variety of medical practices.

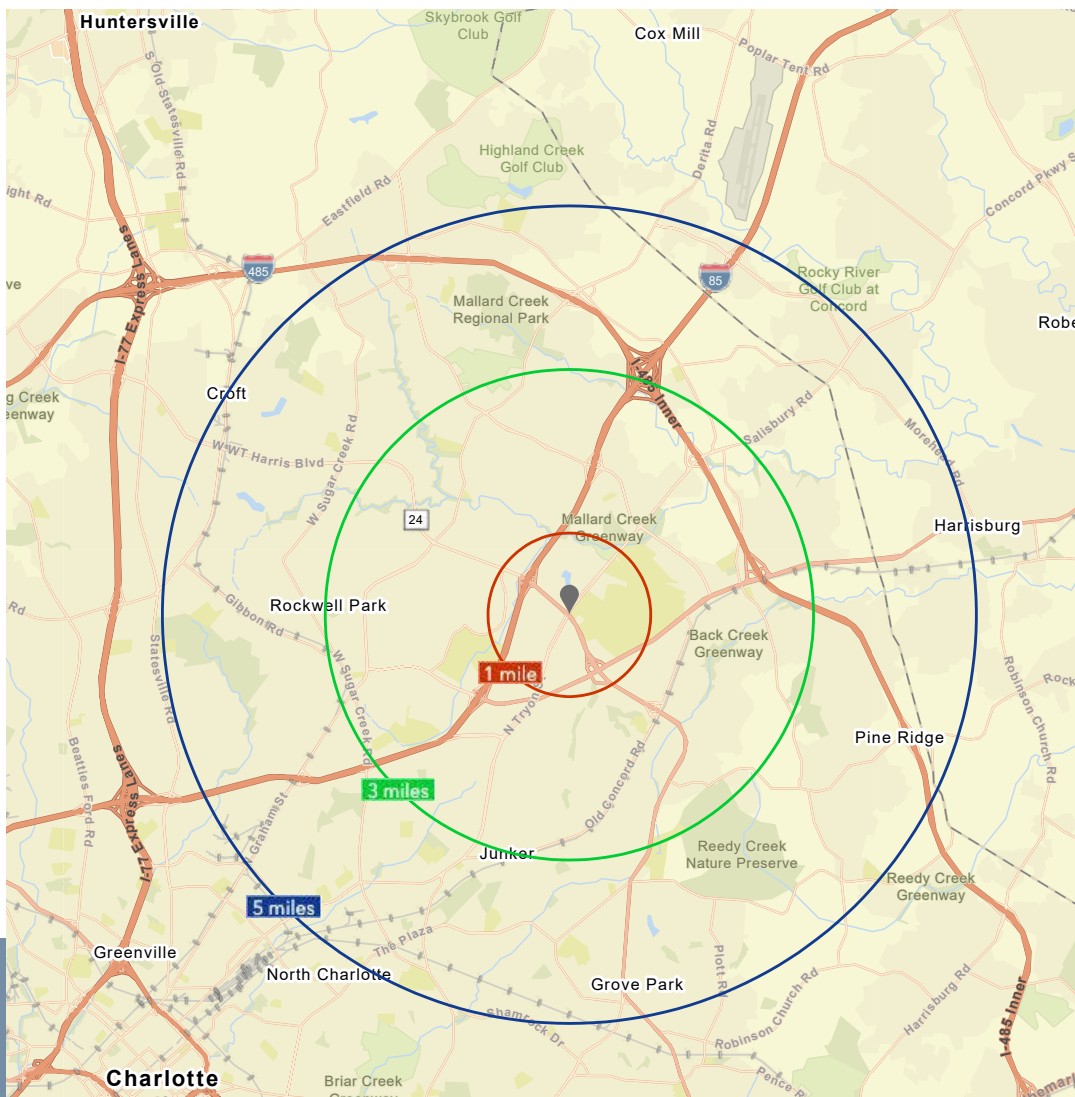
Greg McIntosh
d. 704-749-7248
greg@FlagshipHP.com

Will Robertson
d. 704-971-8904
will@FlagshipHP.com

2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211
P. 704-442-0222 | F. 704-367-0196 | www.FlagshipHP.com

©2023 The information contained herein was obtained from sources believed reliable; however, Flagship Healthcare Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.





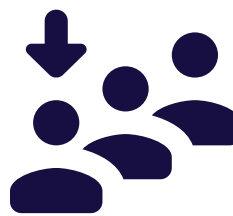
2022 Demographics	1 Mile	3 Miles	5 Miles
Population	7,318	93,010	205,076
Households	2,389	35,291	77,340
Median HH Income	\$53,476	\$56,585	\$58,579z
Median Age	24.3	28.8	31.8



77,340 Households



\$80,514 Average Household Income



Population of 205,076



\$30,399 Per Capita

©2023 The information contained herein was obtained from sources believed reliable; however, Flagship Healthcare Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



LOCATION

101 East W.T. Harris Boulevard is located between North Tryon Street and East W.T. Harris Boulevard in Charlotte, NC.

Less than 1 mile from I-85 and near Atrium Health University City, the property is both conveniently located and surrounded by restaurant and retail amenities.

AERIAL VIEW OF UNIVERSITY MEDICAL PARK



Greg McIntosh
d. 704-749-7248
greg@FlagshipHP.com

Will Robertson
d. 704-971-8904
will@FlagshipHP.com

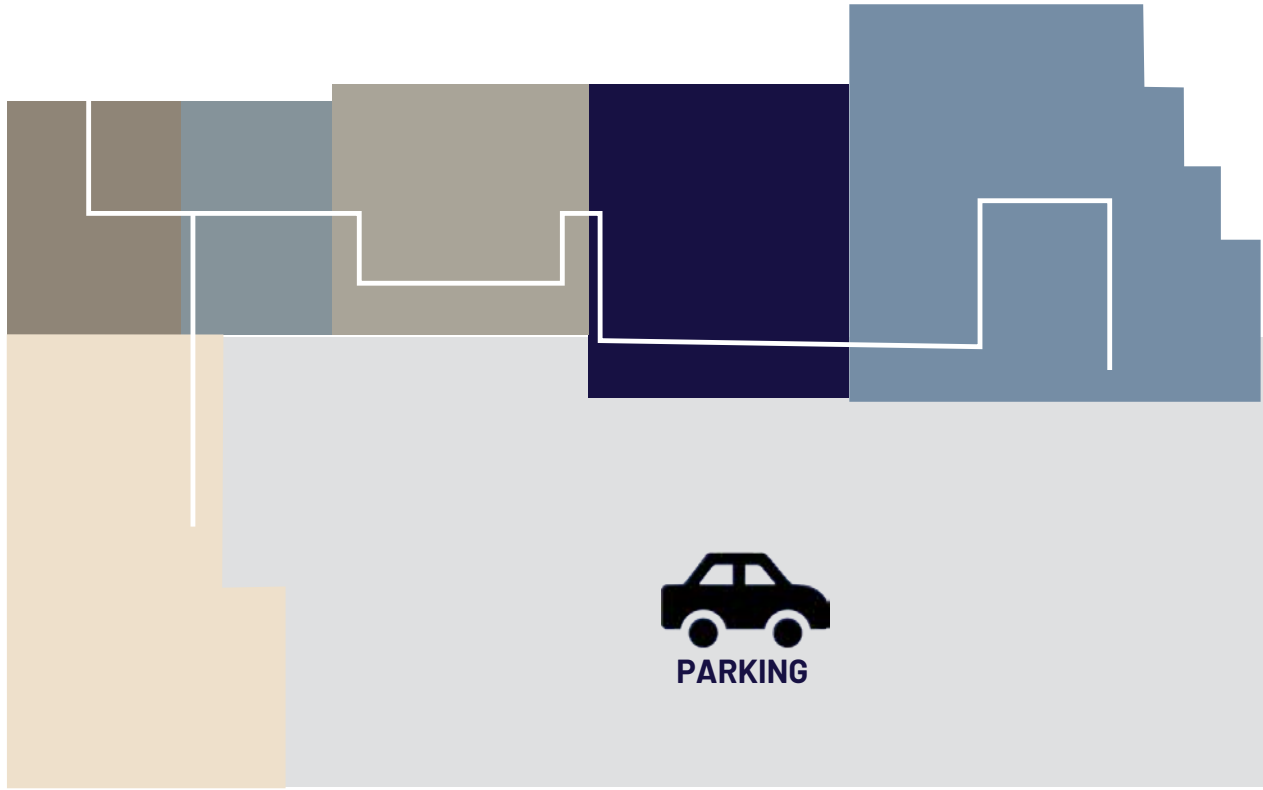
2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211
P. 704-442-0222 | F. 704-367-0196 | www.FlagshipHP.com

©2023 The information contained herein was obtained from sources believed reliable; however, Flagship Healthcare Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



FLAGSHIP
HEALTHCARE PROPERTIES

AVAILABILITIES



BUILDING 1000	BUILDING 2000
----------------------	----------------------

SUITE 1210 - 1,014 SF	SUITE 2223 - 1,680 SF
-----------------------	-----------------------

SUITE 1214 - 8,282 SF

BUILDING 3000	BUILDING 4000
----------------------	----------------------

SUITE 3111 - 5,209 SF White Box Condition	SUITE 4101 - 3,436 SF
--	-----------------------

BUILDING 5000

SUITE 5103 - 4,086 SF

SUITE 5106 - 1,565 SF

SUITE 5304 - 6,009 SF

SUITE 5402 - 8,276 SF

Greg McIntosh
d. 704-749-7248
greg@FlagshipHP.com

Will Robertson
d. 704-971-8904
will@FlagshipHP.com

2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211
P. 704-442-0222 | F. 704-367-0196 | www.FlagshipHP.com

©2023 The information contained herein was obtained from sources believed reliable; however, Flagship Healthcare Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



Building 1000	Carolina's HealthCare System	CHS - University Pediatrics	Vacant	CHS - Tele-medicine
	CHS - The Sanger Clinic	Vacant		Vacant

Building 2000	Celligent Diagnostics, LLC	Vacant	Charlotte Radiology, P.A.	
	CHS - CMC Univ. Admissions	Vacant	HealthCare Realty	Greater Carolinas Womens Center

Building 3000	Vacant	Endoscopy Center - Univ. LLC.	CMHA - NEPN Pediatric Pavillion	
----------------------	--------	-------------------------------	---------------------------------	--

Building 4000	CHS - Southeast Pain Care		Vacant	CMHA	CMHA
	CMHA	CMHA - Carolinas Physiciaians Network			Vacant

Building 5000	CHS - Carolinas Rehabilitation		CHS - N. Charlotte Med Spa		CHS - Carolinas Rehabilitaion
	CHS - Carolinas Rehabilitation	Vacant	Carolinas Medical Center At Home	Vacant	Urology of the Carolinas, PLLC.
	CMHA - NE Neurology	CMHA Wound Care	CHS - Eastover OB/GYN	Vacant	CMHA - Levine Center

Greg McIntosh
d. 704-749-7248
greg@FlagshipHP.com

Will Robertson
d. 704-971-8904
will@FlagshipHP.com

2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211
P. 704-442-0222 | F. 704-367-0196 | www.FlagshipHP.com

©2023 The information contained herein was obtained from sources believed reliable; however, Flagship Healthcare Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



FLAGSHIP
HEALTHCARE PROPERTIES