# MATTHEWS MEDICAL OFFICE BUILDING HIGHWAY 51 | MATTHEWS, NC

#### • Three story MOB

Located off of Highway 51 in Matthews, NC

Signage

- Excellent building signage opportunity
- High parking ratio
- Pad on-site for a mobile MRI trailer
- Spaces are being pre-leased for 2025

### **BUILDING SPECIFICATIONS**

Signage

Total Building Area± 42,000 SFParking Ratio5.0/1,000 SFDelivered2025Asking Lease RateContact Broker

### **Reed Griffith** d. 704-971-8908 reed@FlagshipHP.com

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



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## MEDICAL OFFICE BUILDING: ± 42,000 SF



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#### **RETAIL & AMENITIES**

- Walgreens
- MOD Pizza
- Harris Teeter
- Verizon
- Charlotte Dermatology
- Hampton by Hilton
- River Run Animal Hospital
- See Eye Care Optometry
- Starbucks
- Charlotte Premium Outlets
- Novant Mintview OB/GYN
- Sam's Xpress Car Wash
- And more

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