

AVAILABLE FOR LEASE

12312 COPPER WAY  
CHARLOTTE, NORTH CAROLINA



Tenant  
Signage Here

- 2-story medical and professional office building
- Located within Toringdon Circle – in the greater Ballantyne area and just off I-485
- 3,692 RSF second generation medical suite
- High end space with procedure rooms
- Rare medical space in Ballantyne area
- Building signage available

### BUILDING SPECIFICATIONS

Total Building Area	± 13,596 RSF
Total Available Space	± 3,692 RSF
Year Built	2013
Annual Lease Rate	\$28.00/RSF
Lease Type	NNN

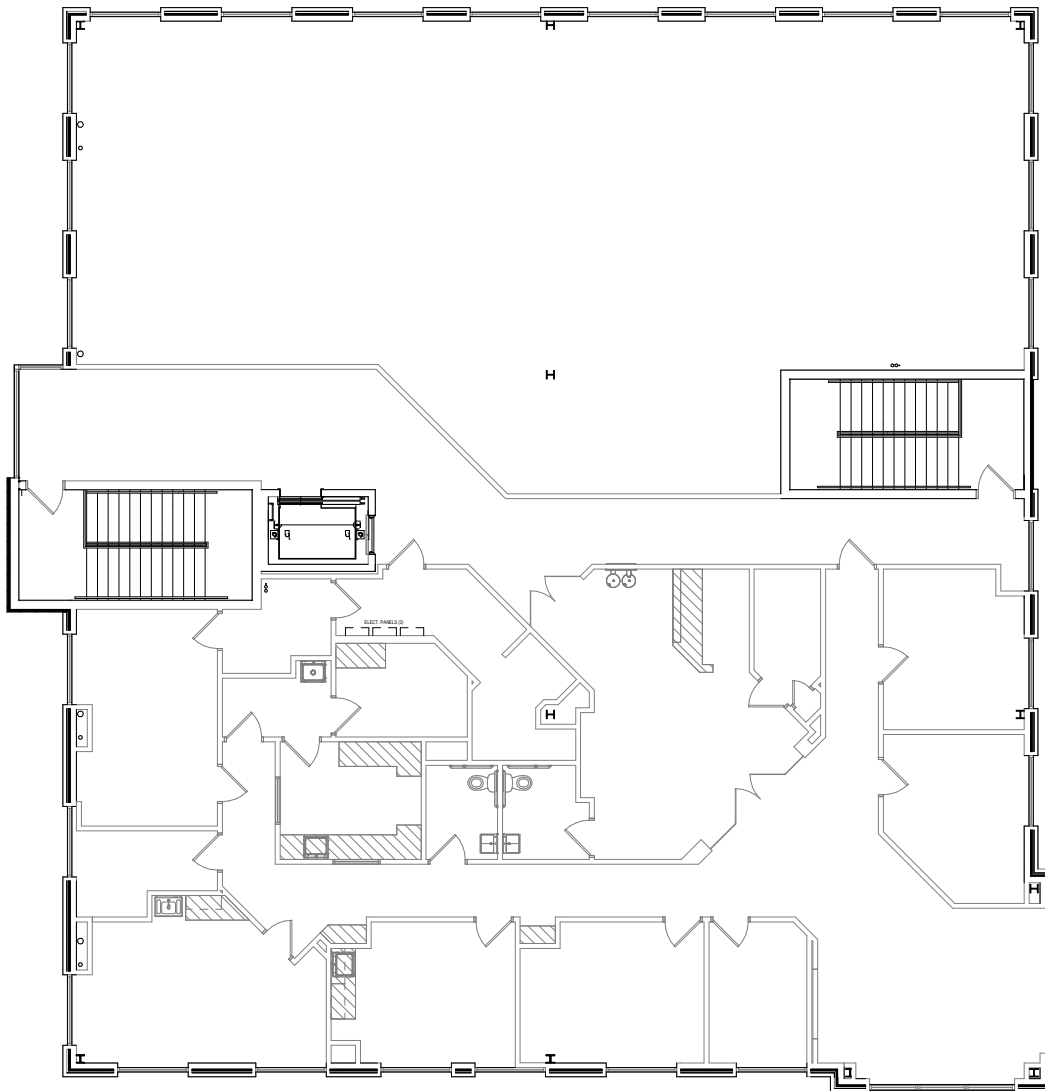
Reed Griffith  
d. 704-971-8908  
reed@FlagshipHP.com

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

©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.



# SUITE 200: 3,692 RSF



[Click here to view Matterport 3D Virtual Tour](#)



**3,692**

AVAILABLE RSF



**Immediately**

DATE AVAILABLE



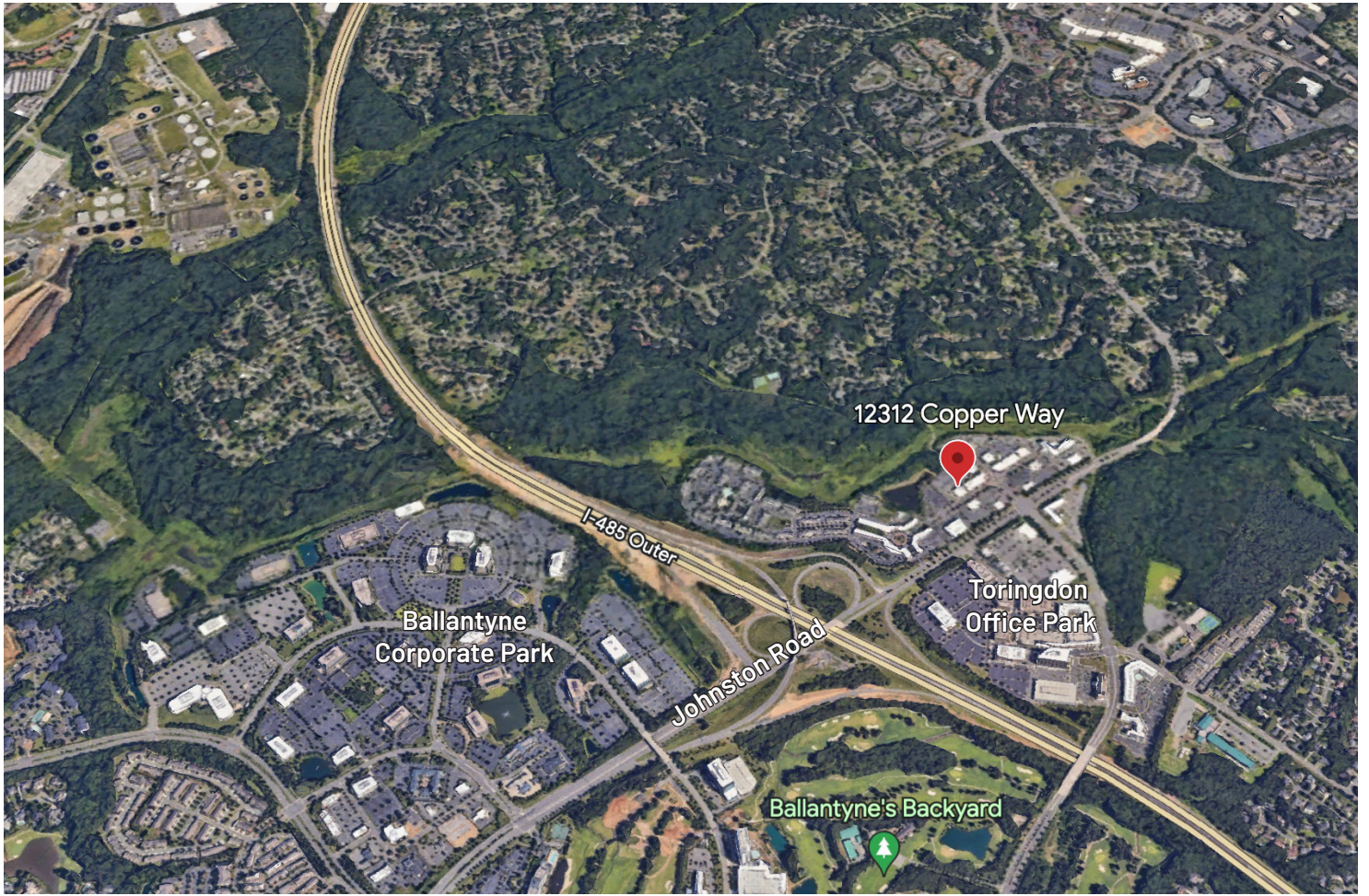
**\$28.00/RSF**

ANNUAL LEASE  
RATE



**NNN**

LEASE TYPE



## 2022 FIVE MILE DEMOGRAPHICS



**79,404**  
HOUSEHOLDS



**\$149,249**  
AVG. HOUSEHOLD  
INCOME



**200,061**  
POPULATION



**38.6**  
MEDIAN AGE

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



**FLAGSHIP**  
HEALTHCARE PROPERTIES

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.