



THE KEITH CORPORATION

ELIZABETH MOB DEVELOPMENT

CHARLOTTE, NC

➤ PROPOSED MEDICAL OFFICE BUILDING

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1801 fifth



➤ PROPERTY OVERVIEW

- **AVAILABLE: 120,000 GROSS SQ. FT.**
- **MAX CONTIGUOUS: 30,000 GSF**
- **PARKING: 600 PARKING SPACES**
- **RATE: \$36 NNN - NEGOTIABLE**
- **PRELEASING NOW**
- Four story proposed MOB with each floor approximately 30,000 Sq. Ft.

➤ PROPERTY DETAILS

- Proposed 4 story MOB is in the Elizabeth Medical District
- Directly adjacent to Novant Presbyterian Hospital
- Less than 1,000 ft from Atrium Mercy Hospital
- Located along “the quiet side” of Independence Park
- Surrounded by Hospital and Medical Office with
- Abundant retail and restaurants nearby

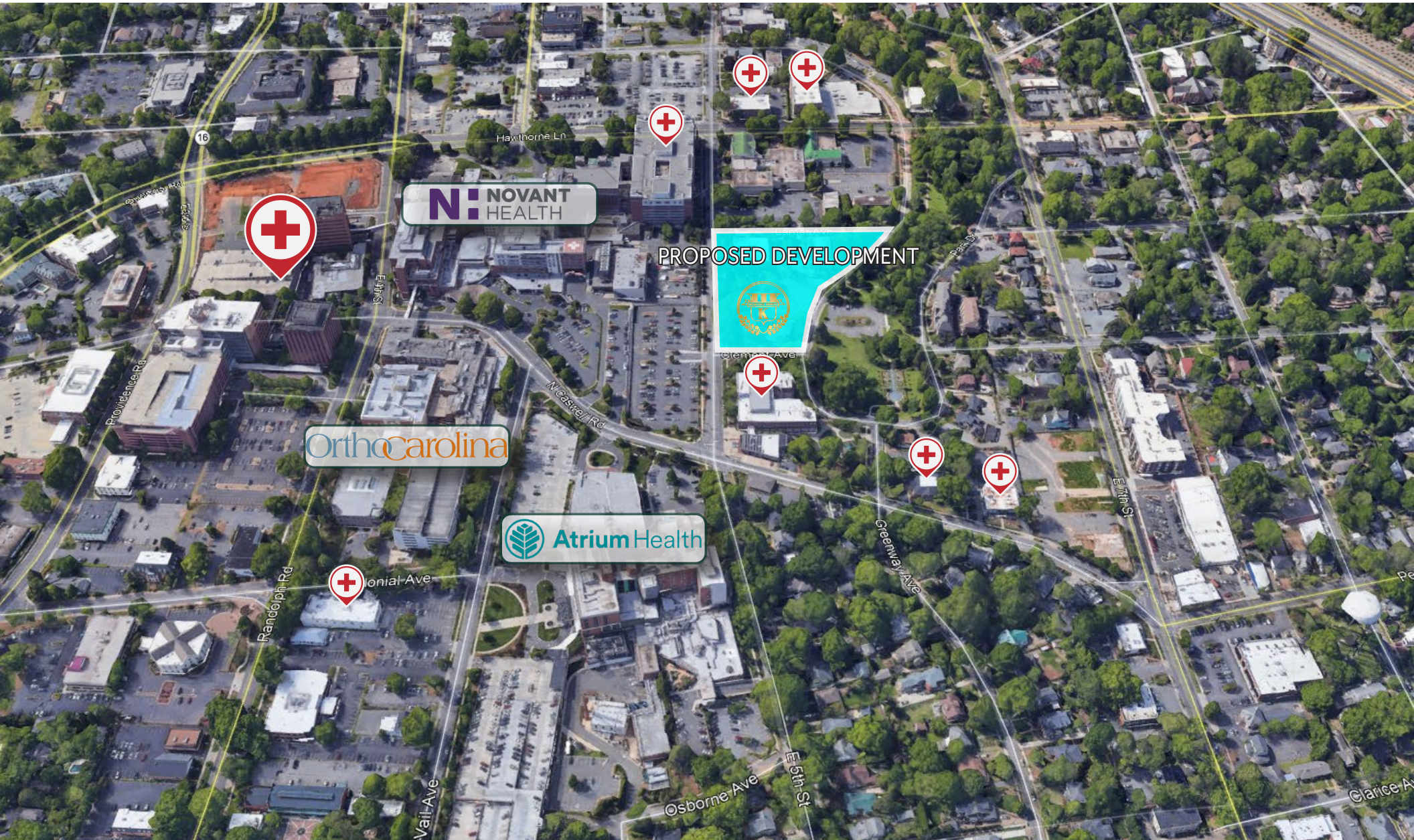
➤ ELIZABETH NEIGHBORHOOD

Elizabeth has always been a healthcare focused neighborhood, home to two major hospitals (Novant Presbyterian Hospital and Atrium Mercy Hospital), and a number of medical offices surrounding the hospital core. Recently, the neighborhood has enjoyed tremendous retail, restaurant, and office growth. Independence Park is currently under a multimillion dollar renovation project, with renewed sports and recreation space, including the American Legion Memorial Stadium, and the quiet contemplative side of the park featuring the Rose Garden, immediately adjacent to our proposed development.

LOCATION

ELIZABETH NEIGHBORHOOD

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PROPOSED MOB DEVELOPMENT

SITE PLAN



PROPOSED MOB DEVELOPMENT
INDEPENDENCE PARK PLAN



CREDIT TO AGENCY LANDSCAPE + PLANNING



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