Charlotte Medical Plaza I & II

408/410 42nd Ave North | Nashville, TN | 37209

MEDICAL OFFICE / RETAIL SPACE
FOR LEASE

HBRE
A Healthcare Real Estate Firm

Building owned and managed by
HEALTHCARE REALTY

LEASING INFORMATION
Allen Bolden, CCIM, SIOR
615.693.9034
allen@hbre.com

CONNECTING PATIENTS TO SPECIALTY CARE

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The central location in the rapidly growing Charlotte Avenue corridor at 42nd Avenue North provides easy access to downtown, three major medical centers, and residential communities in West Nashville. Additionally, I-40 access at nearby 46th Avenue, White Bridge Road, and Briley Parkway make the location easily accessible to middle-Tennessee. Ample parking is provided, as well as convenient access to the Nashville WeGo Public Transit system on Charlotte Ave.

Key Tenants

THE SURGICAL CLINIC

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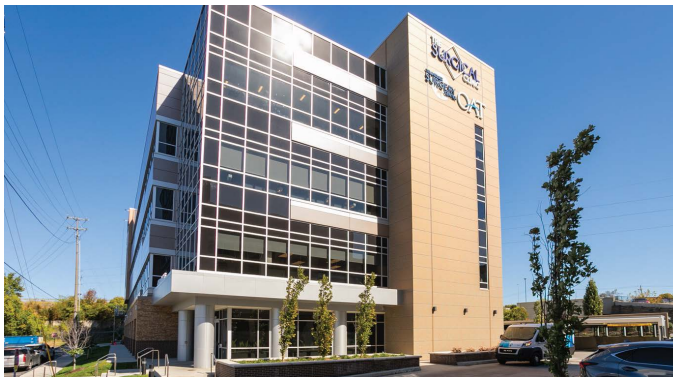
TENNESSEE SURGERY CENTER

Nephrology Associates

100% chiropractic.

Experience high visibility and onsite dining options at Charlotte Medical Plaza.



With premier care and accessible parking, Charlotte Medical Plaza offers convenience for patients and employees.

Property Highlights

106,979 TOTAL BUILDING SF

- Medical office and retail availability
- (1) 3-story mixed-use office building and (1) 4-story medical office building
- High visibility from I-40 and Charlotte Ave

CONVENIENT ONSITE CARE

- **Ample patient parking, including ground level and a two-level underground garage, with 5 spaces per 1000 SF parking ratio**
- Elevators offer convenient access to parking
- Covered entry walkway with access to Charlotte Ave

ACCESS TO AREA AMENITIES

- Well-located in the heart of Nashville with convenient access to I-40
- Within 11 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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DESIGNED FOR HEALTH AND WELLNESS

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CONVENIENT CARE IN THE HEART OF NASHVILLE

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NEARBY MEDICAL & AMENITIES

Dining & Retail
1 minute - 0.1 mile

TriStar Centennial Medical Center
5 minutes - 1.8 miles

St Thomas Hospital Midtown
8 minutes - 32.4 miles

St Thomas Hospital West
9 minutes - 2.5 miles

Vanderbilt University Medical Center
11 minutes - 3.0 miles

Nashville (Downtown)
11 minutes - 3.4 miles

TRAFFIC COUNTS	CARS PER DAY
Charlotte Ave	23,557
I-40	138,141
I-440	73,149

2025 MIDTOWN DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	14,410	107,530	216,656
2030 Population Projection	15,787	118,774	246,504
Total Households	6,505	48,503	98,104
Average HH Income	$146,713	$136,308	$145,043

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TAKE A TOUR

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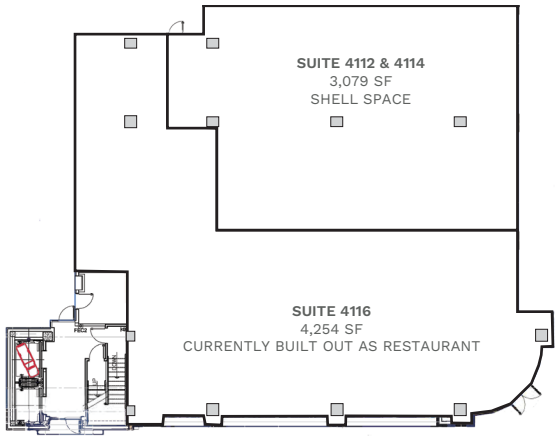
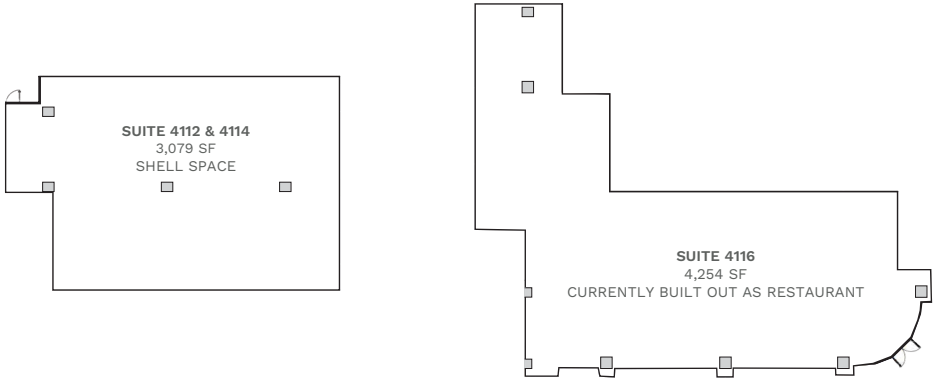
Available Suites (408 42nd Ave North - Mixed-Use)



MOB II: FIRST FLOOR - 7,333 TOTAL SF
SUITE 4112 & 4114 (3,079 SF)

- Warm vanilla, ground floor shell space
- Fully customizable space plan available to be divided as-needed
- Space design customization opportunity for medical or retail
- Signage opportunity on building above suite
- Glass window line offers bright, natural light
- High retail visibility from Charlotte Ave



MOB II: FIRST FLOOR - 7,333 TOTAL SF
SUITE 4116 (4,254 SF)

- Former restaurant space offering a turnkey solution for a new restaurant user, complete with existing infrastructure to expedite opening

Scan for virtual tours and availabilities.

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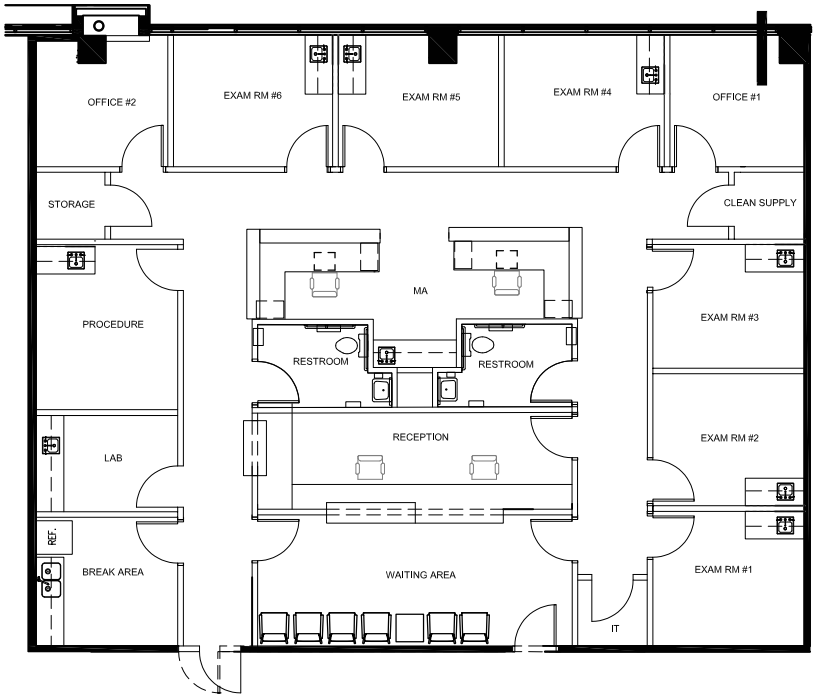
Available Suites (410 42nd Ave North - Medical Office)



MOB I: SUITE 307 | 2,901 SF

- Warm vanilla shell space
- Fully customizable space plan available to be divided as-needed
- High Visibility from I-40
- Glass window line offers bright, natural light
- This is a preliminary conceptual floorplan intended for illustrative purposes only.

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