

RANDOLPH MEDICAL PARK

3535 & 3541 Randolph Road, Charlotte, NC



PROPERTY INTRODUCTION

Creating Exceptional

Randolph Medical Park features two medical office buildings located at 3535 Randolph Road and 3541 Randolph Road. The medical office buildings feature ample surface parking, excellent co-tenancy, and generous tenant improvement allowances. Located in the heart of the Cotswold Medical District, this building has onsite management staff and covered canopy parking for patient convenience.

The Cotswold Medical District is home to Atrium Main Hospital, Novant Presbyterian Hospital, and Atrium Mercy Hospital, making Randolph Medical Park an ideal location for your medical practice.



Randolph Medical Park Cotswold Area Map



Aerial Map



RANDOLPH MEDICAL PARK

3535 & 3541 Randolph Rd, Charlotte, NC

Randolph Medical Park is a two building complex conveniently located near uptown in the Cotswold neighborhood of Charlotte, North Carolina. Randolph Medical Park is within minutes of four area hospitals: Atrium Main Hospital, Atrium Behavioral Health, Novant Presbyterian Hospital, and Atrium Mercy Hospital making Randolph Medical Park an ideal location for a medical practice.



TRANSPORTATION

PUBLIC TRANSPORTATION

BUS 15, 39 - Billingsley Rd & Randolph Rd	3 min walk	0.2 mi
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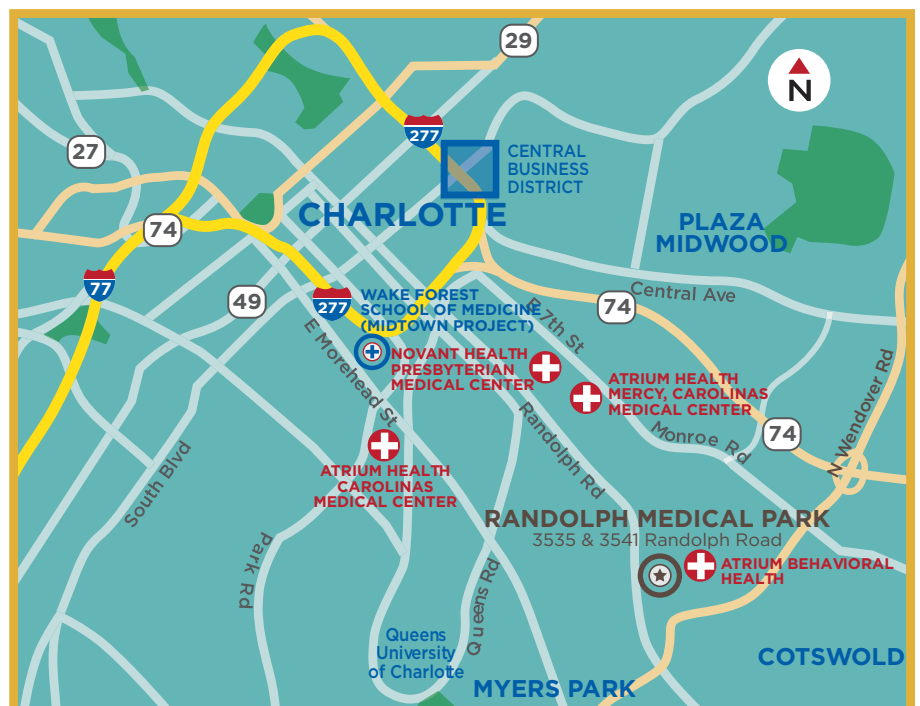
NEARBY HOSPITALS

Atrium Main Hospital	7 min drive	2.9 mi
Novant Presbyterian Hospital	6 min drive	2.3 mi
Atrium Mercy Hospital	5 min drive	1.9 mi
Atrium Behavioral Health	9 min walk	0.5 mi

UPTOWN MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING

Uptown Charlotte	8 min drive	3.8 mi
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Location Map



DEMOGRAPHICS

RANDOLPH MEDICAL PARK



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2021 Total Population	11,330	321,522
2026 Total Population	12,002	345,421
Population Growth 2021-2026	5.93%	7.43%
Average Age	36.30	36.90
HOUSEHOLDS	1 Mile	5 Mile
2021 Total Households	4,623	139,314
2026 Total Households	4,880	149,928
Growth 2021-2026	5.56%	7.62%
Average Household Size	2.40	2.20
Median Home Value	\$779,529	\$354,115
Median Year Built	1969	1981

AVAILABLE SPACE

78,344 SF BUILDING

- Two building complex
- Conveniently located in the Cotswold area and near Uptown, Charlotte
- Close proximity to Atrium Main Hospital, Atrium Mercy Hospital, Novant Presbyterian Hospital, and Atrium Behavioral Health
- Common area redevelopment underway
- Ample surface with covered canopy parking
- On-site management staff
- Balanced mix of healthcare specialties and diagnostic services, including a pharmacy
- Competitive lease package
- Easy access to I-277 and I-74



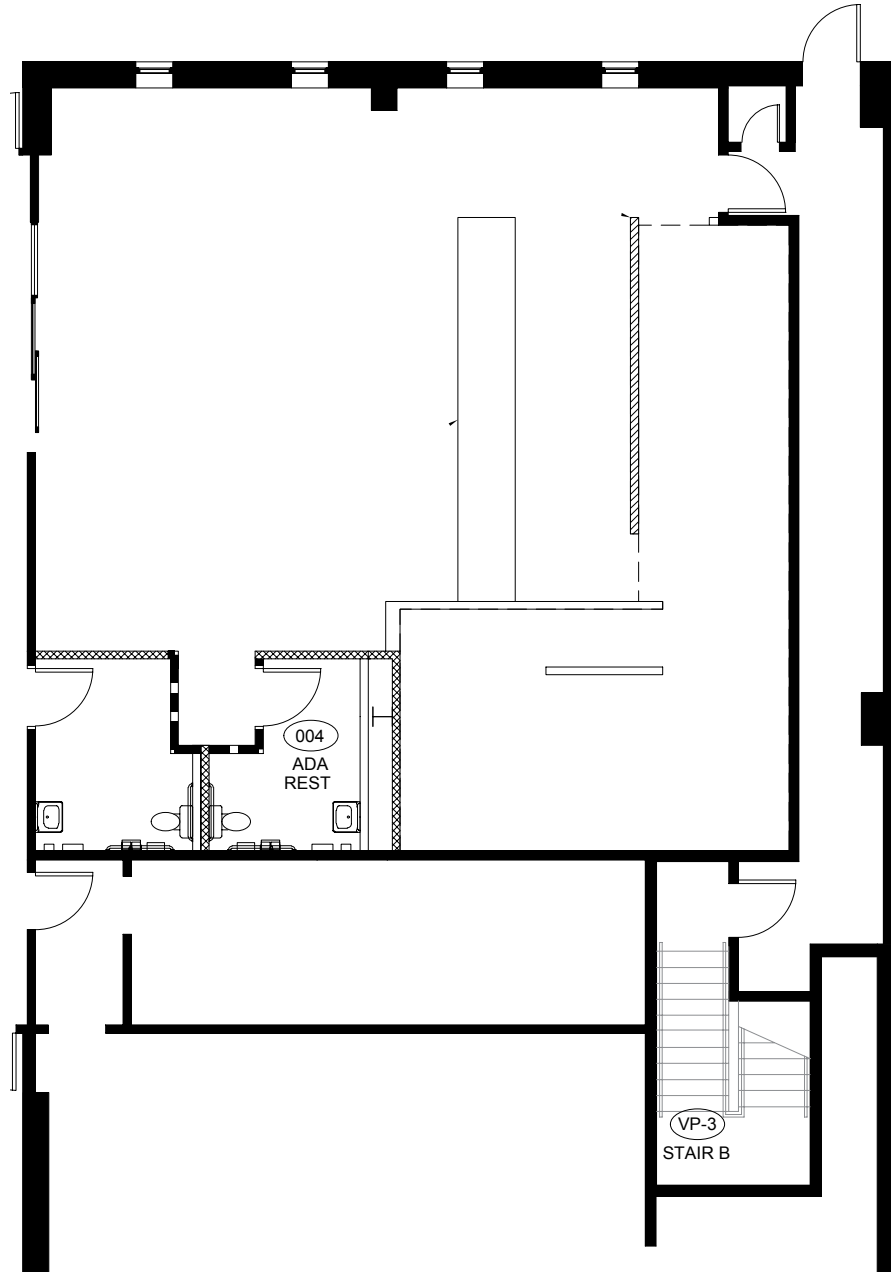
For Leasing Information

Contact Regional Leasing Director
Erreca White at (706) 373-2889
Erreca.White@Lillibridge.com

SUITE PLAN

Randolph Medical Park
3535 Randolph Road
Charlotte, NC

B100
1,781 SF



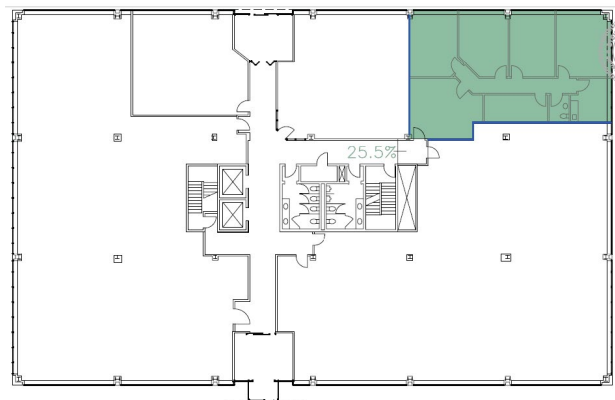
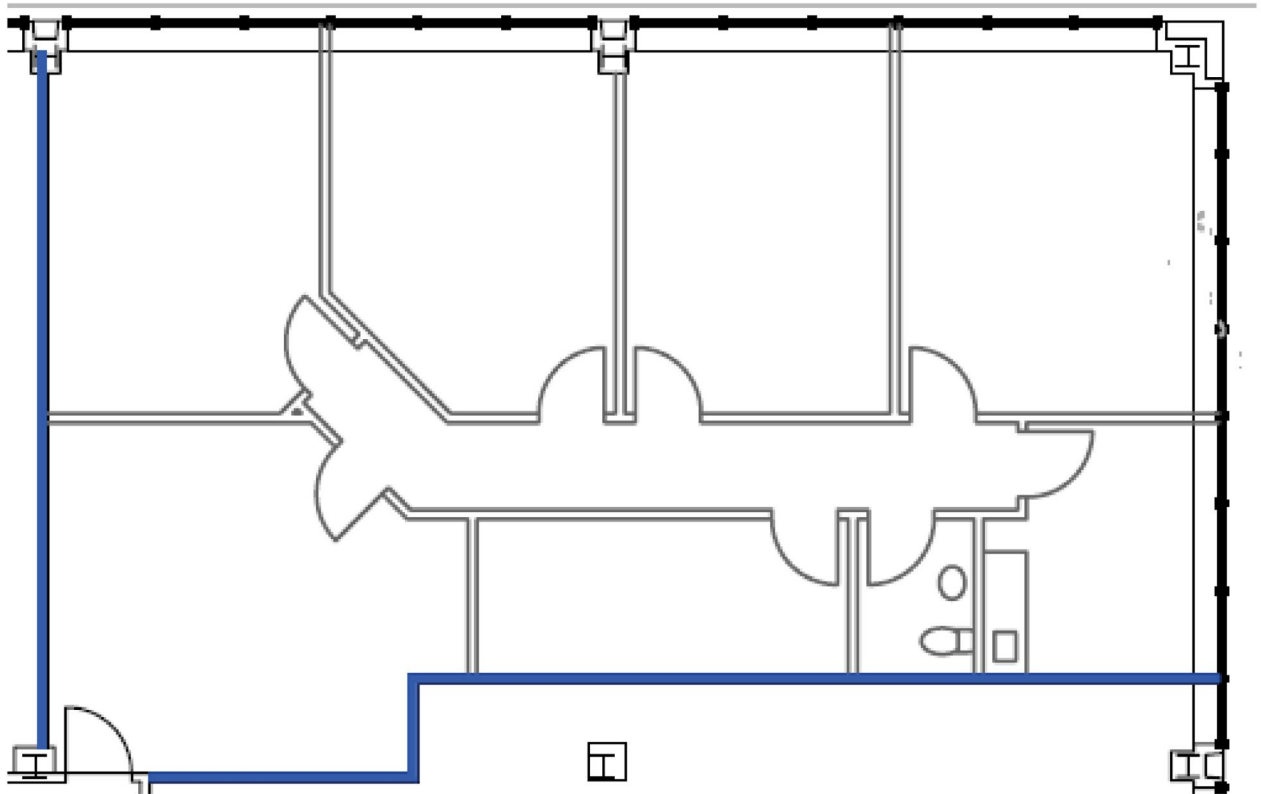
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SUITE PLAN

Randolph Medical Park
3535 Randolph Road
Charlotte, NC

102W
1,952 SF



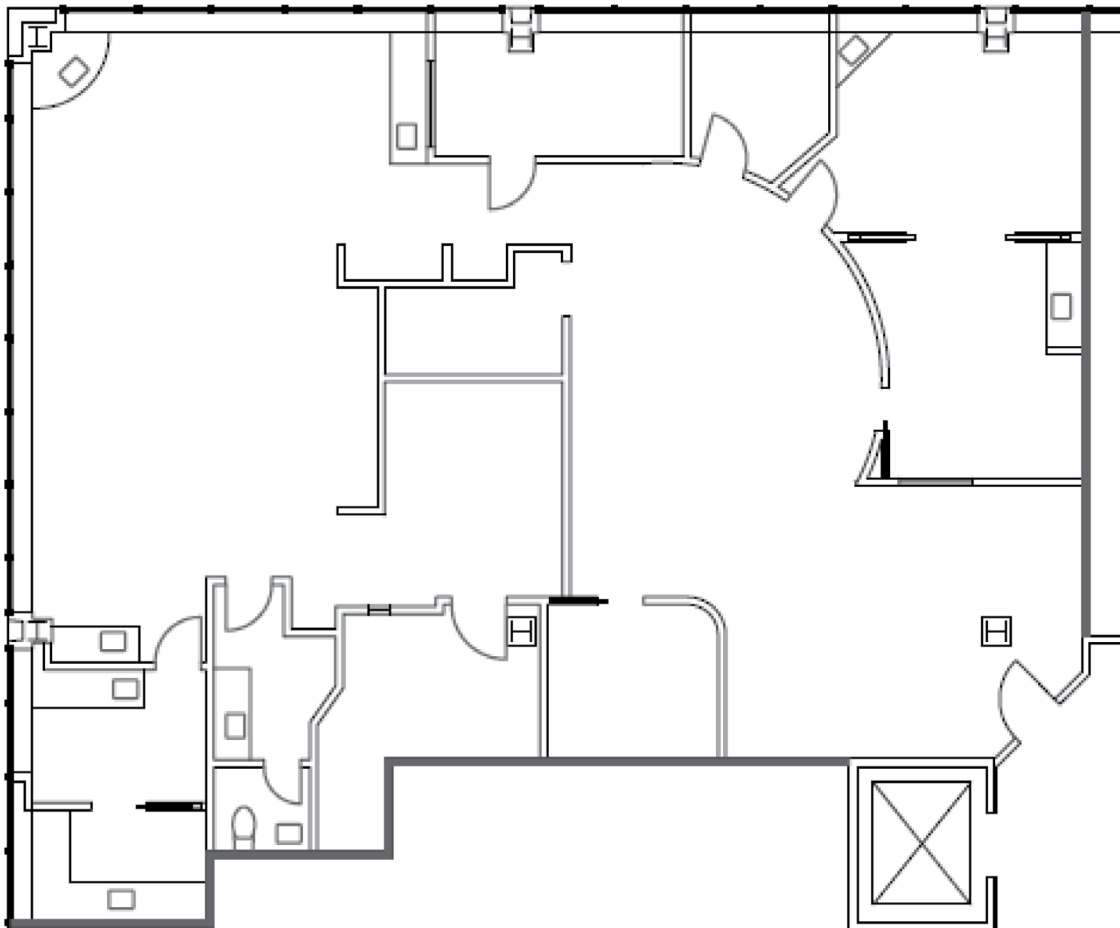
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SUITE PLAN

Randolph Medical Park
3535 Randolph Road
Charlotte, NC

SUITE 206R
2,923 SF



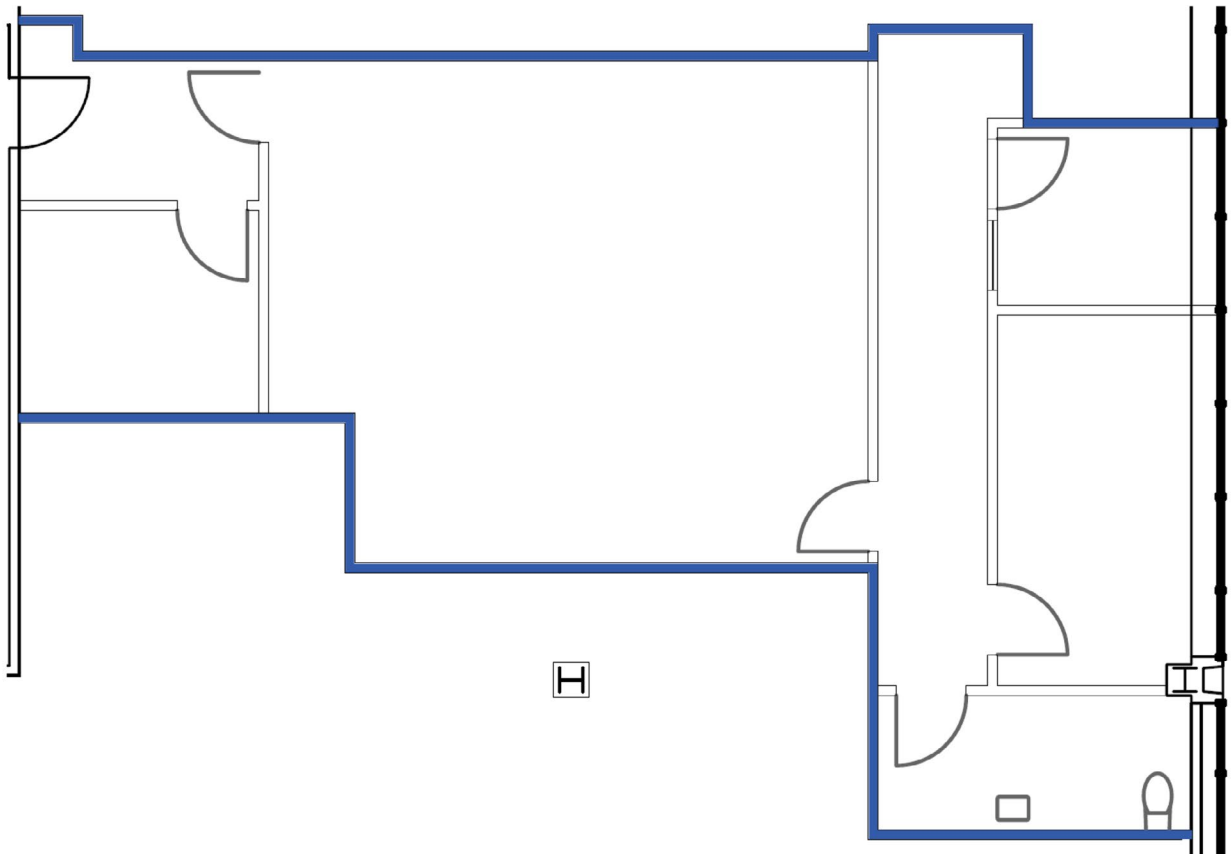
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SUITE PLAN

Randolph Medical Park
3535 Randolph Road
Charlotte, NC

SUITE 209R
1,599 SF



For Leasing Information

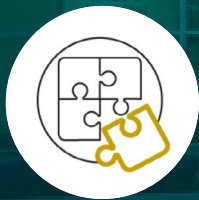
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

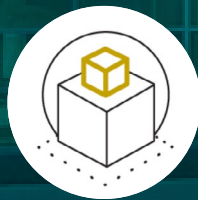
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

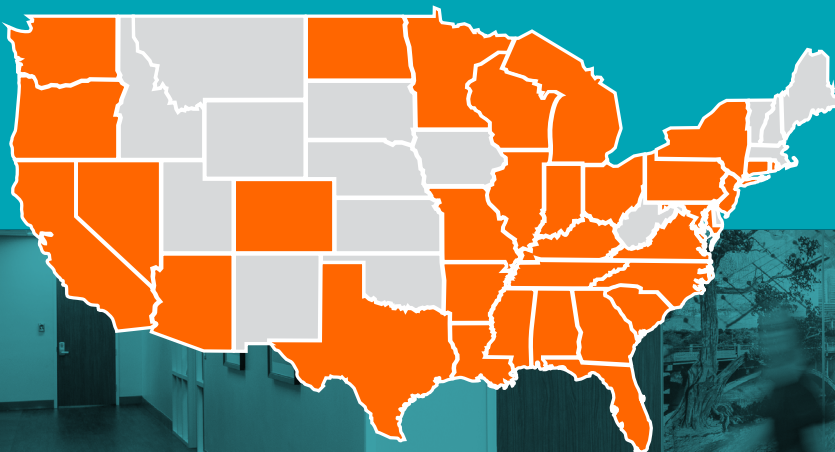
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

 2023 TENANT SATISFACTION KINGSELEY EXCELLENCE (Grand Hill/Kingsley/University)	KINGSELEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION	 2023 ELITE 5 TENANT SATISFACTION (Grand Hill/Kingsley/University)
 TOBY AWARDS Excellence in Building Management	TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S	
ESG ACHIEVEMENTS   CERTIFIED SUSTAINABLE PROPERTY  CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR		

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



Our Tenant Resources

Delivering exceptional places of care to our healthcare tenants and their patients is our commitment. Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our outpatient medical buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

We Prioritize Tenant Satisfaction

> Kingsley Index

We strive to provide the best tenant experience in our medical office buildings, which is why we implemented the Kingsley Survey, the premier real estate industry tenant satisfaction tool. Our continuous efforts have placed us in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction.

> Tenant Service Requests

We strive to satisfactorily complete priority tenant service requests within 8 hours.

> Tenant Appreciation

We coordinate annual tenant events at our properties to show our appreciation and create a sense of community.

EMPLOYEE & TENANT SAFETY

Daily health assessments for building staff, compliance with OSHA guidelines and continued training and communication to promote safe work practices.

BUILDING SAFETY

Completed safety audits at 100% of our managed properties to identify and minimize safety hazards to our employee's, tenants, and visitors.

SUSTAINABILITY PRACTICES

Named a Premier Member of the U.S. Environmental Protection Agency for achieving ENERGY STAR Certification. Energy Star recognizes the dedicated efforts our employees have made to ensure our properties meet the highest standard in environmental responsibility and resource efficiency.

RANDOLPH MEDICAL PARK

Regional Leasing Director:

ERRECA WHITE

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