

1070 S MAIN STREET

Holly Springs, NC 27539

FOR LEASE



Medical Office Space Available in Holly Springs

HIGHLIGHTS

- 48,000 SF Professional/Medical Office Building
- Space Available: 2,237 SF (Suite 290)
- The space will be delivered in Spec Space Condition, with the Landlord providing \$60 SF towards an upfit allowance and a 5 to 7 Year Lease Term.
- All of this is negotiable with the Landlord before signing the lease.
- The 2,237 SF is actually 2,472 SF with the Core Factor, which is 10.51% for each Suite.
- Great Holly Springs location minutes from Highway 55.

Building Size:	48,000 SF
Year Built:	2024
Space Available:	Suite 290
Size:	2,237 SF
Rental Rate:	\$35.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Property Subtype:	Office/Medical
Lease Term:	5-7 Years

Gregg Marks

919.971.2066

gmarks@mcg-cre.com

Laura Saleh

919.368.0594

lsaleh@mcg-cre.com



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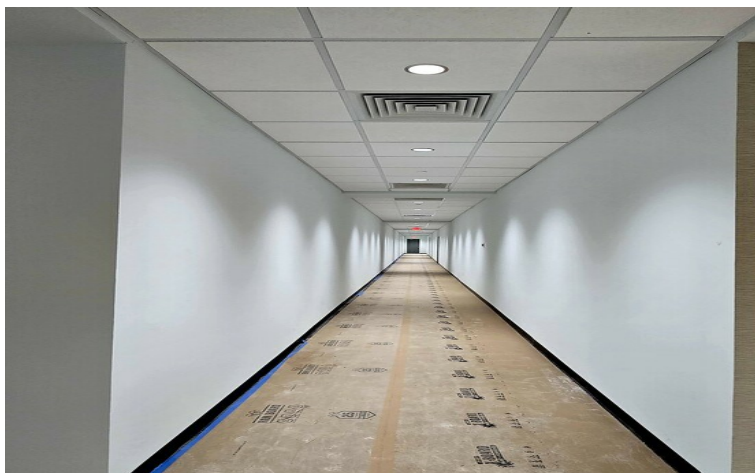
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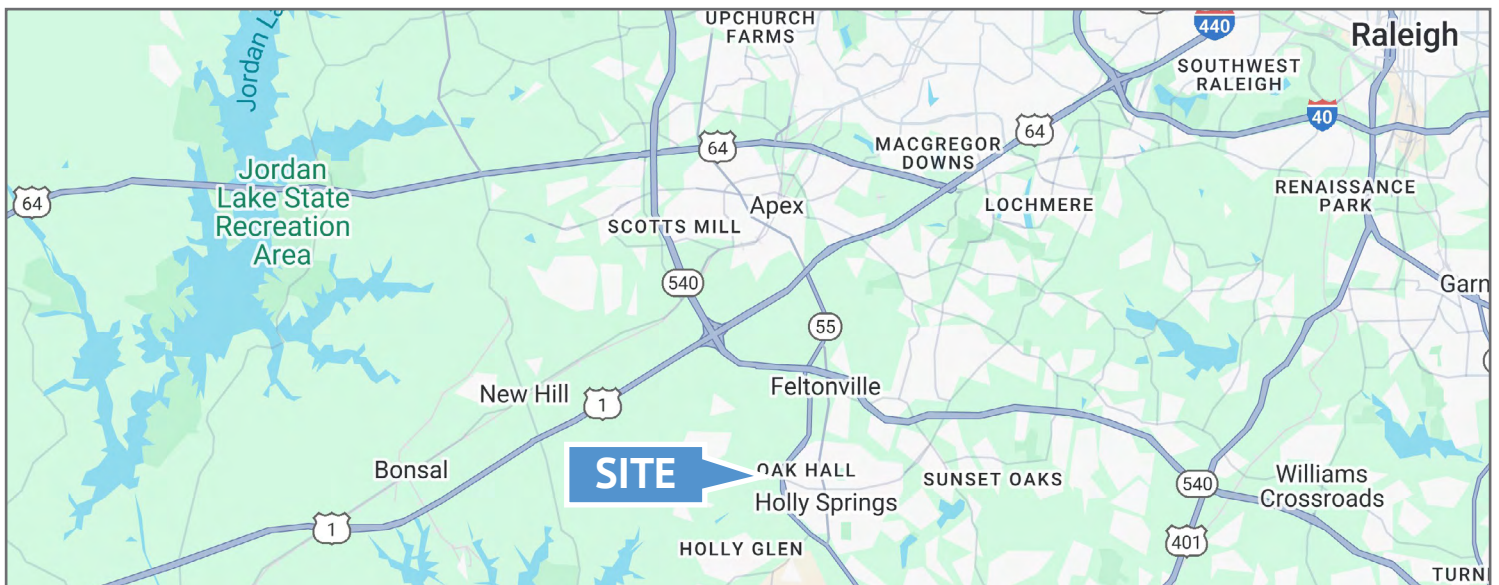


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LOCATION OVERVIEW



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