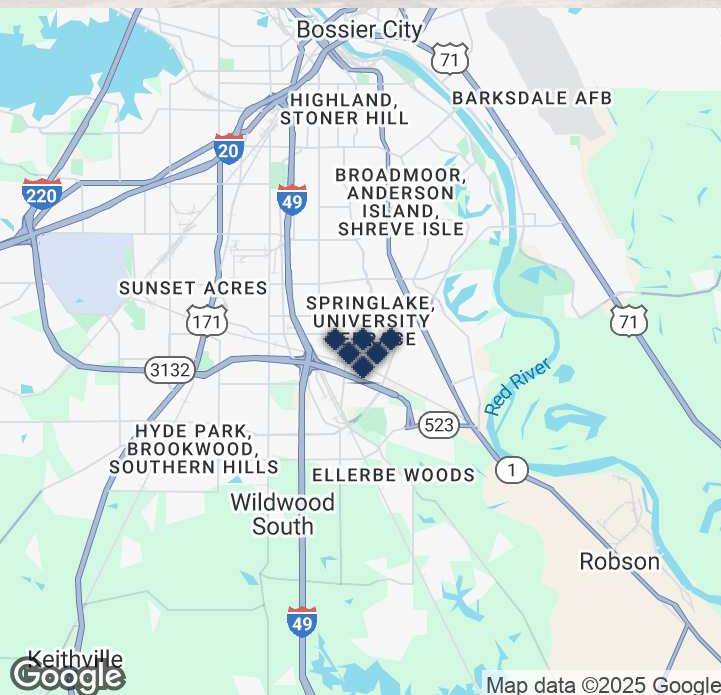




## 725 N Ashley Ridge Loop Medical Office Space

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### Offering Summary

Lease Rate:	\$18.00 SF/yr (MG)
Building Size:	9,567 SF
Available SF:	2,288 SF
Available Suites:	1
Class:	A

### Property Overview

This multi-tenant medical office building is ideally located within Ashley Ridge Business Park, an architecturally controlled office park with beautiful landscaping and ample parking. Its ideal location at the interchange of Inner Loop (Hwy. 3132) and Ellerbe/Line Avenue provides easy access for clientele. The subject is a multi-tenant medical office building with ample parking and a drive-thru canopy entrance. Each suite features a separate reception/entry accessible via a shared common hallway. Zoned C-3.









### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,288 SF	Lease Rate:	\$18.00 SF/yr

### Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 400	2,288 SF	Modified Gross	\$18.00 SF/yr	This vacant medical office suite offers a functional layout designed for efficiency, featuring a reception area, waiting room, nurse's station, vitals area, five exam rooms, lab room, two private offices, a file room, mechanical closet, and two restrooms.

## Suite 400 2,288 RSF

