

CONCEPTUAL RENDERING



### PROPERTY OVERVIEW

- ±31,720 SF Two-story office building fronting Hwy. 70 and Morris Drive
- **AVAILABLE SPACES:**
  - **±6,600 SF - 1st floor** space with both direct access to parking and the building lobby
  - **±7,700 SF - 2nd floor** space with both elevator and stair access
- Balance of office space occupied by owner, Morris and Associates
- Building Signage on Hwy 70
- Traffic counts: 32,500 VPD on Hwy 70
- Q1 2026 Certificate of Occupancy
- 5 parking spaces per 1,000 SF
- 7.89 Acre site
- Tenant Improvement Allowance provided
- Lease rate: \$45.00/SF NNN

### PROPERTY DESCRIPTION

Prime medical office in the White Oak area of Garner. Strategically located at the Hwy 70 and I-40 interchange and adjacent to White Oak Shopping Center including Starbucks, Sheetz, Panera, Carolina Ale House, Theater, Bass Pro Shops, banks and other services.

Located in the heart of medical facilities and services for the region, including Rex, UNC Healthcare, WakeMed Urgent Care, Fresenius Dialysis, Garner Internal Medicine and White Oak Pharmacy. 803 Morris Drive is at Main and Main for medical service in Garner's growth area.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,840	43,103	111,603
Daytime Population	4,527	43,630	95,953
Median HH Income	\$70,574	\$73,181	\$74,905
Median Age	38.0	37.6	36.4
Median Home Value	\$405,412	\$393,331	\$341,373

Source: ESRI 2024

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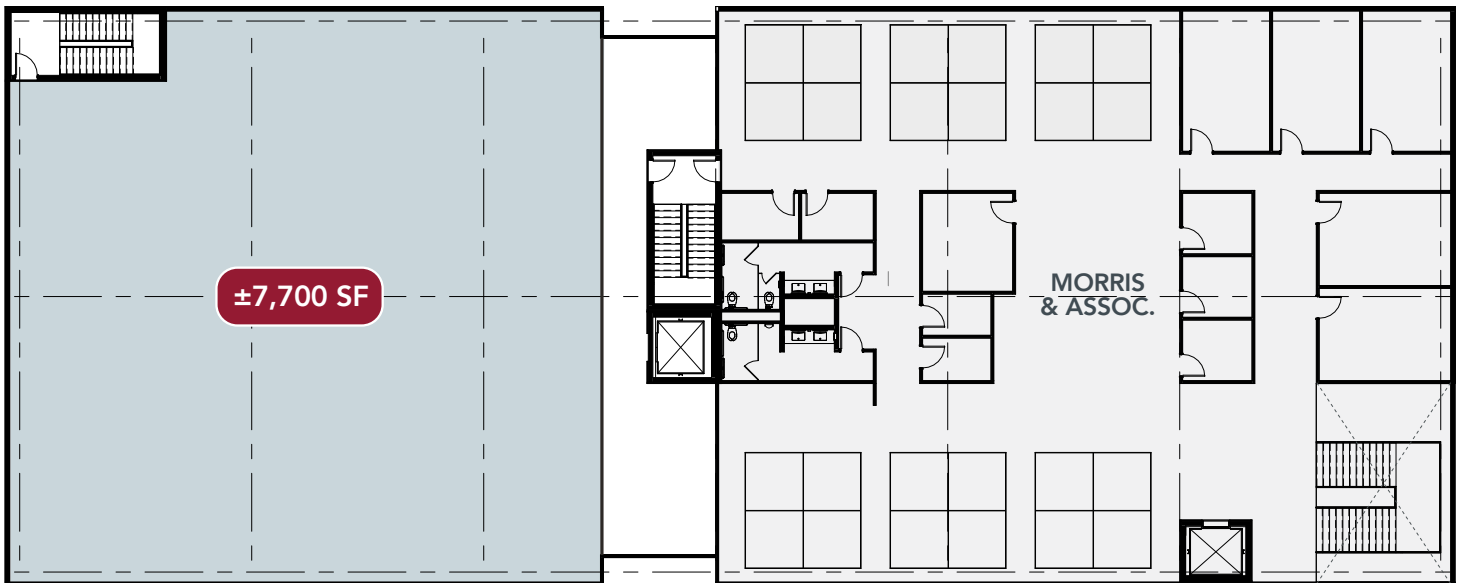


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FIRST FLOOR



SECOND FLOOR



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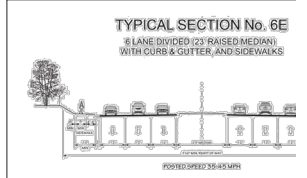
SITE PLAN

**LEGEND and NOMENCLATURE**

SYMBOLS	LINETYPES
EX IRON PIPE/ROD OR NAIL	— FENCE
EX CONCRETE MONUMENT	— OVERHEAD UTILITY
NEW IRON PIPE	— WATER
CALCULATED POINT	— SANITARY SEWER
CABLE FEEDSTAL	— STORM DRAIN
TELEPHONE FEEDSTAL	
ELECTRIC FEEDSTAL	
FIBER-OPTIC MARKER	
TRAFFIC SIGNAL BOX	
WATER METER	
FIRE HYDRANT	
WALKIE WATER OR GAS	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM CURB INLET	
STORM DRAIN MANHOLE	
UTILITY POLE	
LAMP POST	
SIGNAL POLE	
UTILITY WIRE	
SIGN POST	

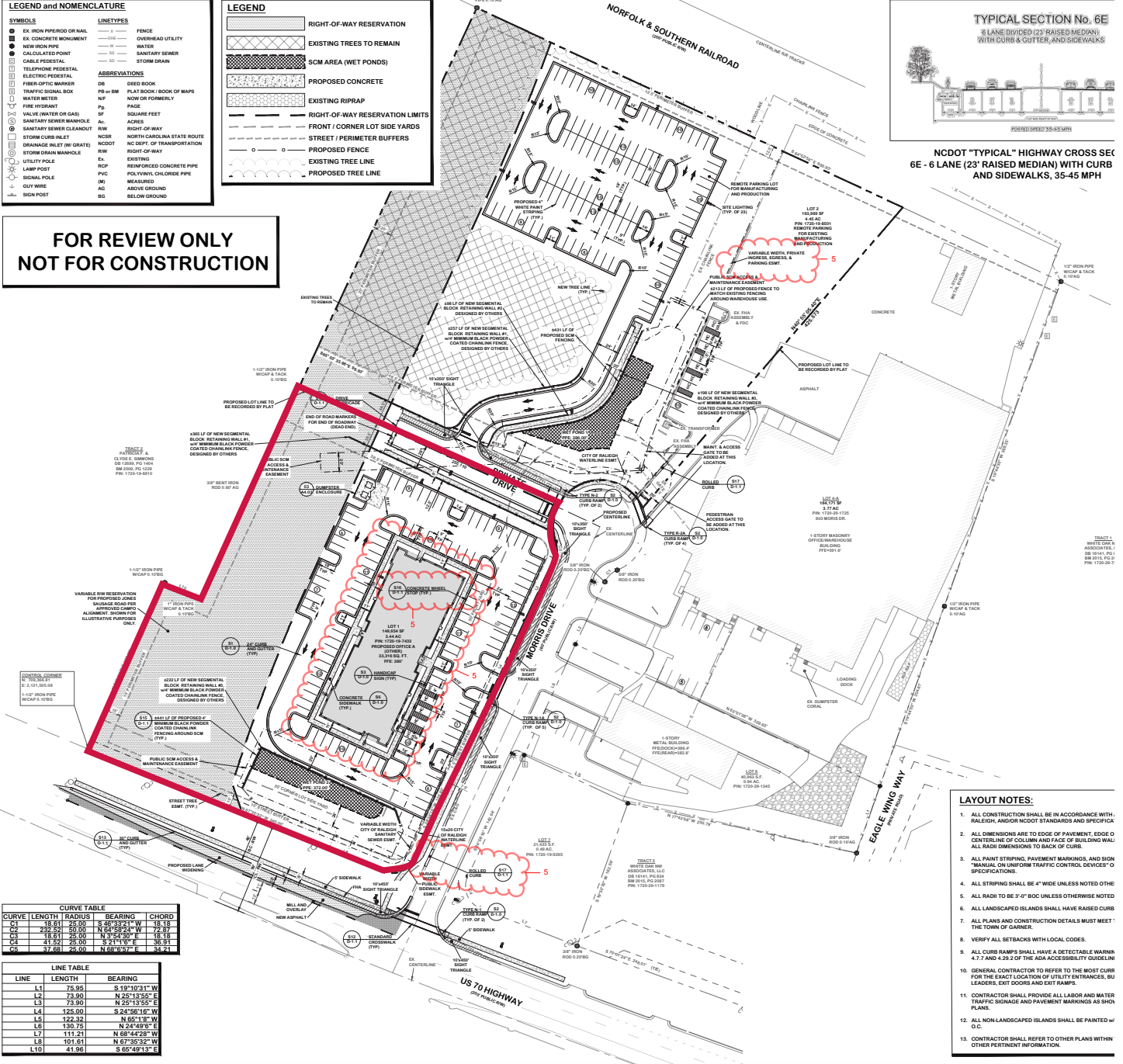
**LEGEND**

[Symbol]	RIGHT-OF-WAY RESERVATION
[Symbol]	EXISTING TREES TO REMAIN
[Symbol]	SCM AREA (WET PONDS)
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING RIPRAP
[Symbol]	RIGHT-OF-WAY RESERVATION LIMITS
[Symbol]	FRONT / CORNER LOT SIDE YARDS
[Symbol]	STREET / PERIMETER BUFFERS
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING TREE LINE
[Symbol]	PROPOSED TREE LINE



NCDOT "TYPICAL" HIGHWAY CROSS SECTION  
6E - 6 LANE (2'3" RAISED MEDIAN) WITH CURB AND SIDEWALKS, 35-45 MPH

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**



**CURVE TABLE**

CURVE	LENGTH [RADIUS]	BEARING	CHORD
C1	18.91	S 26° 33' 21" W	18.18
C2	262.52	N 54° 52' 24" W	72.37
C3	18.91	S 24° 56' 16" W	18.18
C4	115.24	S 11° 18' 18" E	35.31
C5	37.66	N 88° 52' 57" E	35.21

**LINE TABLE**

LINE	LENGTH	BEARING
L1	75.95	S 19° 10' 31" W
L2	75.90	N 25° 13' 50" E
L3	75.90	N 23° 13' 35" E
L4	125.00	S 24° 56' 16" W
L5	125.32	N 65° 13' 32" W
L6	130.75	N 24° 49' 6" E
L7	111.21	N 88° 42' 28" W
L8	101.61	N 67° 35' 32" W
L10	41.96	S 65° 49' 13" E

- LAYOUT NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH, RAISON, AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
  - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, EDGE OF CENTERLINE OF COLUMN AND FACE OF BUILDING WALL. ALL ROAD DIMENSIONS TO BACK OF CURB.
  - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGN "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR SPECIFICATIONS.
  - ALL STRIPING SHALL BE 4" WIDE UNLESS NOTED OTHERWISE.
  - ALL RADIUS TO BE 3'-0" RADIUS UNLESS OTHERWISE NOTED.
  - ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CURB.
  - ALL PLANS AND CONSTRUCTION DETAILS MUST MEET THE TOWN OF GARNER.
  - VERIFY ALL SETBACKS WITH LOCAL CODES.
  - ALL CURB RAMPS SHALL HAVE A DETECTABLE WARNING 4:1 AND 4:3:2 OF THE ADA ACCESSIBILITY GUIDELINE.
  - GENERAL CONTRACTOR TO REFER TO THE MOST CURB FOR THE EXACT LOCATION OF UTILITY ENTRIES, BU LEADERS, EXIT DOORS AND EXIT RAMPS.
  - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN PLANS.
  - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED w/ O.C.
  - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN OTHER PERTINENT INFORMATION.

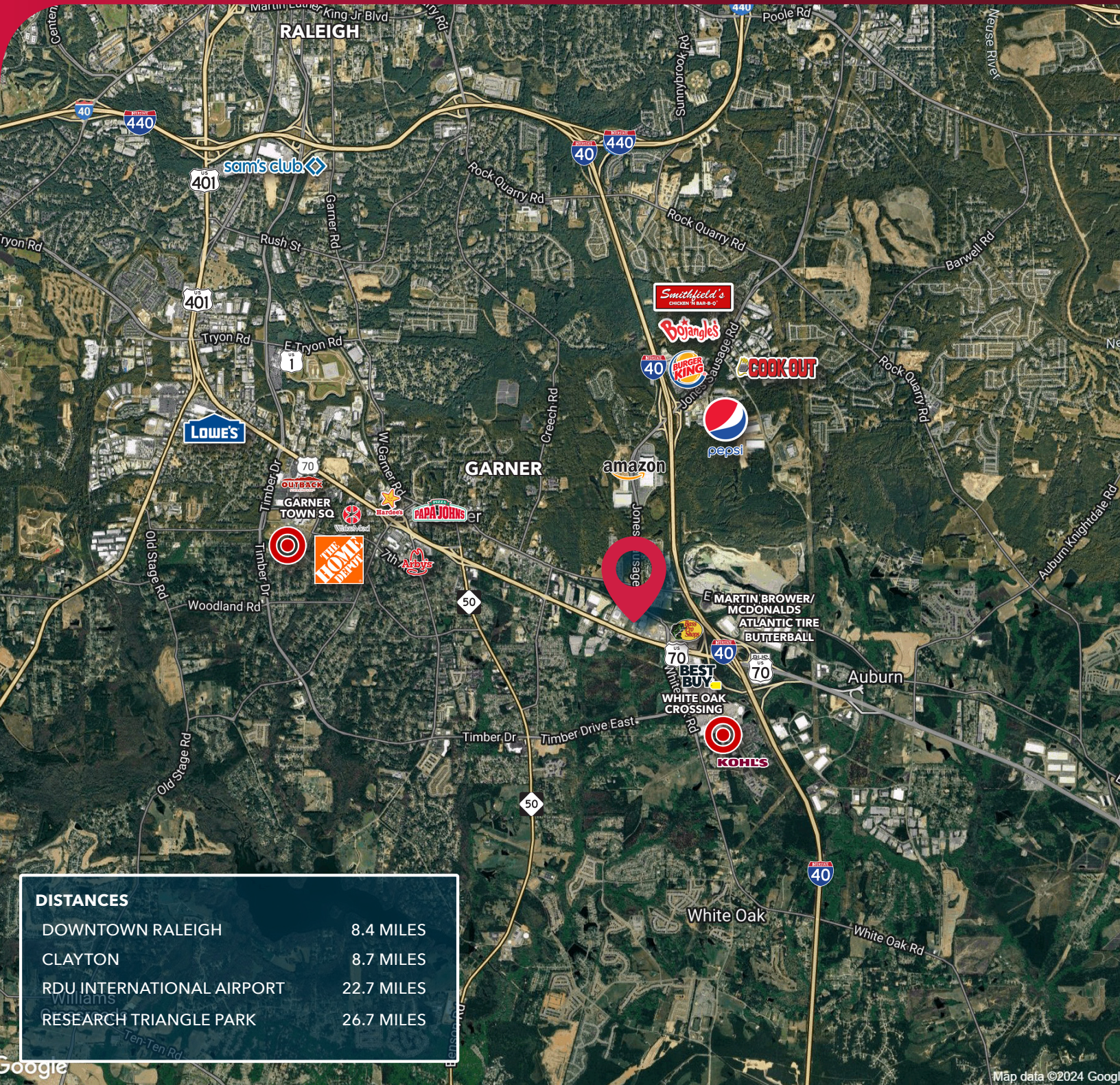
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803 MORRIS DRIVE  
GARNER, NC 27529

MEDICAL OFFICE FOR LEASE



DISTANCES	
DOWNTOWN RALEIGH	8.4 MILES
CLAYTON	8.7 MILES
RDU INTERNATIONAL AIRPORT	22.7 MILES
RESEARCH TRIANGLE PARK	26.7 MILES

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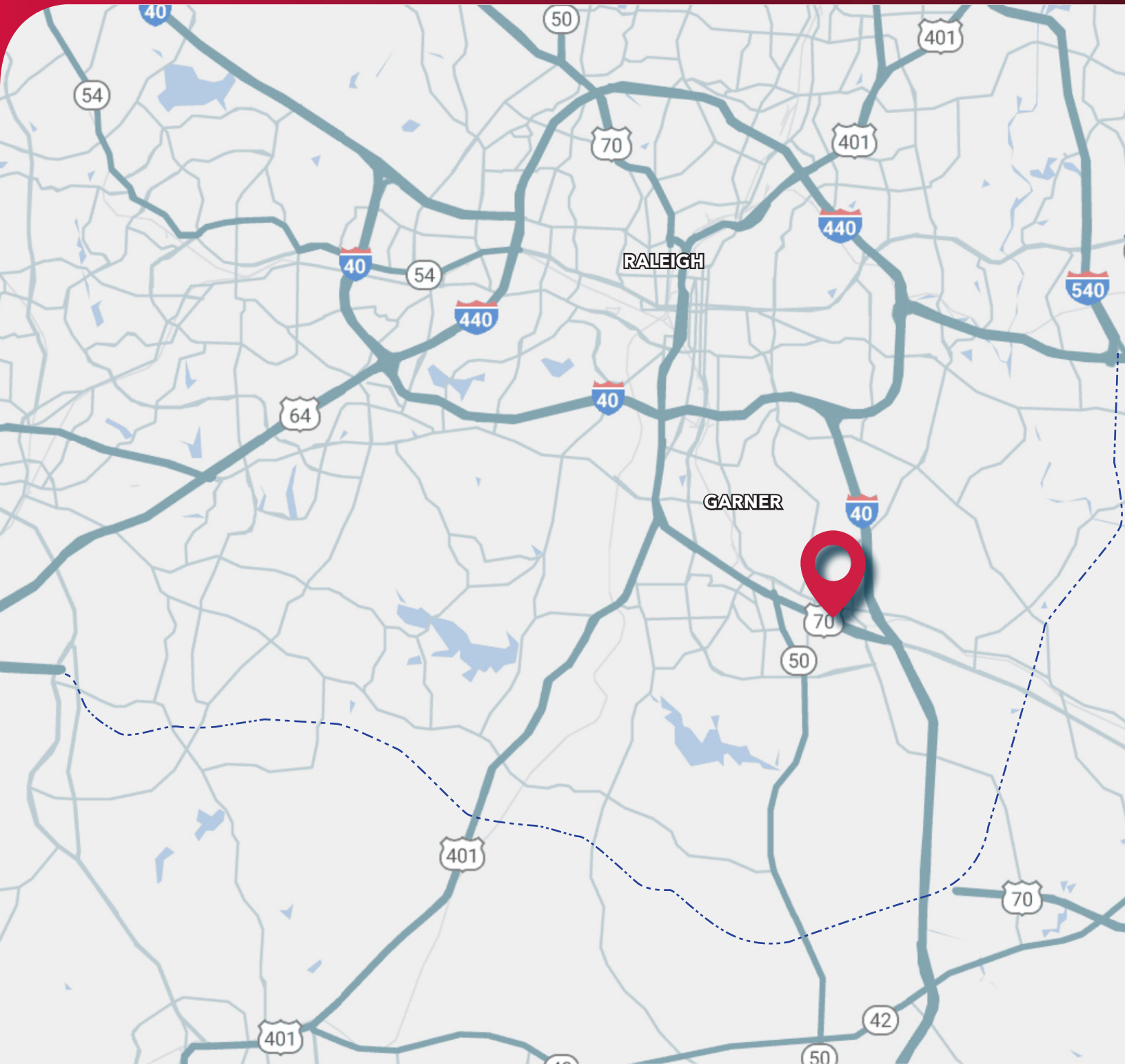
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