



Price
\$7,160,000



CAP Rate
5.0%

(based on actual Washington Hospital income and vacant space leased at \$2.90/sf NNN)



NOI
\$357,918

Washington Hospital Lease Summary

VISUAL DATA

Washington Township Medical Foundation (Washington Hospital) is the primary tenant in this high quality medical office building. They occupy 6,514 sf (63%) of this 10,285 square foot building. Washington Hospital has occupied the property since 1999 and just renewed their lease for another 5 year term at \$2.90/sf NNN. The balance of the space is vacant and available for an owner-user to occupy, or an investor to lease out and keep as an investment property.

WASHINGTON HOSPITAL LEASE SUMMARY

Lease Type	NNN
Rent Commencement	Latest Extension (7/1/2024)
Lease Expiration	6/31/2029
Rent Increases	3% Annual Increases
Options to Renew	None
Landlord Responsibilities	None
Right Of First Refusal	None

RENT SCHEDULE

7/1/2024 - 6/31/2025	\$226,687.20	\$2.90/sf	NNN
7/1/2025 - 6/31/2026	\$233,487.82	\$2.99/sf	NNN
7/1/2026-6/31/2027	\$240,492.45	\$3.08/sf	NNN
7/1/2027-6/31/2028	\$247,707.24	\$3.17/sf	NNN
7/1/2028-6/31/2029	\$255,138.45	\$3.26/sf	NNN