

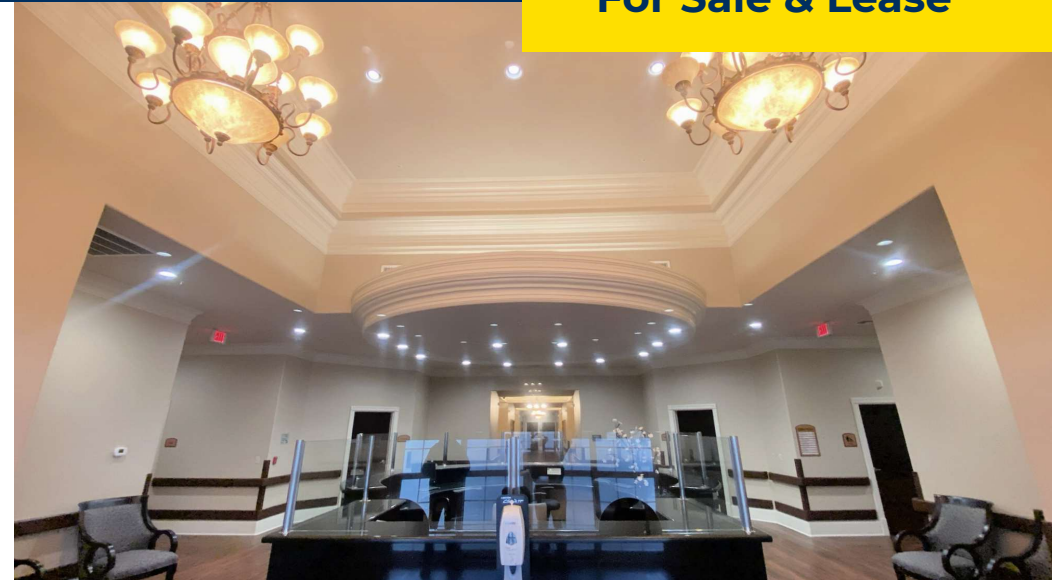
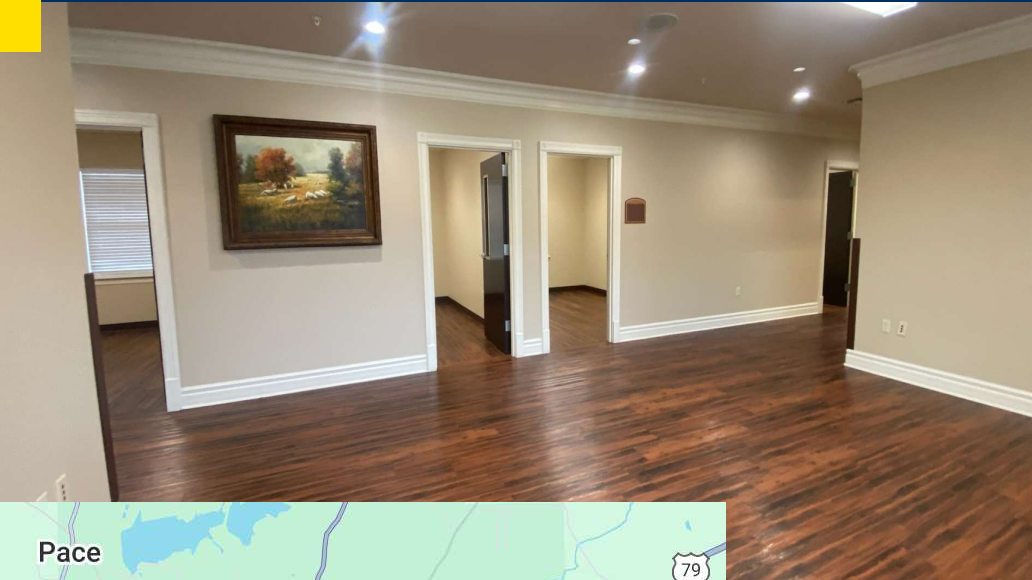


**Modern, Top-Tier
MEDICAL OFFICE
12,142 SF**

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Offering Summary

Sale Price:	\$1,600,000
Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	12,142 SF
Lot Size:	2.8 Acres
Sale Price / SF:	\$131.77

Location Overview

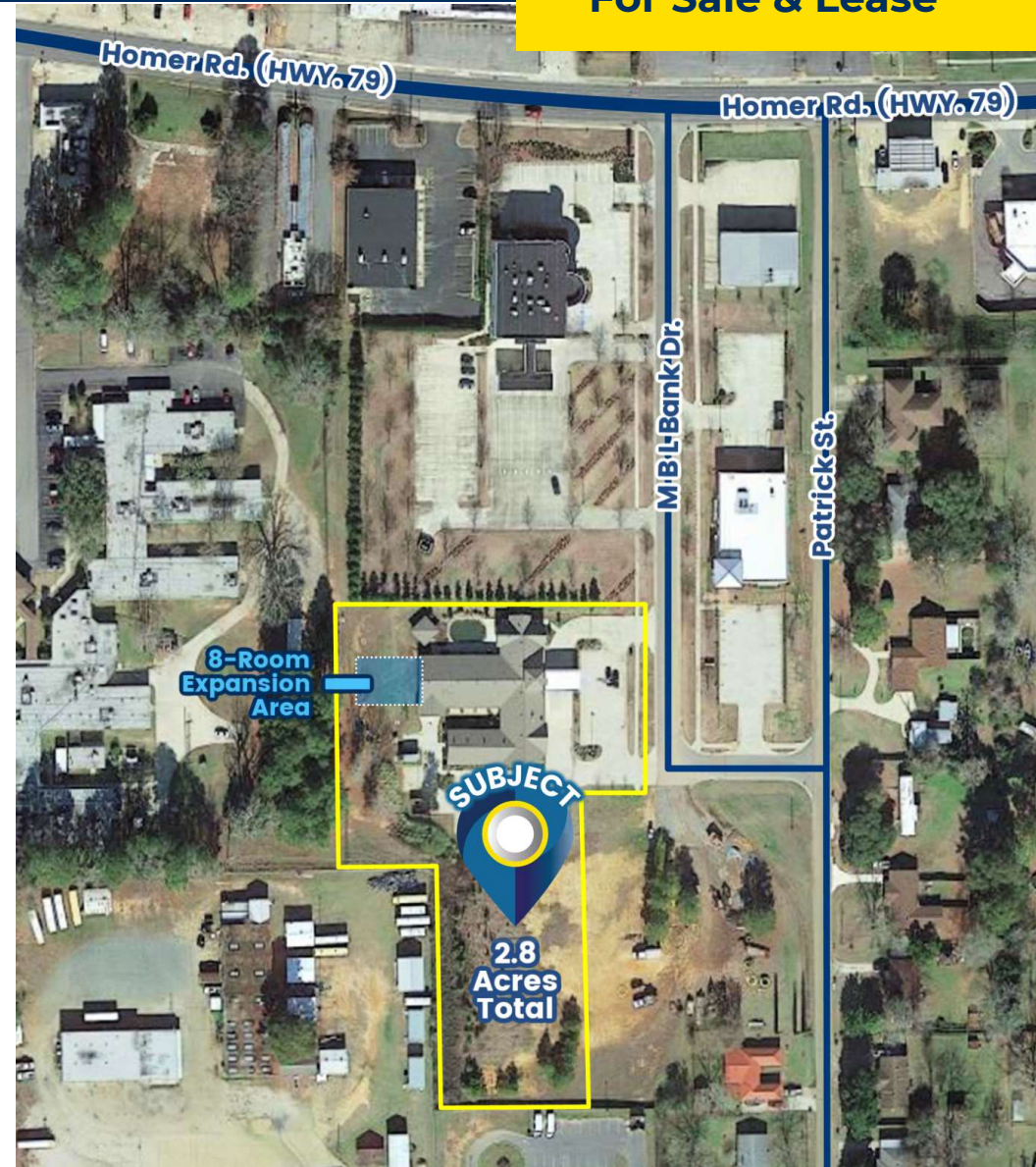
The property offers excellent accessibility and sits right off Minden's busiest street, Homer Road (Hwy 79), near the central part of Minden. Interstate 20 is only 2.7 miles away. The surrounding area includes many businesses, retailers, medical offices, and facilities. The area has seen significant economic growth, with increased development in the healthcare and medical industries. Health Care & Social Assistance are still among the largest industries within Minden's economy (DataUSA). Minden Medical Center, the area's leading medical hub, is less than five minutes away. Allegiance Health Management and Minden Medical recently partnered to develop an additional \$7 million medical facility 12 minutes from the Minden area.

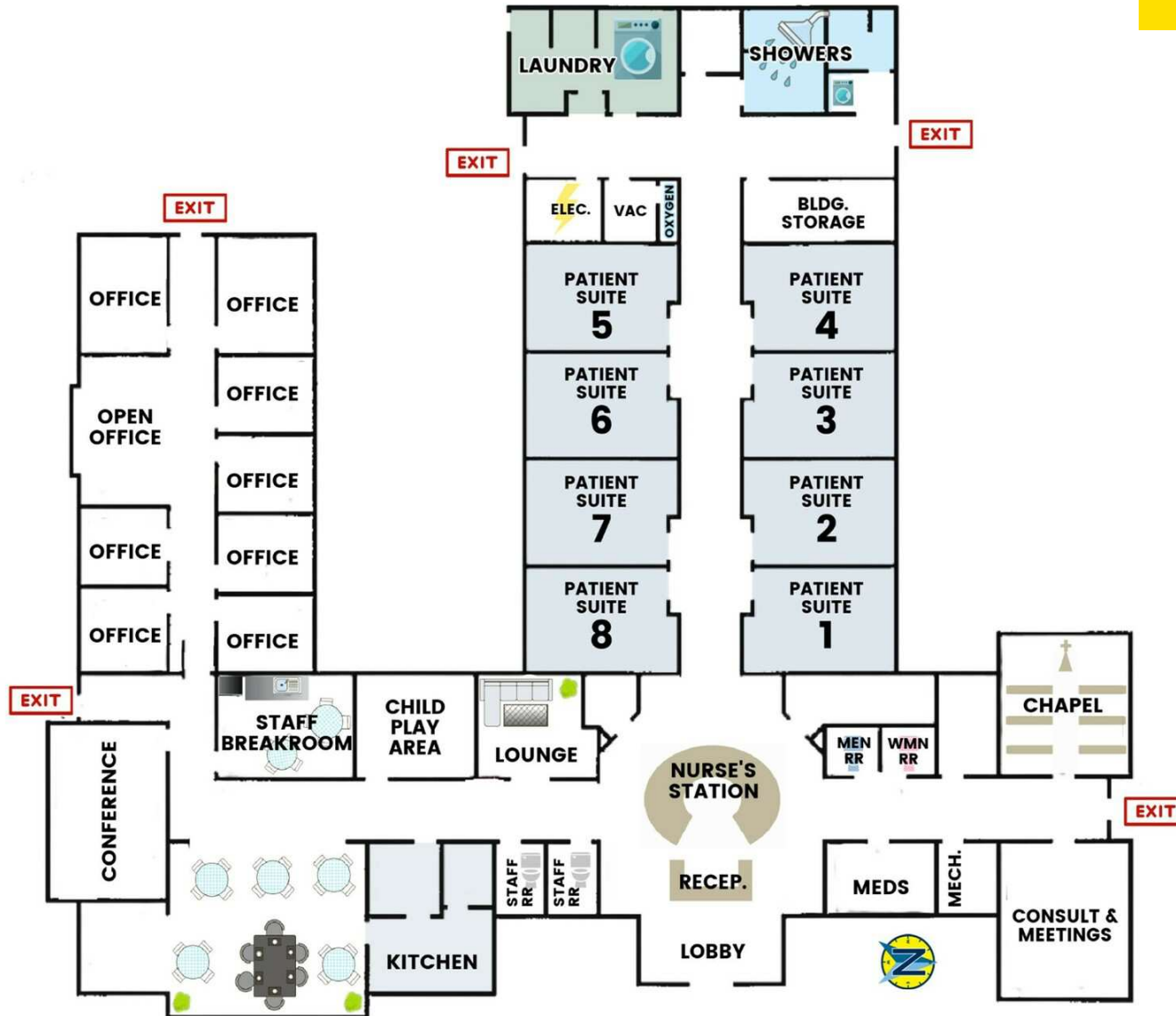
Property Type	Medical Office Investment, Flex
Property Subtype	Office Building
Building Size	12,142 SF
Building Class	A
Zoning	B-3
Year Built	2016

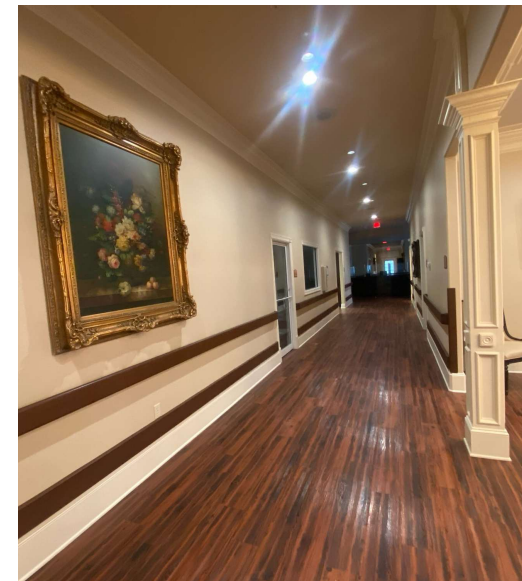
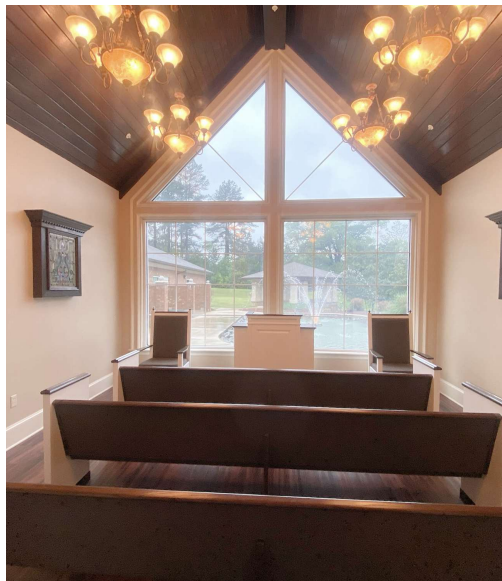
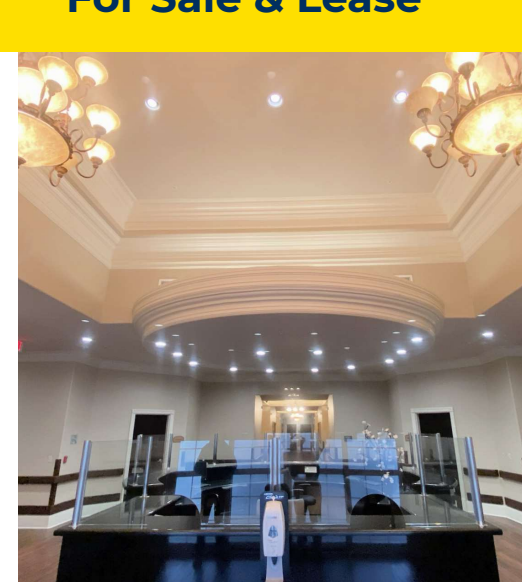
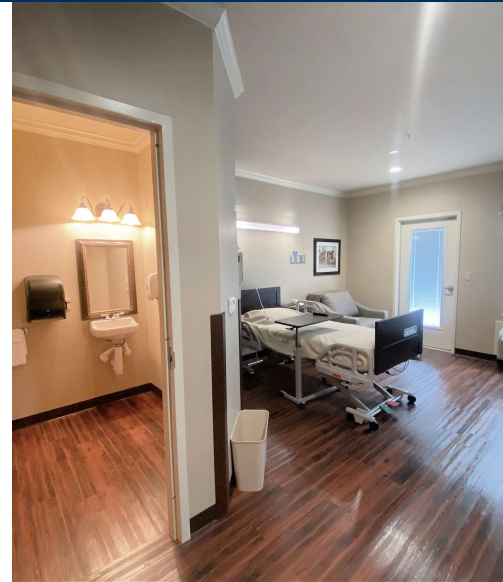
Initially developed in 2016 as an in-house hospice facility, this building offers expansive repurposing potential as a private hospital, surgery center, assisted living facility, and more. The 12,142 SF medical building currently sits on 2.8 acres. The large lot size provides ample parking and significant room for expansion or additional facilities. Expansion plans for an eight-room expansion are available for the buyer.

The beautifully built, top-of-the-line, move-in ready building features:

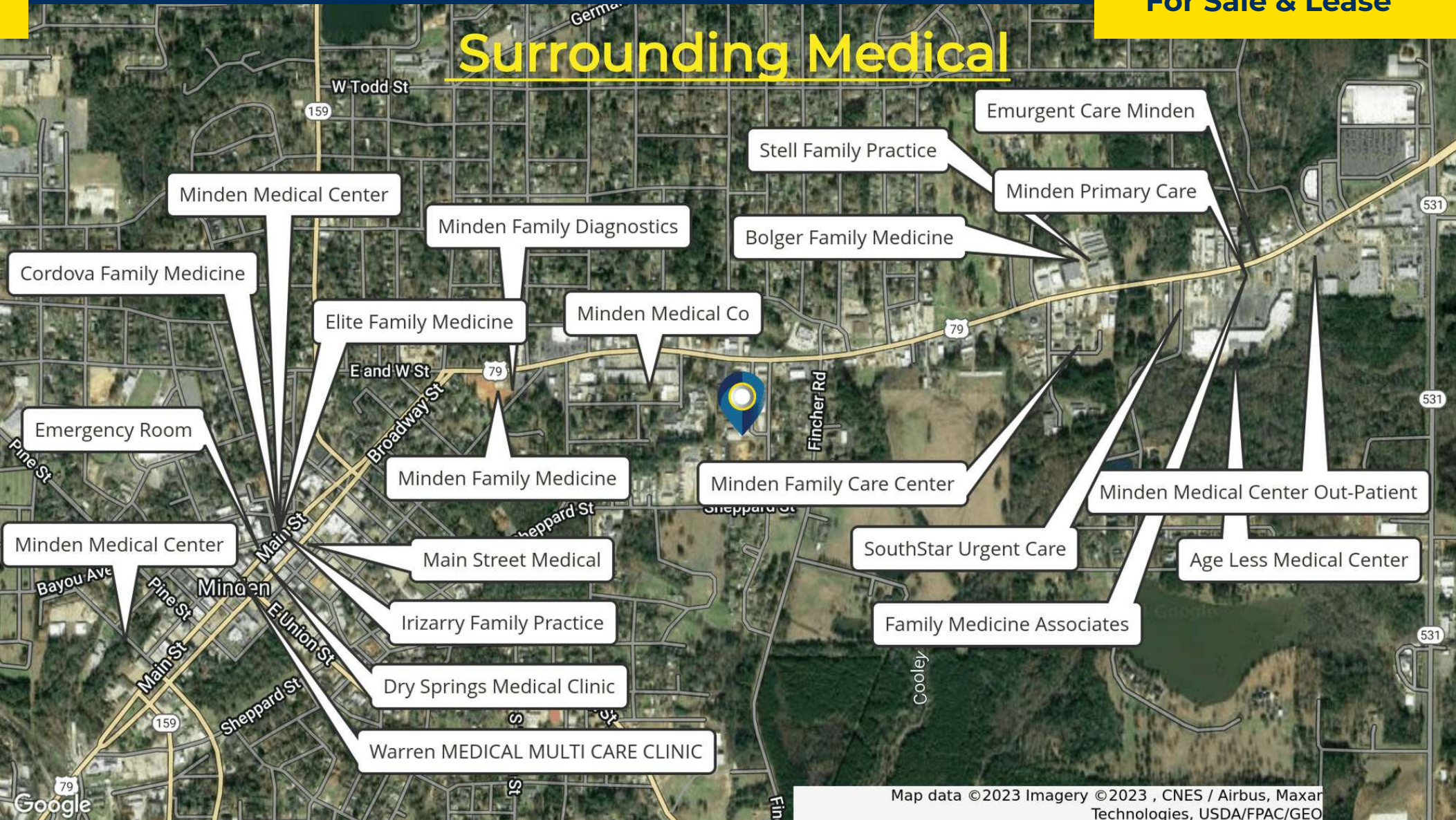
- **Private Consultation & Conference Rooms**
- **Abundant Space for Administrative Staff**
- **State-of-the-art Commercial Grade Kitchen**
- **Linen and Laundry Facilities**
- **Backup Generator**
- **Water Fountain/Pond Outdoor Area**
- **Pristine Chapel**
- **Various Recreational Areas**
- **8 Private and Fully Equipped Rooms (each including a hospital bed, private restroom, and internal medical gas manifold)** Medical recently partnered to develop an additional \$7 million medical facility 12 minutes from the Minden area.



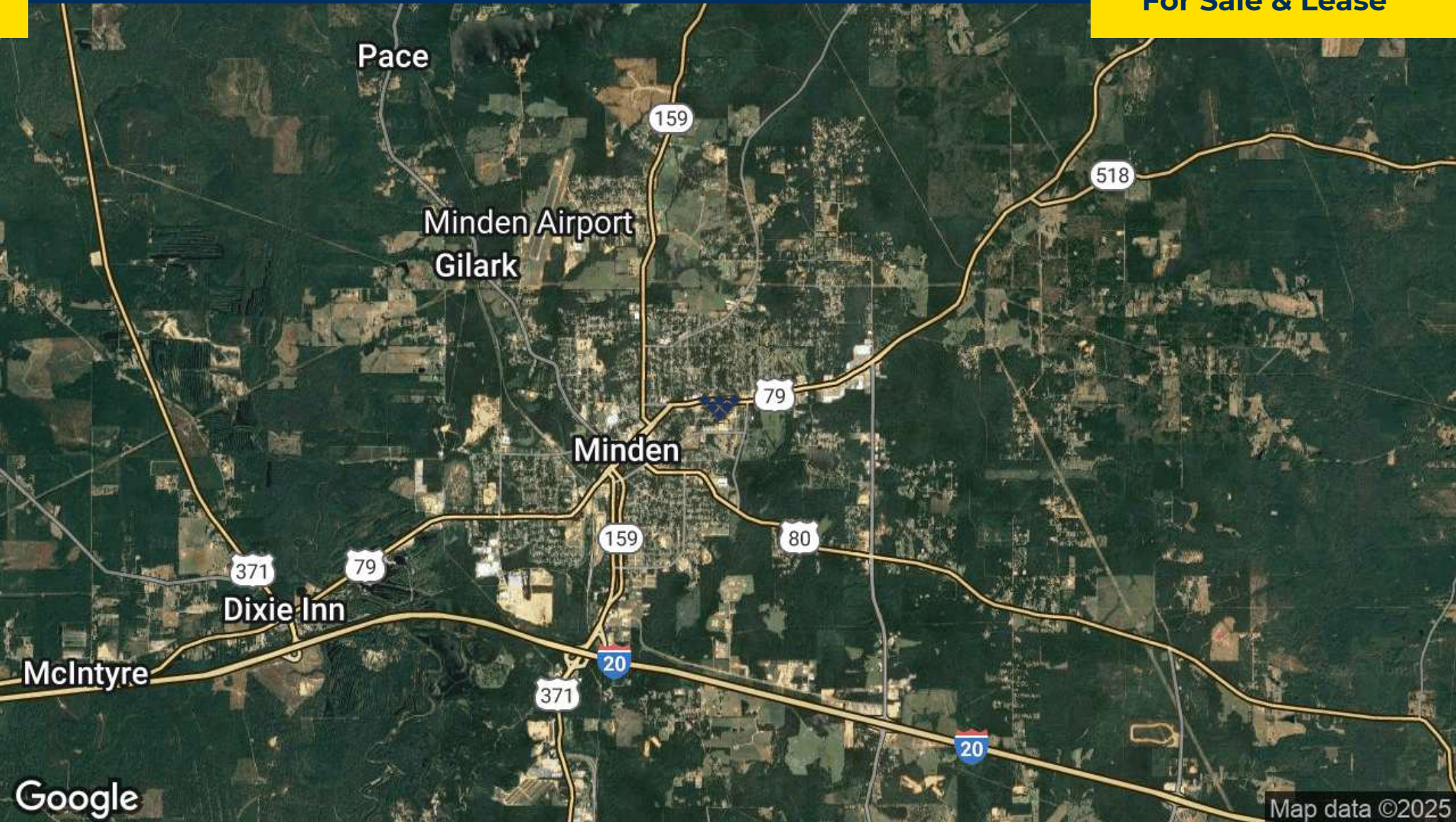




Surrounding Medical



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