



PROPERTY OVERVIEW

- ±13,500 SF Total
- ±2.4 Acres
- Zoning: Industrial in the front and HB in the rear
- PIN#: 193303125913
- Traffic counts: 30,500 VPD on Tabbs Creek Church Rd
- Year built: 2014
- 6.5 parking spaces per 1,000 SF
- Full building plans available upon request
- Building is currently occupied - all inquiries will need to sign an NDA for further information and tours
- There are plans for expansion of a specialty dental practice on the adjacent property
- Lease rate: \$28.00/SF NNN
- Sale price: \$4,000,000

PROPERTY DESCRIPTION

Designed by local Raleigh architect, Studio Forty, known for working with Duke Health for over 20 years in collaboration with a premier local contractor. This well-maintained building offers a sophisticated, welcoming environment. The meticulously maintained property, with ample parking, provides both convenience and visibility.

LOCATION DESCRIPTION

Situated in a thriving medical corridor, just off I-85, this property is conveniently located near Duke Primary Care, a dialysis center, a cardiology office, an ophthalmology office, and a dental office. This prime location offers easy access to Durham, just a short drive down I-85, providing convenient access to a major city and its renowned medical center. Across the street, you'll find the iconic Revlon manufacturing facility, a testament to the area's vibrant business community.

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FLOORPLAN

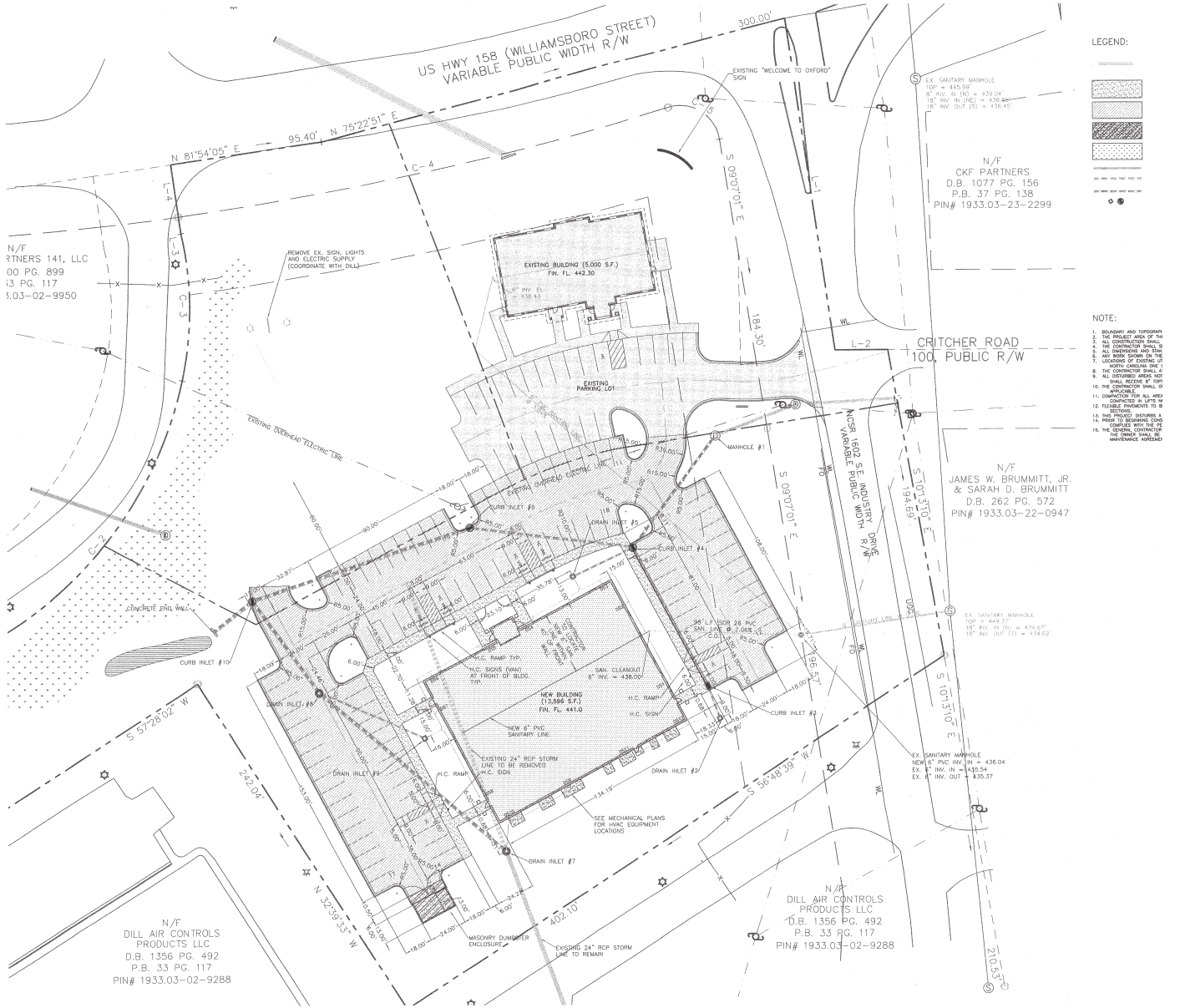


- 2 Large Procedure Rooms with Restrooms
- Kitchen / Break (20' x 32') - also serves as training area
- 14 Provider / Staff Offices
- 26 Exam Rooms
- Separate Nursing Stations
- 2 Patient Check-In Areas with 2 Restrooms for each area
- Medication Room
- Phlebotomy (blood drawing)
- Instrument Processing Area
- IT Room
- Electrical Room
- Reception Area with 3 sitting / waiting areas

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SITE PLAN

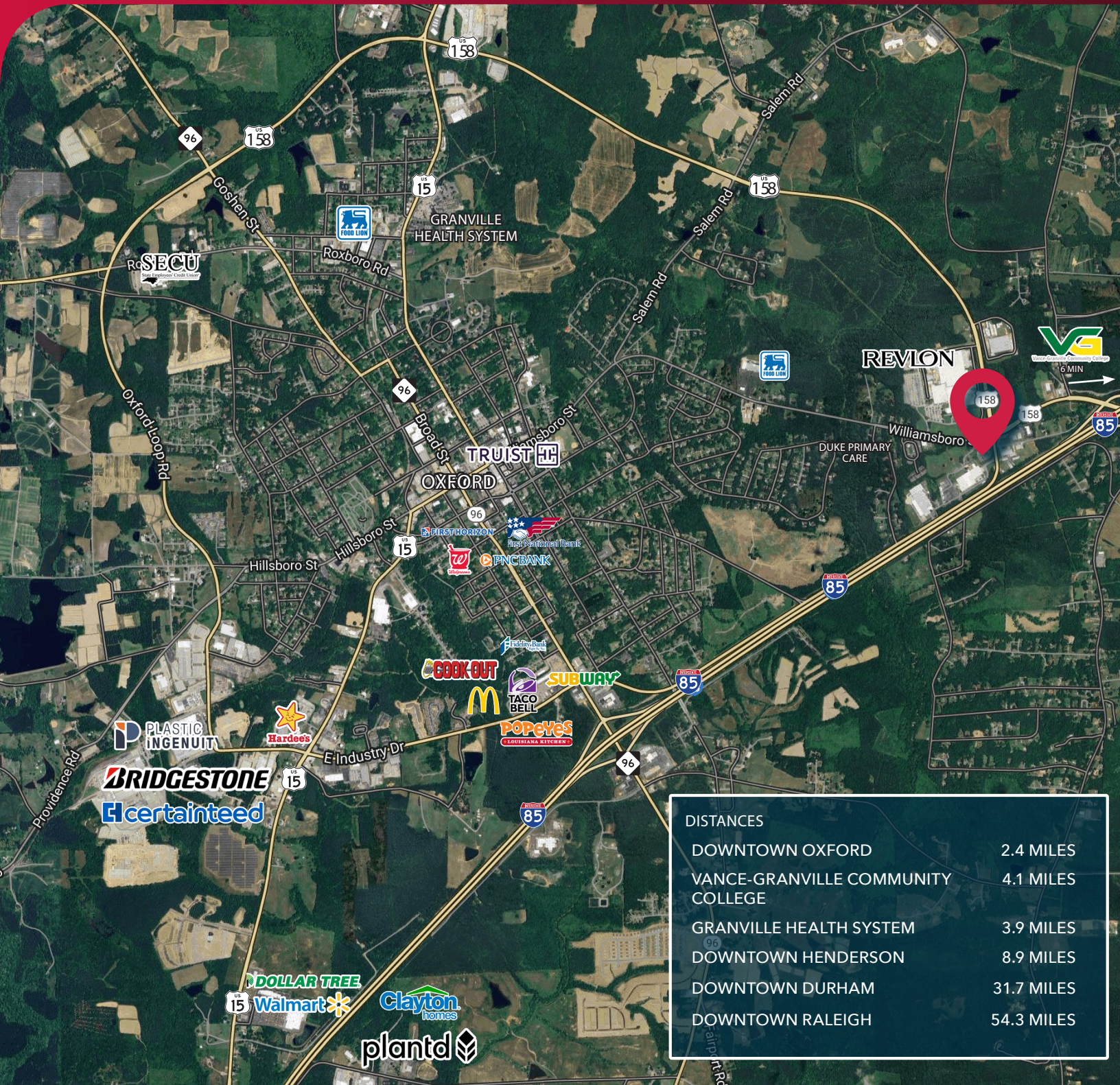


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MEDICAL OFFICE FOR SALE/LEASE



DISTANCES	
DOWNTOWN OXFORD	2.4 MILES
VANCE-GRANVILLE COMMUNITY COLLEGE	4.1 MILES
GRANVILLE HEALTH SYSTEM	3.9 MILES
DOWNTOWN HENDERSON	8.9 MILES
DOWNTOWN DURHAM	31.7 MILES
DOWNTOWN RALEIGH	54.3 MILES

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