

CENTRAL PIEDMONT SURGERY CENTER

724 THOMAS STREET | ASHEBORO | NORTH CAROLINA 27203

3+ YEAR LEASE REMAINING



TIFFANY SLAYDEN

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AVAILABLE FOR SALE

PROPERTY OVERVIEW

DESCRIPTION

This Medicare Certified Ambulatory Surgery Center (ASC) is leased to The Moses H. Cone Memorial Hospital through December 31, 2027. Moses Cone provides comprehensive cancer care to Randolph County at this facility. Services include chemotherapy, infusion services and injection treatments. The Hospital has occupied this ASC since 2021, with no remaining renewal options. Moses Cone's plans for this facility beyond December 31, 2027 are unknown at this time.

This ASC may be purchased as an investment property, with in-place income or a future owner-occupied facility.

SALE PRICE: \$2,700,000

BUILDING SIZE: 7,341 RSF

LEASE ENDS: December 31, 2027

TENANT: The Moses H. Cone Memorial Hospital Operating Corporation

LEASE TYPE: NNN

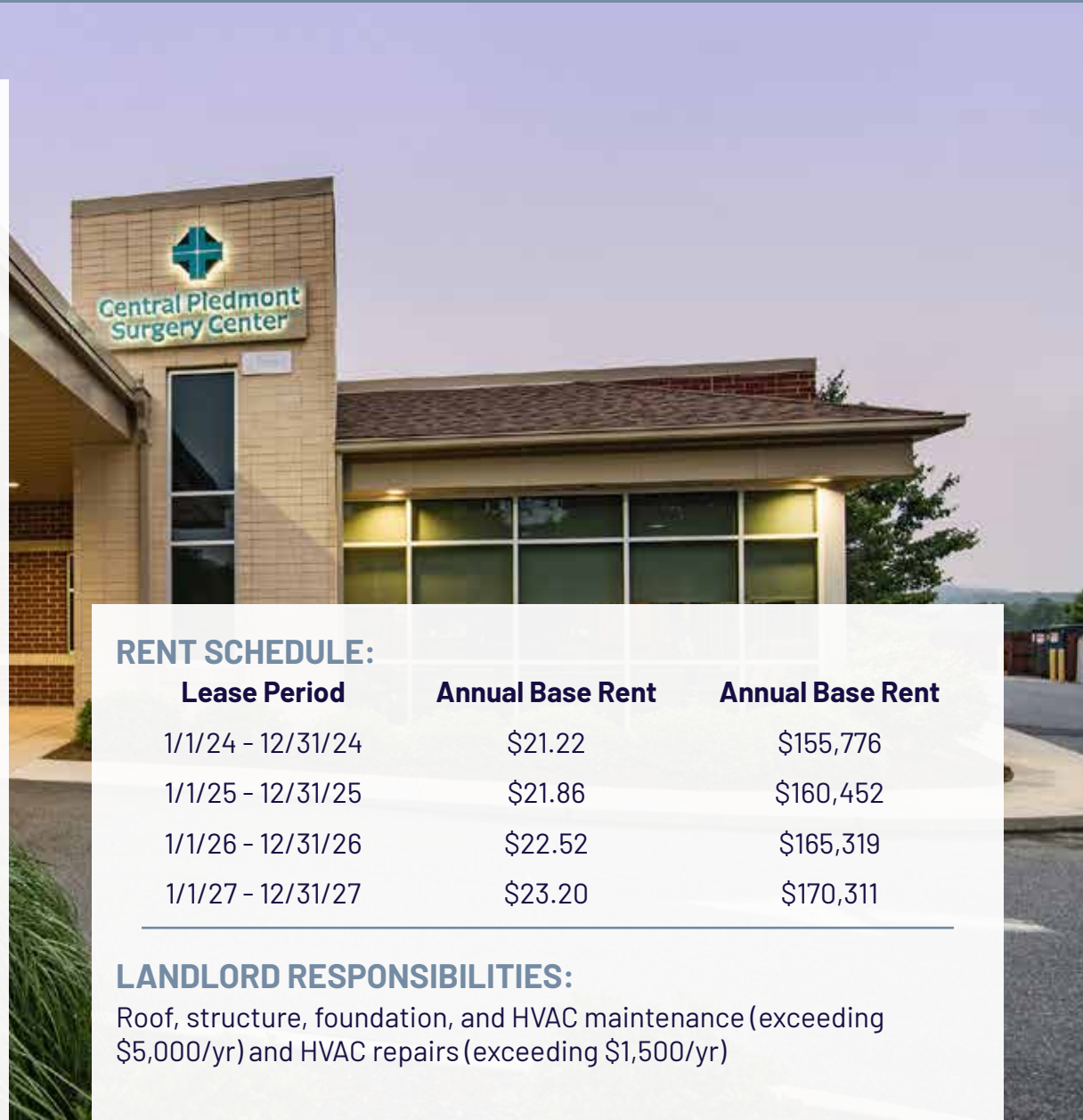
YEAR BUILT: 2011

RENT SCHEDULE:

Lease Period	Annual Base Rent	Annual Base Rent
1/1/24 - 12/31/24	\$21.22	\$155,776
1/1/25 - 12/31/25	\$21.86	\$160,452
1/1/26 - 12/31/26	\$22.52	\$165,319
1/1/27 - 12/31/27	\$23.20	\$170,311

LANDLORD RESPONSIBILITIES:

Roof, structure, foundation, and HVAC maintenance (exceeding \$5,000/yr) and HVAC repairs (exceeding \$1,500/yr)



SITE PHOTOS



TENANT PROFILE



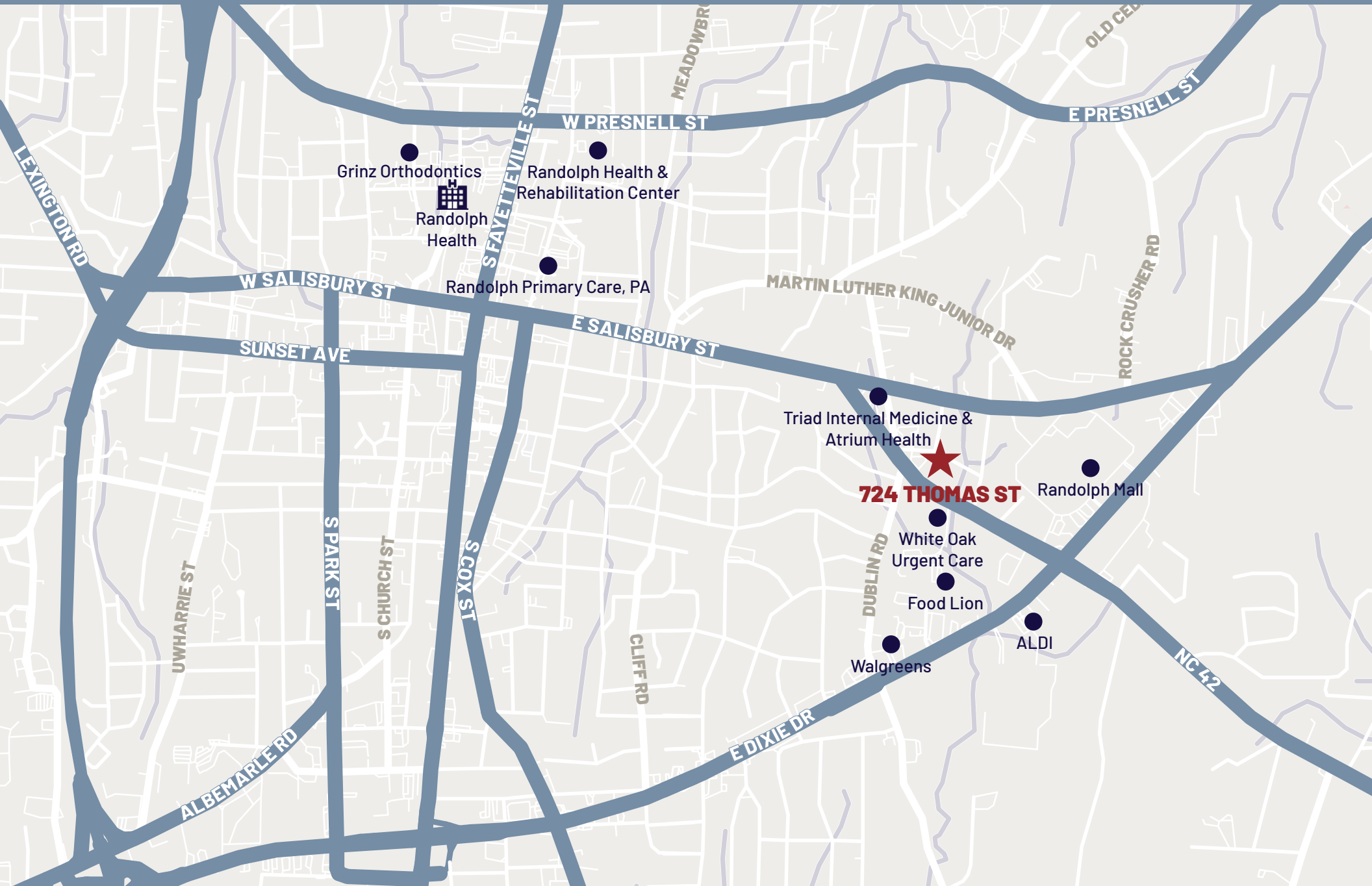
Cone Health is a not-for-profit health care network serving people in Alamance, Forsyth, Guilford, Randolph, Rockingham and surrounding counties. Their brand promise - *We Are Right Here With You* - is shared by more than 14,000 employees, 1,800 physician partners and 1,000 volunteers.

As one of the region's largest and more comprehensive health networks, Cone Health has five hospitals, five ambulatory care centers, three outpatient surgery centers, eight urgent care centers and more than 120 physician practices. These include primary and specialty care through Cone Health Medical Group and Triad HealthCare Network.

As one of the region's largest and most comprehensive health networks, Cone Health includes:

- **Cone Health Medical Group (CHMG):**
 - » A physician-lead network of 867 specialty and primary health care providers employed by Cone Health serving more than 150 locations across the Triad.
- **Cone Health MedCenter Greensboro at Drawbridge Parkway**
- **Cone Health Behavioral Health Hospital:**
 - » 80-bed facility accommodates 50 adults and 30 adolescents
- **Alamance Regional Medical Center:**
 - » 238 beds
- **Annie Penn Hospital:**
 - » 110 acutes care beds
- **The Moses H. Cone Memorial Hospital:**
 - » 628-bed tertiary care teaching hospital
- **Cone Health MedCenter High Point**
- **Cone Health MedCenter Kernersville**
- **Cone Health MedCenter Mebane**
- **Cone Health MedCenter for Women**
- **Guilford County Behavioral Health Center**
- **Wesley Long Hospital:**
 - » 175 beds

AREA OVERVIEW



DISCLAIMERS

PRESENTED BY:

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FLAGSHIP HEALTHCARE PROPERTIES

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Flagship Healthcare Properties offers a full range of outpatient healthcare real estate services throughout the United States with a primary focus on the Mid-Atlantic and Southeast. Flagship is focused on the healthcare sector, delivering excellent service to healthcare decision-makers and physicians to help them provide the best possible care for their patients.

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