

MEDICAL SPACE FOR SALE OR LEASE

Bent Tree Office Park

701 Exposition Place



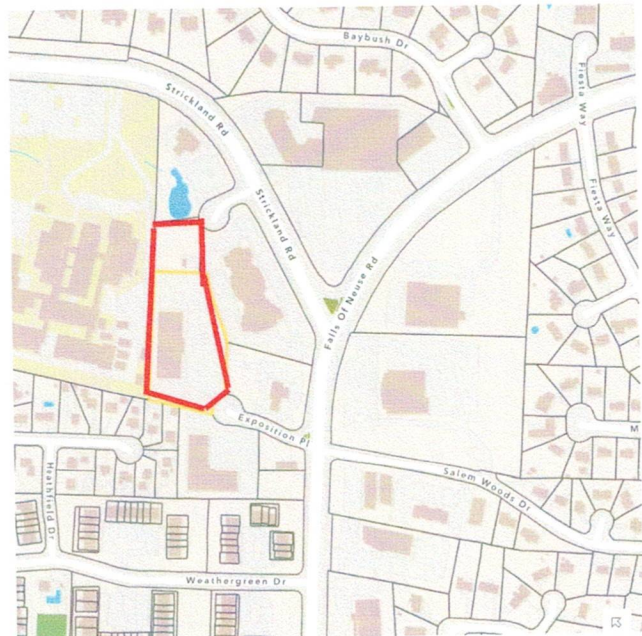
• 6618 RSF—Suite 218

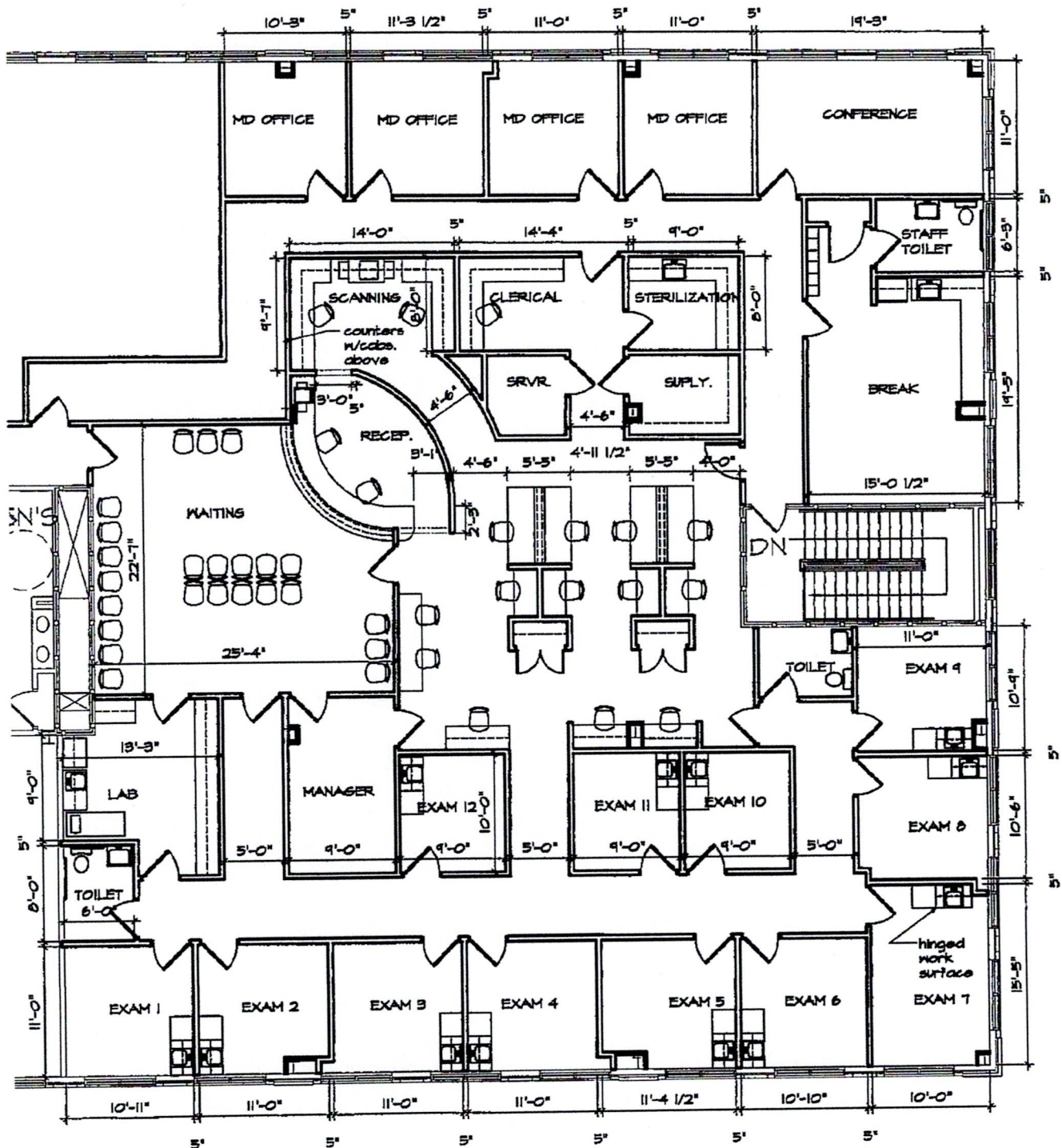
- Medical Space Ready to Go
- 12 Exam Rooms
- 4 MD Offices
- LEASE \$25 + NNN
- SALE \$340 PSF / \$2,250,000
- Available Now

Split Plan: Suite 212 2459 rsf
Suite 218 4137 rsf


RUSSELL GAY AND ASSOCIATES
COMMERCIAL REAL ESTATE

919.961.8725

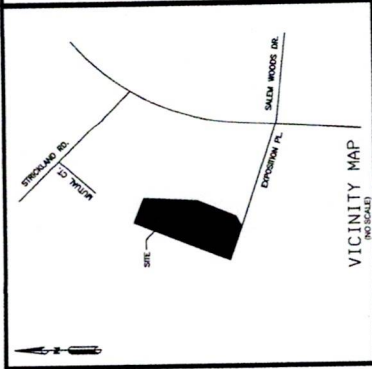




NEUSE VALLEY INTERNAL MEDICINE
NOT TO SCALE 12/01/06

This is the current floor plan-one big beautiful Med space. Too large? See the attached plan showing how we can divide into two suites-Suite 212 2459 rsf as general office or possibly med space. Suite 218 will be 4137 rsf and retains all the exam rooms. A couple of exam rooms can be converted to Doctor offices and Break Room. We just need to build a new hallway as seen on the attached plan.

DOOR SCHEDULE	DOOR	FINISH	FRAME	SWITCH	LOCK	HANDLE	NOTES
1	300	300	300	300	300	300	300
2	301	301	301	301	301	301	301
3	302	302	302	302	302	302	302
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11	310	310	310	310	310	310	310
12	311	311	311	311	311	311	311
13	312	312	312	312	312	312	312
14	313	313	313	313	313	313	313
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16	315	315	315	315	315	315	315
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27	326	326	326	326	326	326	326
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175	474	474	474	474	474	474	474
176	475	475	475	475	475	475	475
177	476	476	476	476	476	476	476
178							



VICINITY MAP

I, NIAL W. GILLESPIE, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA, CERTIFY THAT THIS PLAT OF BENT TREE OFFICE PARK III ACCURATELY DEPICTS THE LEGAL BOUNDARIES, DIMENSIONS, AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

ELECTRONIC COPY FOR COMMENT ONLY

NIAL W. GILLESPIE, PROFESSIONAL LAND SURVEYOR

NOT FOR SALES, RECORDING OR CONVEYANCE

DATE: FEBRUARY 17, 2017

1. DAVID S. MAURER, MA, CERTIFIES THAT HE IS A LICENSED ARCHITECT UNDER THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA AND IS THE REGISTERED ARCHITECT FOR THIS PLAT OF BENT TREE OFFICE PARK III.

2. THE UNDERSIGNED ARCHITECT CERTIFIES THAT THIS PLAT OF BENT TREE OFFICE PARK III ACCURATELY DEPICTS THE LEGAL BOUNDARIES, DIMENSIONS, AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

3. THE UNDERSIGNED ARCHITECT CERTIFIES THAT HE HAS ACTUALLY VISITED THE SITE OF BENT TREE OFFICE PARK III AND HAS BEEN FULLY AND ACCURATELY INFORMED OF THE LOCATION AND CHARACTER OF THE IMPROVEMENTS SHOWN ON THIS PLAT.

REGISTERED ARCHITECT SIGNATURE

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NO PART OF THE LOTS SHOWN ON THIS MAP
SHALL BE CONSIDERED TO BE A PART OF
THE PLAT OF BENT TREE OFFICE PARK III
EFFECTIVE DATE: MAY 2, 2006

LEGEND

- COMPUTED POINT
- EXISTING IRON PIPE
- STREET ADDRESS
- POWER POLE
- OVERHEAD TELEPHONE LINES
- WATER VALVE
- SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- COMMON AREA

UPPER FLOOR DETAIL

SCALE: 1"=30'

FEB. 17, 2017

AREA = 2992 SQ. FT.

AREA = 2821 SQ. FT.

AREA = 2786 SQ. FT.

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