



500 HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540

Medical for Lease

500 HOLLY SPRINGS ROAD

ADDRESS 500 Holly Springs Road, Holly Springs, NC 27540

AVAILABLE 2,126 RSF

BUILDING SIZE 14,734 SF

PARKING RATIO 3.7 Spaces per 1,000 SF

- PROPERTY HIGHLIGHTS
- Medical Office Suite
 - 8 exam rooms with sinks
 - Lobby/waiting area
 - Insuite restroom
 - Covered/underground parking
 - Elevator in main lobby to underground parking
 - Great exposure on Holly Springs Road and across from Holly Springs Elementary School
 - Minutes from Downtown Holly Springs and less than 2 miles from NC-55



\$26.50/RSF NNN
\$6.33/RSF TICAM

CONTACTS

MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com

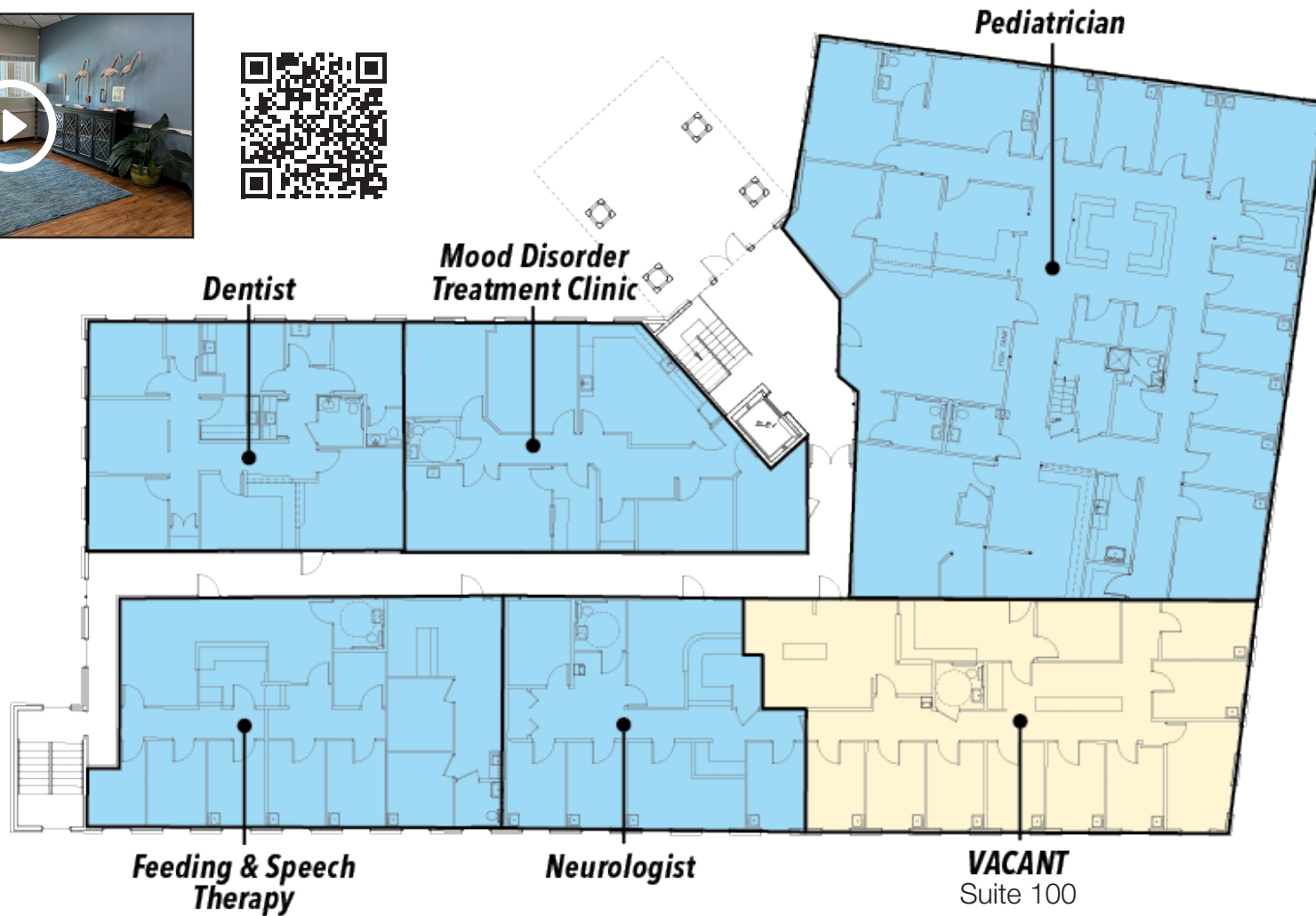
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

NAITRI PROPERTIES



FLOORPLAN

For Virtual Tour please click or scan



MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

NAITRI PROPERTIES

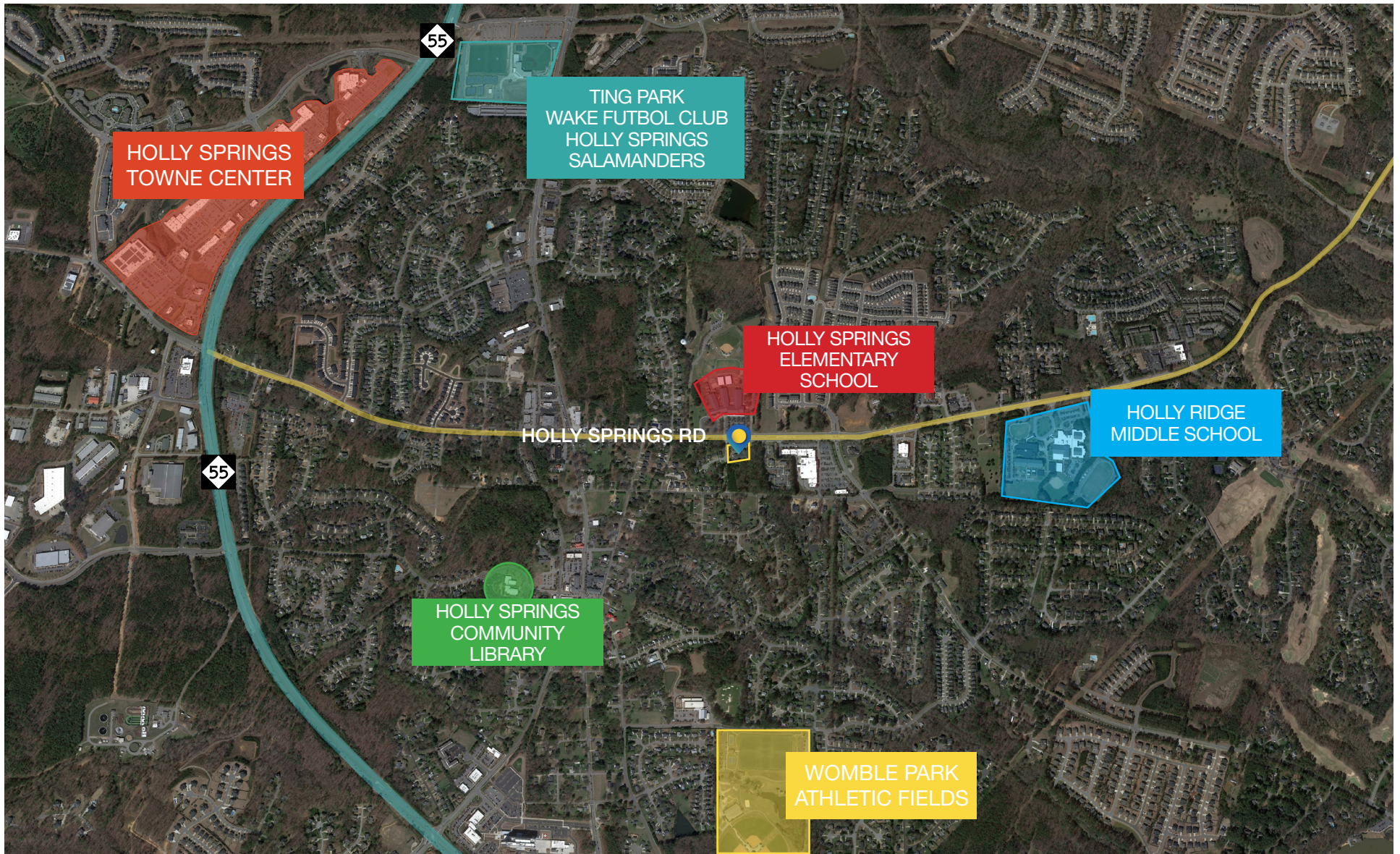
SUITE 100



MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

NAITRI PROPERTIES

LOCAL AERIAL



MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

NAITRI PROPERTIES

LOCAL ACCOLADES



776,016

people within a
27 minute drive

95%

of local population
has a high school
education or
higher

81%

lower cost of
living than the
national average

3.4%

unemployment
rate

#2

safest town in
NC as ranked
by MoneyGeek

1%

lower cost of living
than the national
average

- 10 miles to US-64
- Less than 15 miles to I-40
- Less than 20 miles to I-540
- 30 miles to Research Triangle Park
- 20 miles to Raleigh-Durham International Airport
- Home to several thriving Tech companies
- Seqirus, the world's top flu vaccine manufacturer, anchors the town's life science community
- Certified Entrepreneurial Community (CEC), an accreditation signifying the town as "entrepreneur ready"
- Offers incentives to companies that create wellpaying new jobs and make substantial capital investments in the community

MICHAEL WALLACE | 919.219.1112 | mwallace@triprop.com
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

NAITRI PROPERTIES