



ROCKY MOUNT MEDICAL PARK

901 N Winstead Ave, Rocky Mount, NC



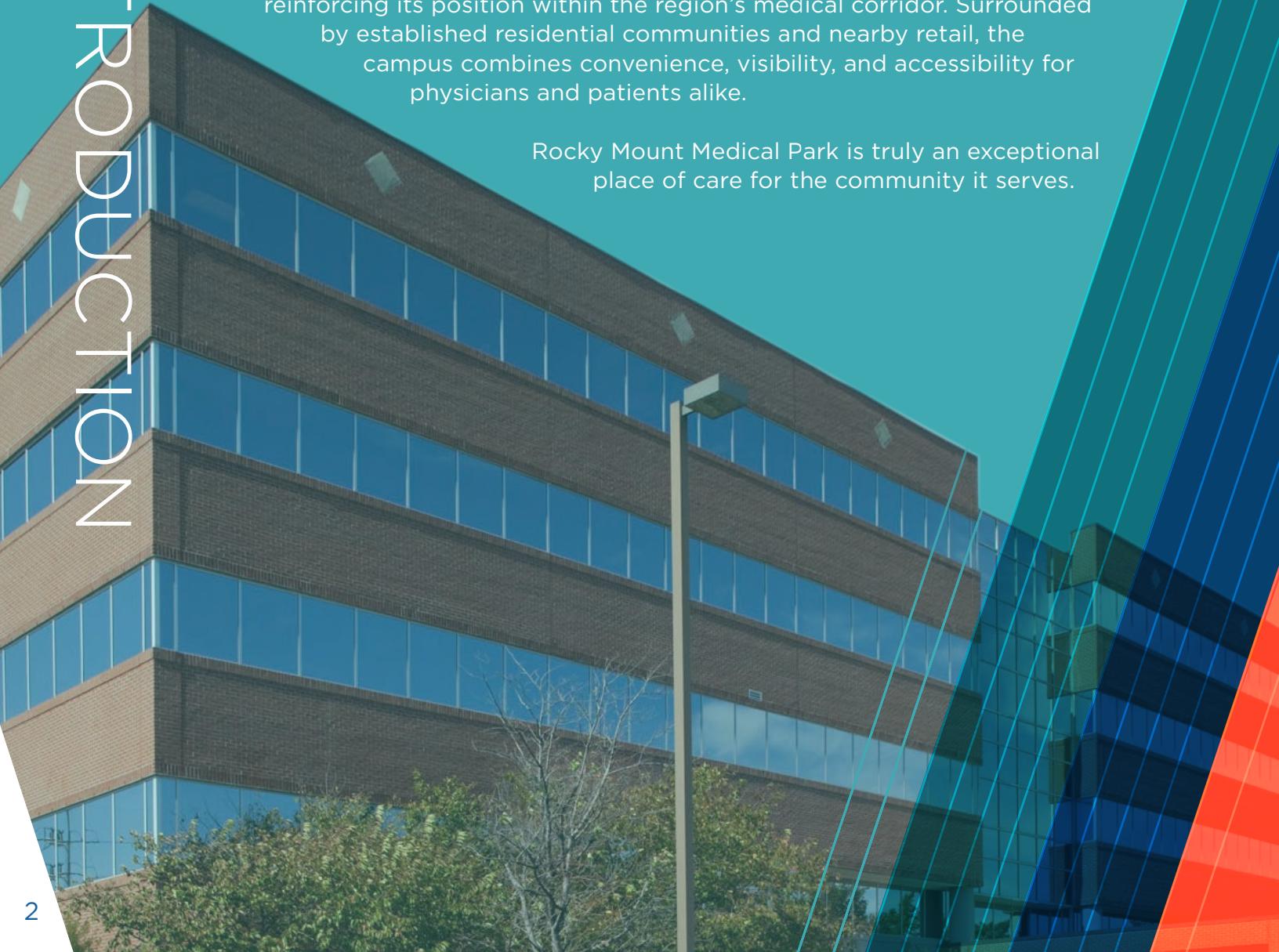
Creating Exceptional

Rocky Mount Medical Park is a five-story, state-of-the-art medical office building situated just one hour northeast of Raleigh/Durham, North Carolina. Designed with both providers and patients in mind, the property offers ample surface parking, onsite management, and responsive ownership support.

The building is anchored by leading regional healthcare providers, fostering strong co-tenancy and a built-in referral network across specialties. Tenants benefit from modern infrastructure, flexible leasing options, and generous tenant improvement allowances to support diverse practice needs.

Located in the heart of Rocky Mount, the property is minutes from UNC-Nash General Hospital and LifeCare Hospitals of North Carolina, reinforcing its position within the region's medical corridor. Surrounded by established residential communities and nearby retail, the campus combines convenience, visibility, and accessibility for physicians and patients alike.

Rocky Mount Medical Park is truly an exceptional place of care for the community it serves.



ROCKY MOUNT MEDICAL PARK

901 North Winstead Ave, Rocky Mount, NC

Rocky Mount Medical Park is a five-story medical office building conveniently located 58 miles northeast of Raleigh, North Carolina. Just minutes from UNC-Nash General Hospital, the property sits within the region's primary medical corridor and offers an ideal address for healthcare practices seeking accessibility, visibility, and community reach



TRANSPORTATION



PUBLIC TRANSPORTATION

BUS #7 (ROCKY MOUNT - SOUTHBOUND) 3 min walk .1 mi



INTERSTATE

US Hwy 64 2 min drive .5 mi

Interstate 95 4 min drive 1.8 mi



AIRPORT

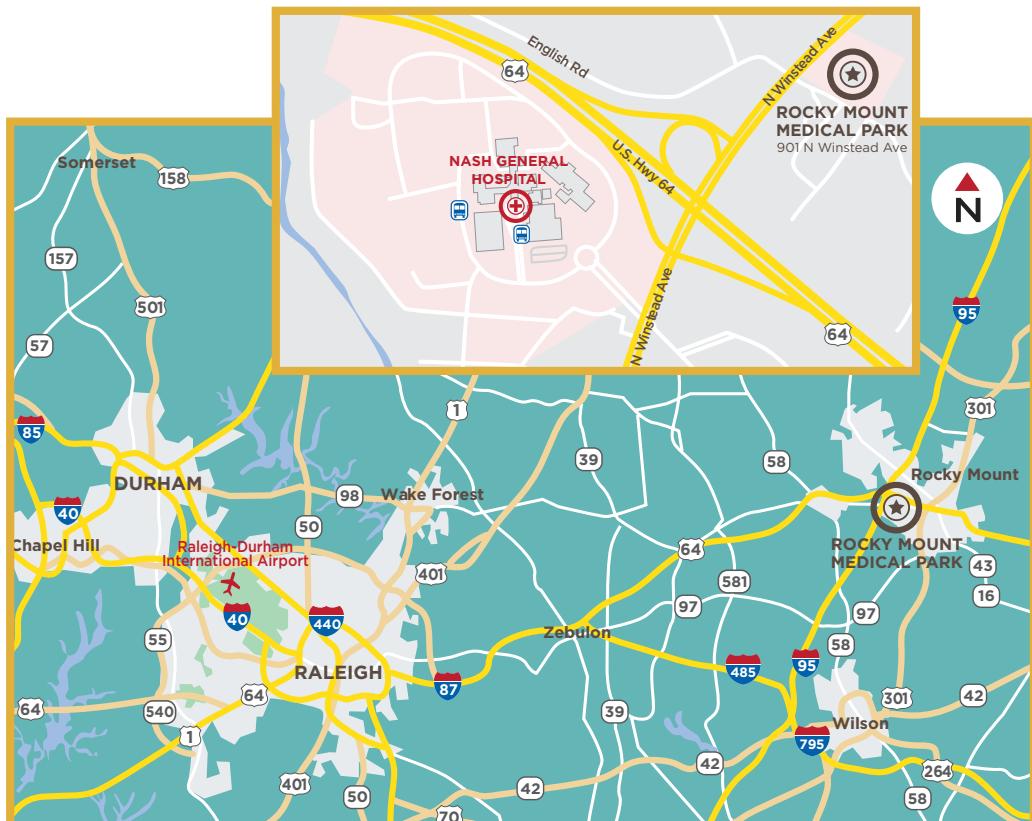
Raleigh-Durham International Airport 64 min drive 68.3 mi



DOWNTOWN

MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING

Downtown Raleigh 49 min drive 51.2 mi



DEMOGRAPHICS



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	2,797	55,320
2027 Total Population	2,819	55,625
Population Growth 2022-2027	0.79%	0.55%
Average Age	40.70	41.00
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	1,285	22,478
2027 Total Households	1,295	22,611
Growth 2021-2026	0.78%	0.59%
Average Household Size	2.10	2.40
Median Home Value	127,698	129,178
Median Year Built	1989	1976

97,258 SF OFFICE SPACE

- 5 stories
- Built in 1991
- Typical Floor Size: 19,399 SF
- Flexible suites available from 1,132 to 3,596 SF
- Strong co-tenancy with UNC and Boice-Willis
- Balanced mix of healthcare specialties
- State-of-the-art amenities
- On-site pharmacy
- ENERGY STAR certified
- Ample surface parking with 553 spaces
- Covered patient drop-off area
- 24-hour building access
- Equipped with emergency generator
- Competitive lease package
- Generous tenant improvement allowances



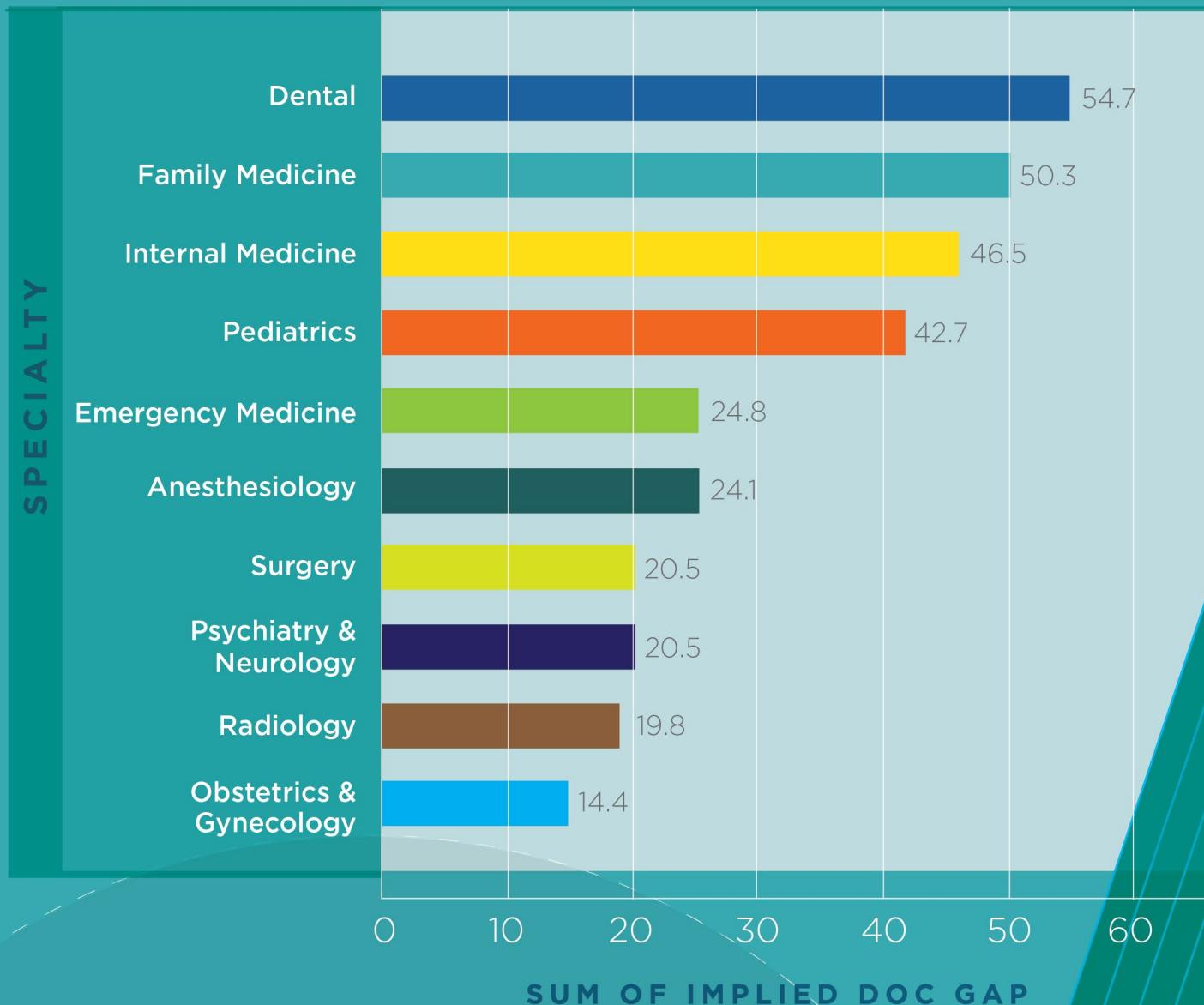
For Leasing Information

Contact Regional Leasing Director
Erreca White at (706) 373-2889
erreca.white@Lillibridge.com

SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 15-Mile Radius

15 MILE POPULATION FOR LOCATION IS 116,583



This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.

— Our Tenant Resources

Delivering exceptional places of care to our healthcare tenants and their patients is our commitment. Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our outpatient medical buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

Leaders In Tenant Satisfaction

Prioritizing tenant experience is a critical part of our mission to create Exceptional Places of Care.

Our unwavering dedication to tenant satisfaction sets us apart in the industry. We're proudly recognized in Grace Hill - Kingsley Survey's prestigious Elite 5, ranking us among the top five medical office real estate companies for tenant satisfaction. This accolade affirms our relentless drive for excellence and superior tenant service.

Our consistent efforts have also placed us in Kingsley Survey's top quartile for tenant satisfaction for several consecutive years, a testament to our ongoing dedication to providing the highest quality experiences for our tenants.

TENANT SERVICE REQUESTS

We strive to satisfactorily complete priority tenant service requests within 8 hours.

TENANT APPRECIATION

We coordinate annual tenant events at our properties to show our appreciation and create a sense of community.

SUSTAINABILITY PRACTICES

U.S. Environmental Protection Agency for achieving ENERGY STAR Certification. Energy Star recognizes the dedicated efforts our employees have made to ensure our properties meet the highest standard in environmental responsibility and resource efficiency.

— OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



ESG ACHIEVEMENTS

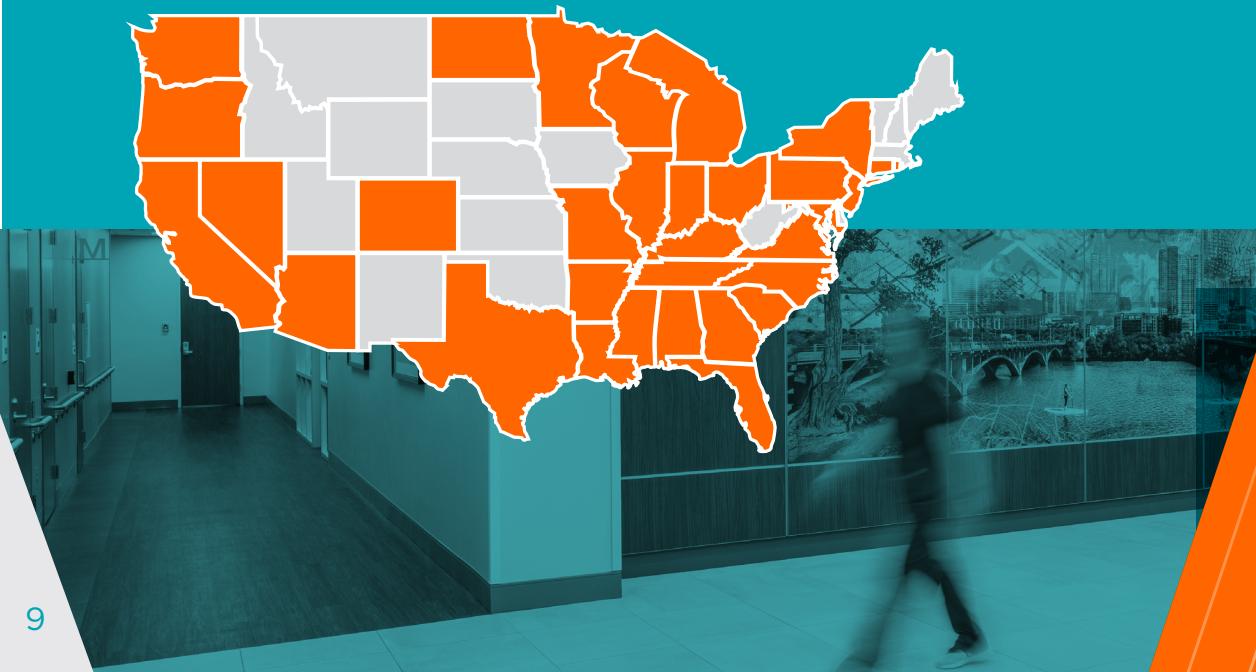


CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



ROCKY MOUNT MEDICAL PARK

Regional Leasing Director:

ERRECA WHITE

erreca.white@Lillibridge.com

(706) 373-2889



Lillibridge.com • (312) 408-1370
353 North Clark Street • Suite 3300
Chicago, IL 60654