

FOR LEASE/SALE



# WILSON MEDICAL PARK

2402 Camden Street SW | Wilson, NC 27893



CAPITAL  
ASSOCIATES.

# WILSON MEDICAL PARK

2402 Camden Street SW | Wilson, NC 27577

<b>PROPERTY TYPE</b>	Medical Office
<b>GROSS LEASABLE AREA</b>	21,238 SF
<b>SPACE AVAILABLE</b>	Up to 7,567 SF
<b>Suite 300</b>	4,998 SF
<b>Suite 600</b>	2,569 SF
<b>LEASING RATE</b>	\$19.00/SF
<b>LEASE TYPE</b>	Modified Gross*
<b>SALE PRICE</b>	Contact Broker
<b>YEAR BUILT</b>	1997
<b>COUNTY</b>	Wilson
<b>LOCATION</b>	Wilson, NC
<b>FLOORS</b>	2
<b>PARKING</b>	5.90/1,000 SF

\*Tenant will be responsible for HVAC repair and maintenance, janitorial, and utilities.

**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**HENRY NICHOLSON**  
919.417.3570  
hnicholson@capitalassociates.com



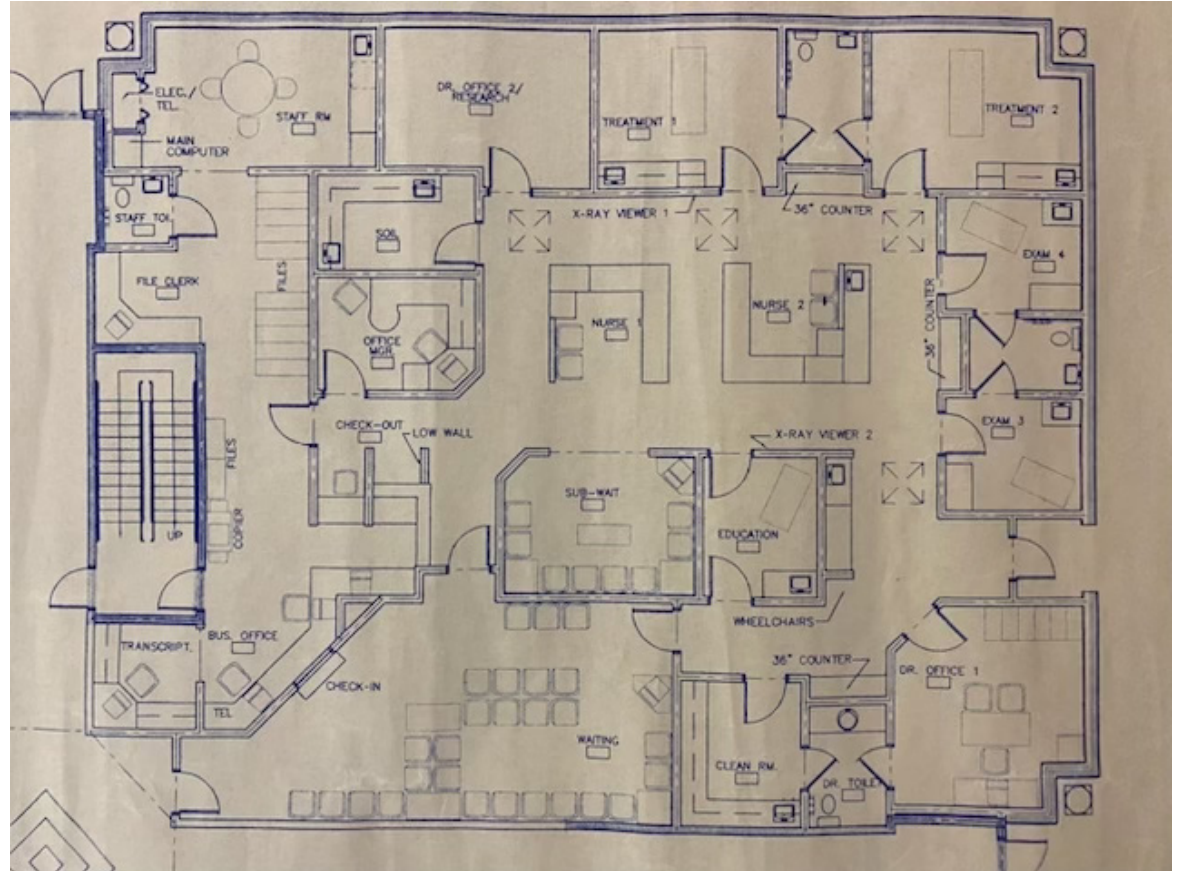
# WILSON MEDICAL PARK

2402 Camden Street SW | Wilson, NC 27577

**AVAILABLE**

First Floor  
Suite 300

4,998 SF



**BRET MULLER**

919.523.4200

bmuller@capitalassociates.com

**HENRY NICHOLSON**

919.417.3570

hnicholson@capitalassociates.com



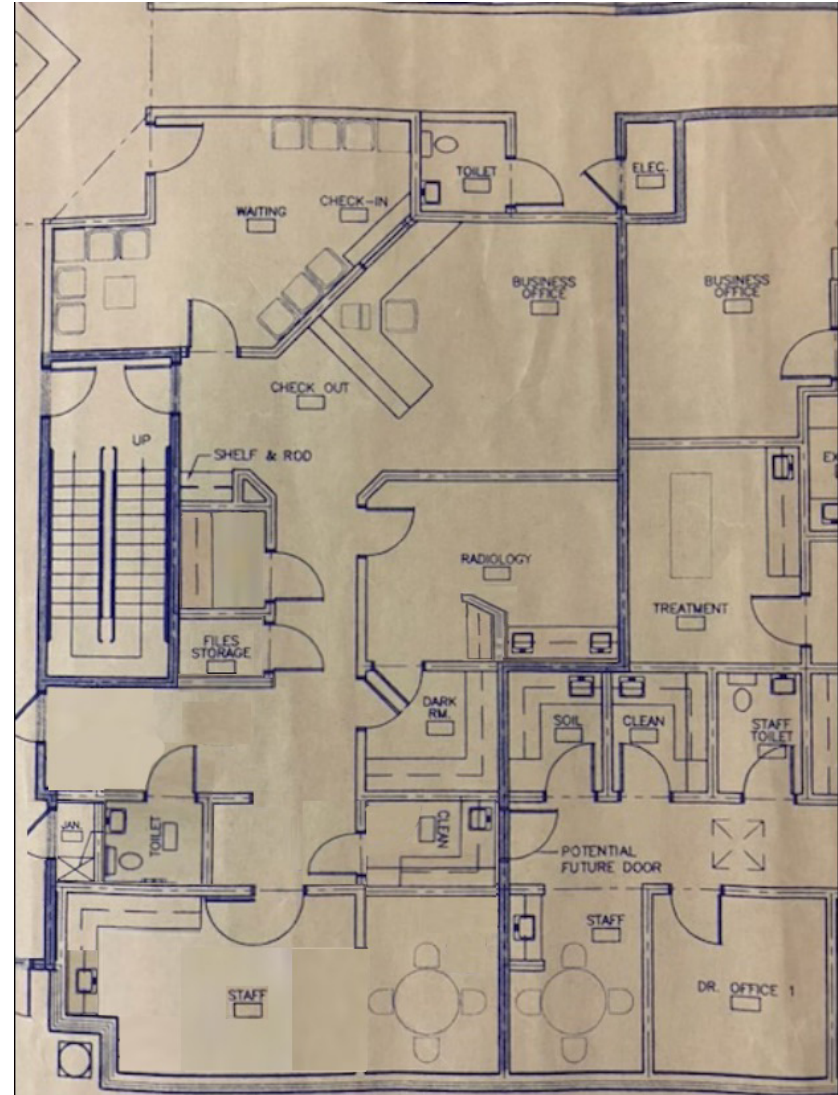
# WILSON MEDICAL PARK

2402 Camden Street SW | Wilson, NC 27577

**AVAILABLE**

First Floor  
Suite 600

2,569 SF



**BRET MULLER**

919.523.4200

bmuller@capitalassociates.com

**HENRY NICHOLSON**

919.417.3570

hnicholson@capitalassociates.com



# WILSON MEDICAL PARK

2402 Camden Street SW | Wilson, NC 27577

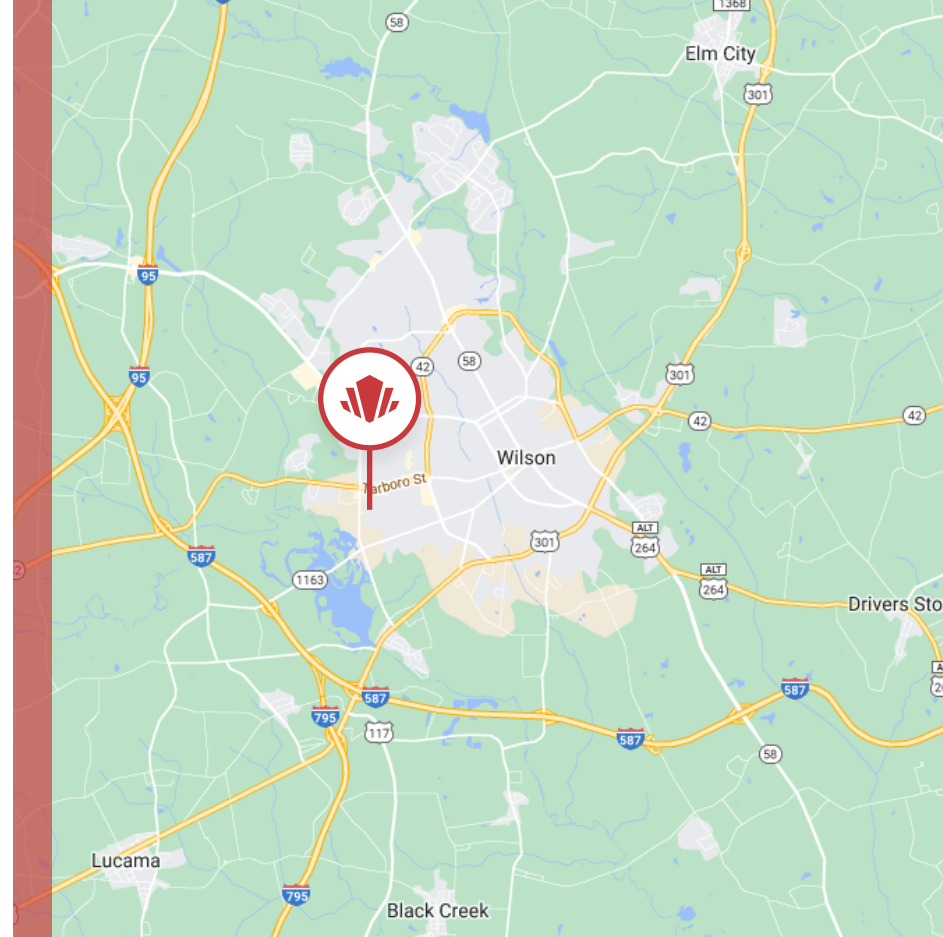
## PROPERTY HIGHLIGHTS

Wilson Medical Park is a 21,238 SF two-story medical office building. Some of its highlights include:

- Close proximity to Wilson Medical Center Hospital
- > 20,000 households in a 5-mile radius
- In the heart of a medical-dense area of Wilson
- Walkable amenities - restaurants, shopping, hotels
- Building signage available

## LOCATION

The building is ideally located around the corner from Wilson Medical Center, Wilson's only Hospital. It is surrounded by the majority of Wilson's medical practices and facilities. Additionally, the building has easy access to NC-42, I-587, and US-301.



### BRET MULLER

919.523.4200  
bmuller@capitalassociates.com

### HENRY NICHOLSON

919.417.3570  
hnicholson@capitalassociates.com



**WILSON**  
MEDICAL CENTER  
A Duke LifePoint Hospital

Anwar D. Haidary,  
MD, MRCP

Wilson Digestive  
Diseases Center

Polley Clinic of  
Dermatology

Wilson Rehabilitation  
and Nursing Center

Tracy Salisbury Forrest



**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**HENRY NICHOLSON**  
919.417.3570  
hnicholson@capitalassociates.com