



FOR SALE
RARE PHYSICIAN OWNERSHIP IN PINEHURST, NC
MEDICAL OFFICE CONDO | NEW CONSTRUCTION
\$4,500,000 | 15,650 SF

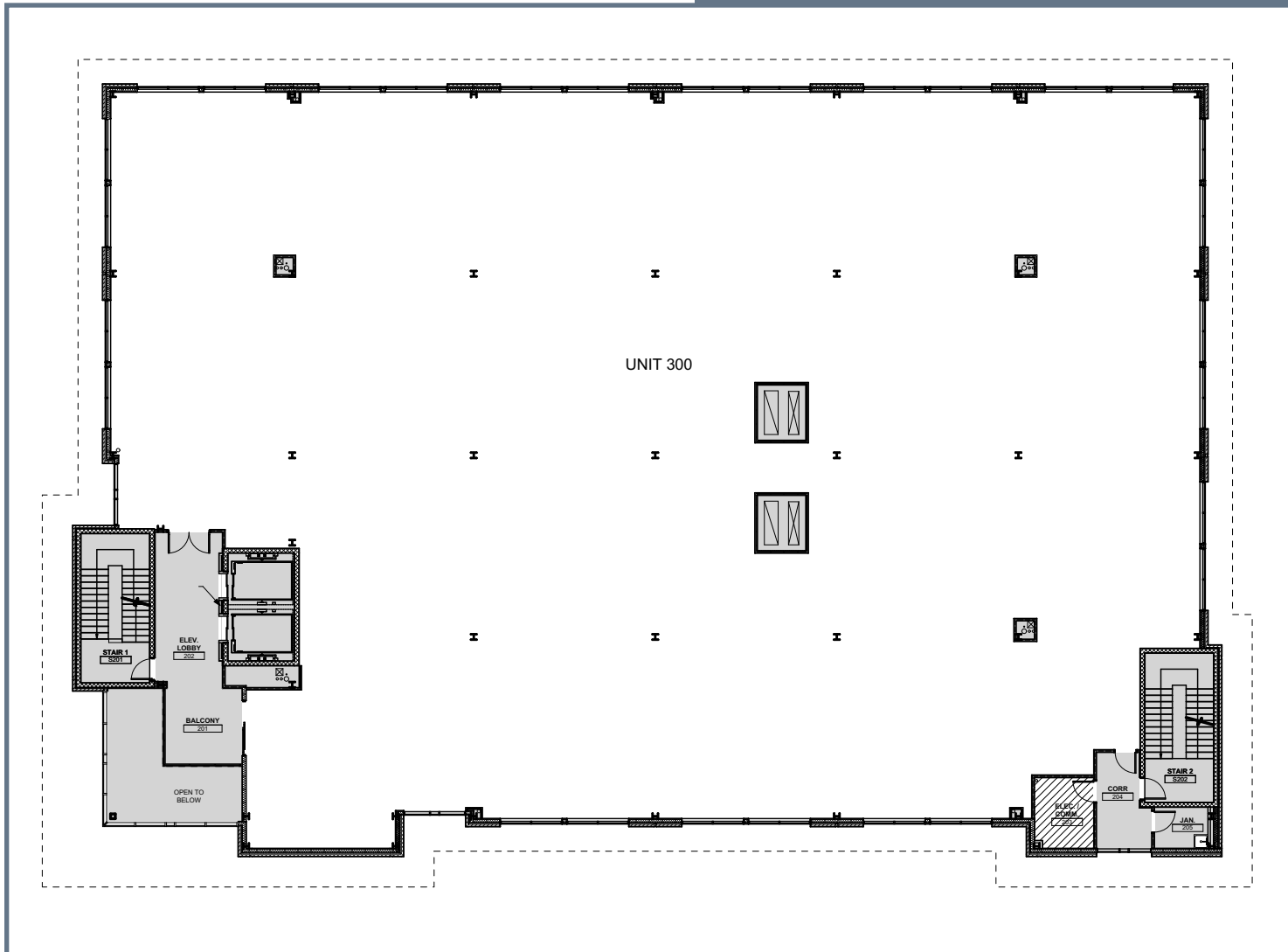
205 PAVILION WAY
SOUTHERN PINES, NC 28387

CBRE

MORGANTON
PARK

FLOOR PLAN

For Sale: 3rd Floor | 15,650 SF



BUILDING

Class A three story
52,630 SF medical
office completed in
2024

SITE SIZE

5.19 acres

PARKING

5.4 per 1,000 SF

PRICE

\$4,500,000

- Premier three-story Class A Medical Office situated in the vibrant heart of Pinehurst, NC
- Strategically positioned within a thriving medical community
- Robust surrounding amenities including walkable shops and dining options
- Enjoy immediate access to Pinehurst's primary travel corridor



3RD FLOOR



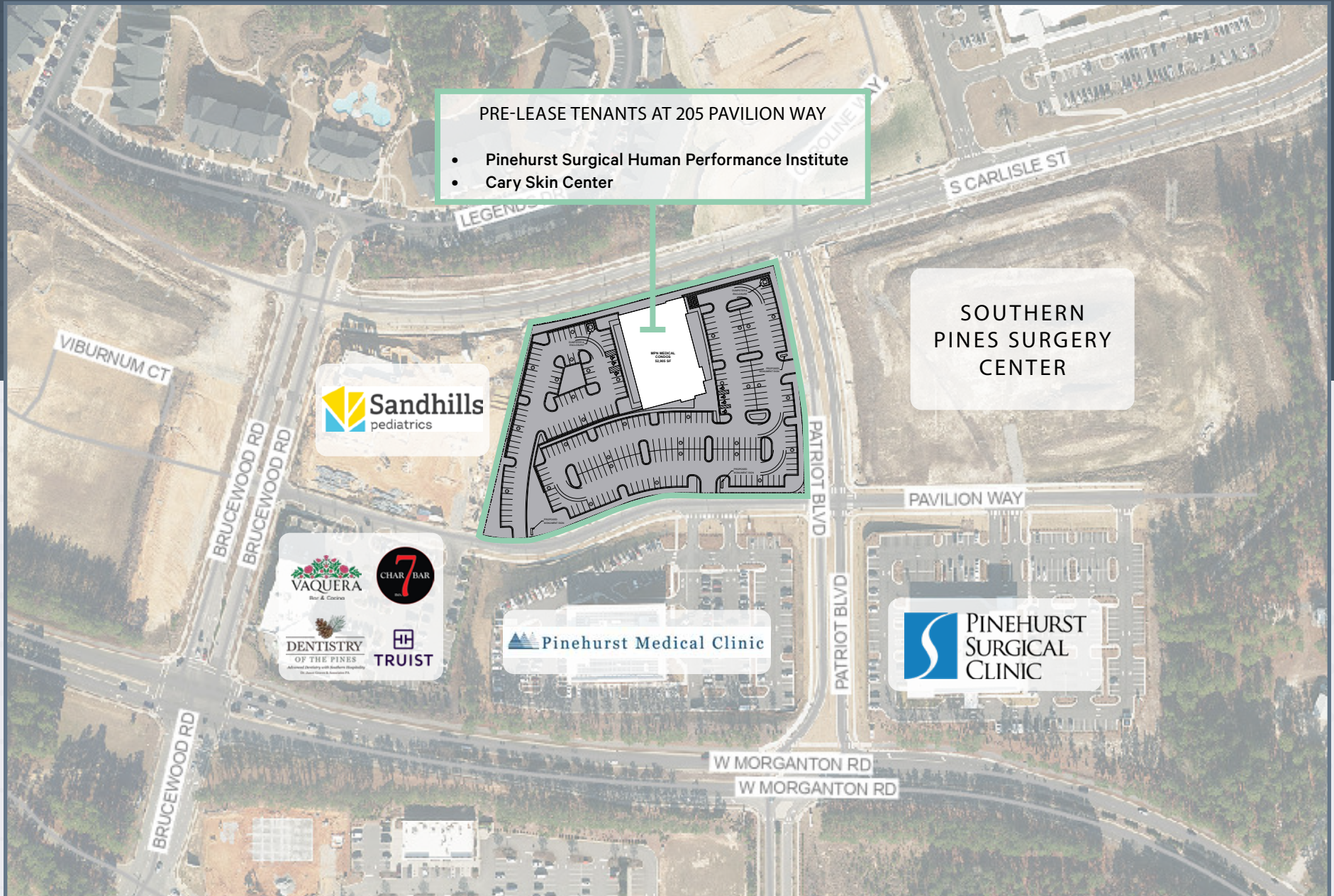
INTERIOR PHOTOS



EXTERIOR PHOTOS



SITE PLAN



PRE-LEASE TENANTS AT 205 PAVILION WAY

- Pinehurst Surgical Human Performance Institute
- Cary Skin Center

SOUTHERN PINES SURGERY CENTER

 Sandhills pediatrics

 VAQUERA Bar & Cocina

 CHAR 7 BAR

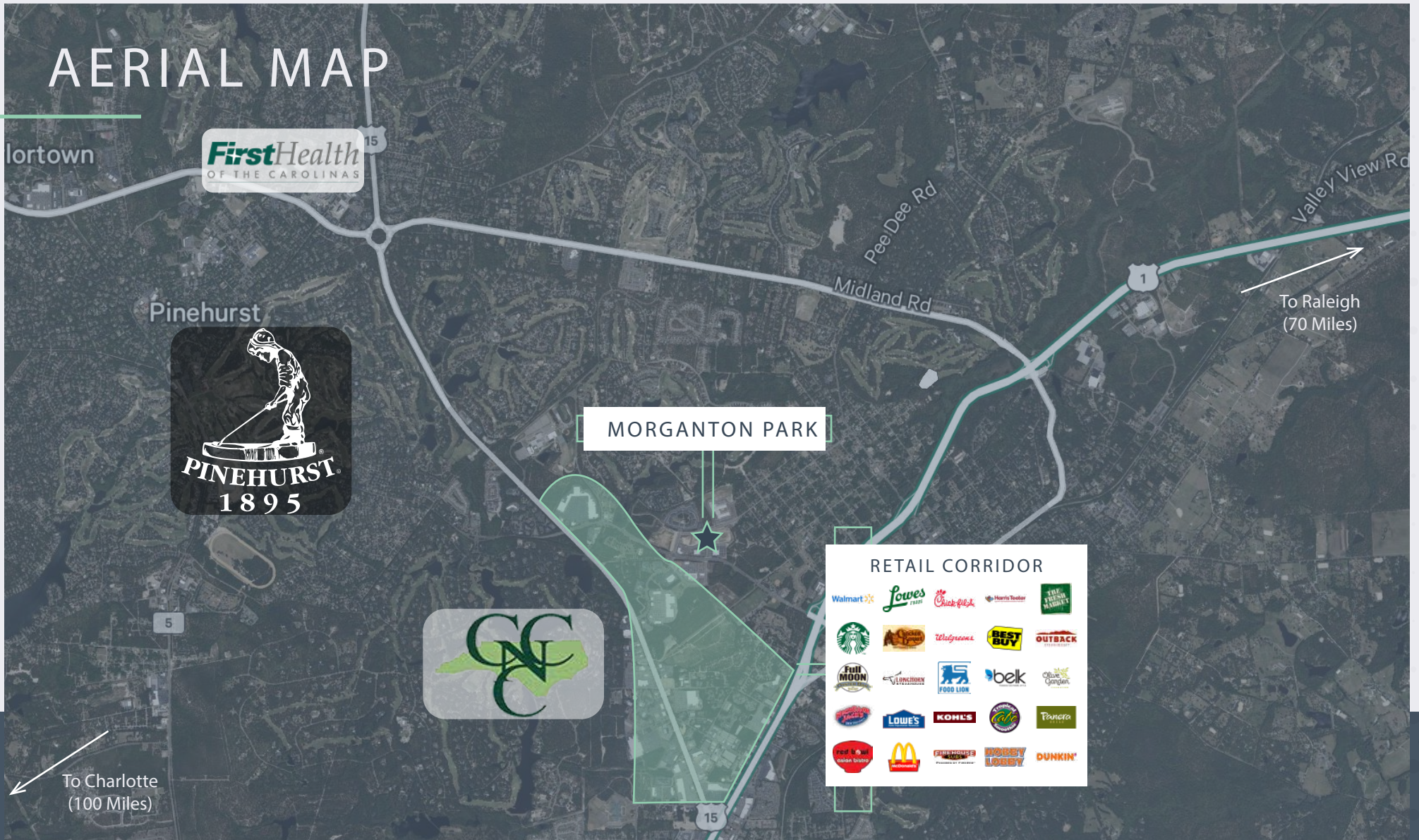
 DENTISTRY OF THE PINES

 TRUIST

 Pinehurst Medical Clinic

 PINEHURST SURGICAL CLINIC

AERIAL MAP



HIGHLIGHTS



#1
 America's Most Walkable Small Towns
 - Only in Your State



#1
 Best Places to Retire in America
 - Niche



#2
 Moore Regional was selected "patient picks"
 - Business North Carolina Magazine for 2023



Golf
 America's Best Resort Courses
 - Pinehurst No. 2 ranked #3;
 No. 8 - #56
 - Golfweek



205 PAVILION WAY
SOUTHERN PINES, NC 28387

MORGANTON PARK

FOR SALE
MEDICAL OFFICE CONDO
NEW CONSTRUCTION
\$4,500,000

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