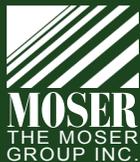


MEDICAL | STANDARD OFFICE FOR LEASE



OFFERED EXCLUSIVELY BY

ISAAC HARROW

Broker

O: 704.882.1700 ext. 220 M: 828.320.1986

701 E ROOSEVELT BLVD. SUITE A & B

MONROE, NC 28112 ±1,650 – ±4,874 RSF | \$21/SF



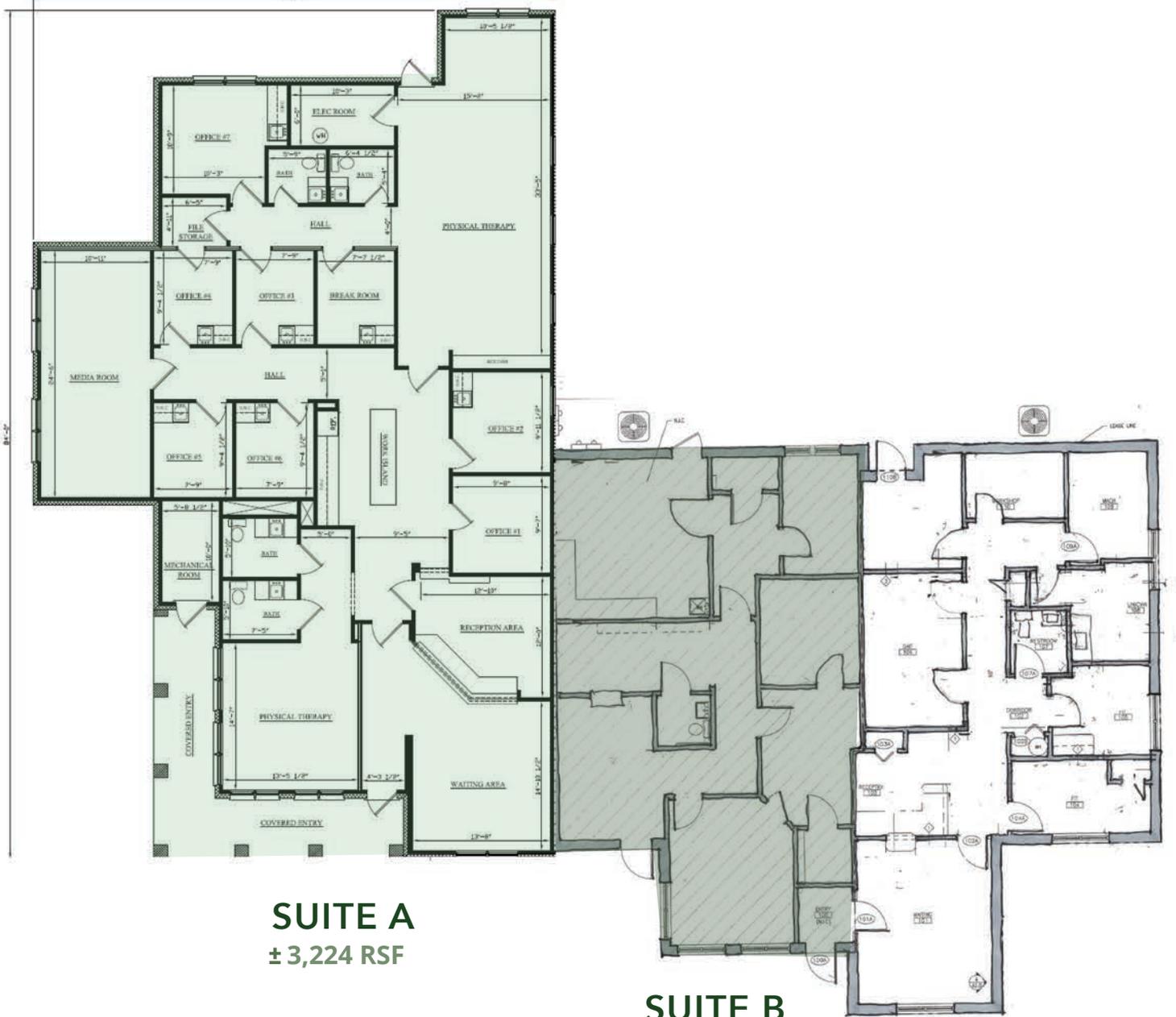
PROPERTY OVERVIEW

701 E Roosevelt Blvd. offers $\pm 1,650$ to $\pm 4,874$ RSF available for lease in Monroe, NC. It is a free standing medical office building located within an established medical office park. The space is ideal for a single tenant or multi-tenant use. The medical office park is adjacent from Atrium's Union County Hospital. Neighboring tenants include Atrium Health Urgent Care, Monroe Biomedical Research, Childcare Network, CVS and many more.

PROPERTY HIGHLIGHTS

- Multi-tenant medical/standard office building within an established medical office park
- Directly across HWY 74 from Atrium Health Union hospital
- Suite A is built out as a medical office, ready for occupancy July 1st, and newly renovated
- Suite B is built out as a standard office, recently renovated and move in ready
- Both suites can be combined for a total of $\pm 4,874$ sf

FLOOR PLAN



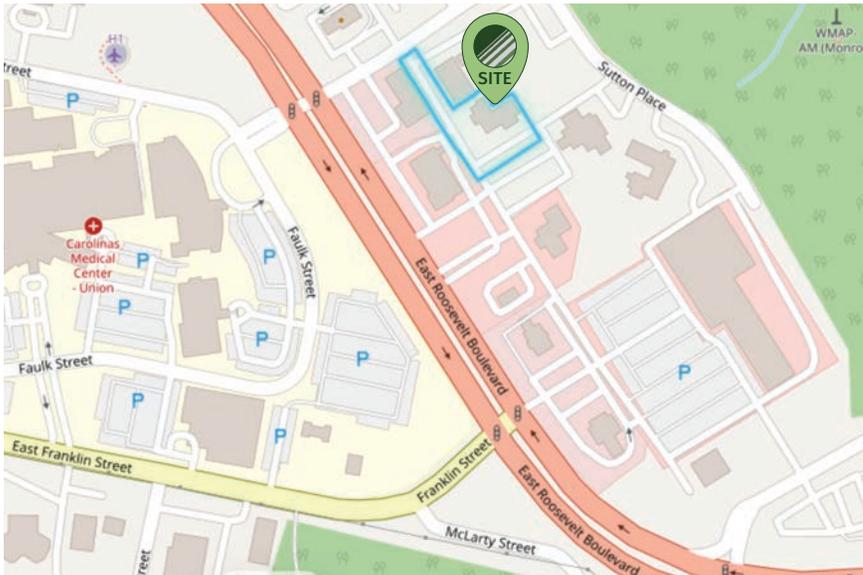
SUITE A
± 3,224 RSF

SUITE B
± 1,650 RSF

AERIAL VIEW



ZONING MAP



PROPERTY DETAILS



701
E Roosevelt Blvd.
Monroe, NC 28112



Parcel ID
09156015B



Lease Rate
\$21.00 / SF
MG (Modified Gross)



Available Space
± 3,224 RSF | Suite A
± 1,650 RSF | Suite B



Property Type
Office | Medical



Population (2024) 5 Mile
41,436



Households (2024) 5 Mile
14,227



Median Household Income
\$64,687

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COMMERCIAL REAL ESTATE

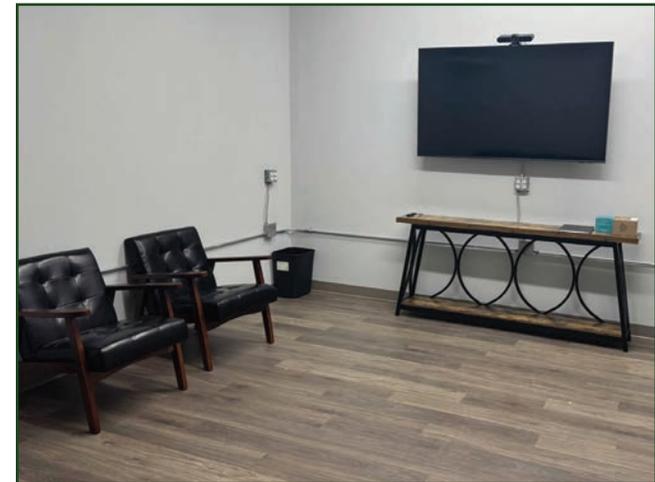
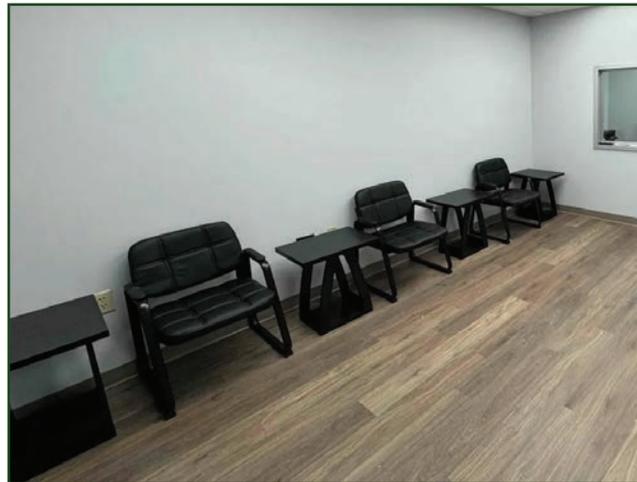
INTERIOR PHOTOS

SUITE A



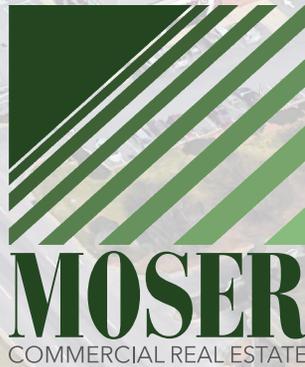
INTERIOR PHOTOS

SUITE B



LOCATION OVERVIEW





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701 E Roosevelt Blvd., Monroe, NC | MEDICAL | STANDARD OFFICE FOR LEASE