



# REXWOODS MEDICAL PARK

## LEASING BROCHURE







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# P A R K O V E R V I E W

UNC REX HOSPITAL

REXWOODS IV

REXWOODS I

REXWOODS II

LAKE BOONE  
MEDICAL CENTER

BLUE RIDGE II

REXWOODS III

REXWOODS V

# PARK OVERVIEW

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## LOCATION & VISIBILITY

The Rexwoods Medical Park is strategically located directly across from UNC/Rex Hospital. The portfolio consists of seven multi-story medical office buildings offering great exposure off Lake Boone Trail and Blue Ridge Rd.



## FACILITIES AND AMENITIES

With a focus on accessibility and innovation, each property within our portfolio offers a modern and well-equipped environment. The amenity-rich submarket is tailored to support the evolving demands of the healthcare and office industry.



## CLINICAL ECOSYSTEM

Strong clinical ecosystem both within the park and in the immediate vicinity, which offers incredible opportunity for strong referral patterns.



## DIVERSE SPACES FOR VARIOUS NEEDS

From clinical to specialized medical suites, our portfolio caters to a wide range of requirements. Whether you need a prominent location for patient care, or research facilities, our medical business park offers diverse spaces to meet your needs.



## OPPORTUNITIES FOR SUCCESS

As the premier destination for healthcare leasing in Raleigh, our properties provide unparalleled opportunities for success. Explore our brochure and discover the perfect space within our esteemed properties to establish your presence and achieve your goals.



# PARK HIGHLIGHTS



## STRATEGIC LOCATION

- Directly across from UNC Rex Hospital
- Easy patient access – ideally situated between I-40 and I-440
- High visibility with monument and building signage opportunities
- Located in the heart of the Blue Ridge Corridor, with nearby attractions including:
  - North Carolina Museum of Art (NCMA)
    - 308,300 SF
    - 164-Acre Park
  - PNC Arena
    - Home to the Carolina Hurricanes and NC State Basketball
    - 1.6M Guests Annually
  - NC State Fairgrounds
    - 500+ Events Annually



## COMMITTED OWNERSHIP

- Focused exclusively on healthcare tenants nationally
- Market improvement allowances with ability to amortize
- Common area enhancements planned 2024-2025
- Professional management with local team led by Highwoods - onsite, dedicated, responsive.



- TOP 100 BEST HOSPITALS IN AMERICA
- RECIPIENT OF 2023 SPACE AWARD
- 660 BED HOSPITAL
- SERVING THE COMMUNITY SINCE 1894

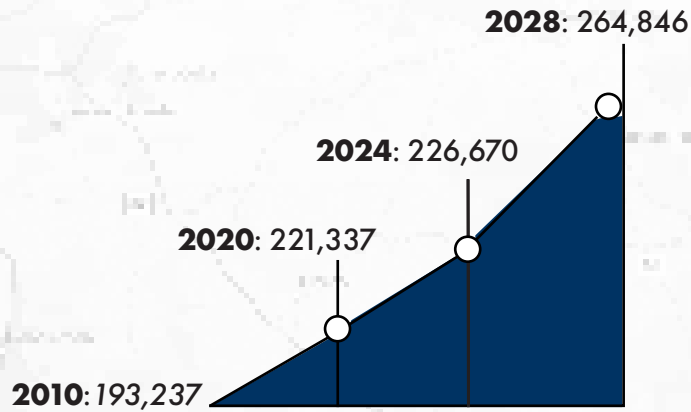
SPECIALTIES AT UNC REX INCLUDE: EMERGENCY CARE, WOMEN'S CARE, SURGICAL SERVICES, ORTHOPEDIC SERVICES, NEUROLOGY, PAIN MANAGEMENT AND SLEEP DISORDER SERVICES.



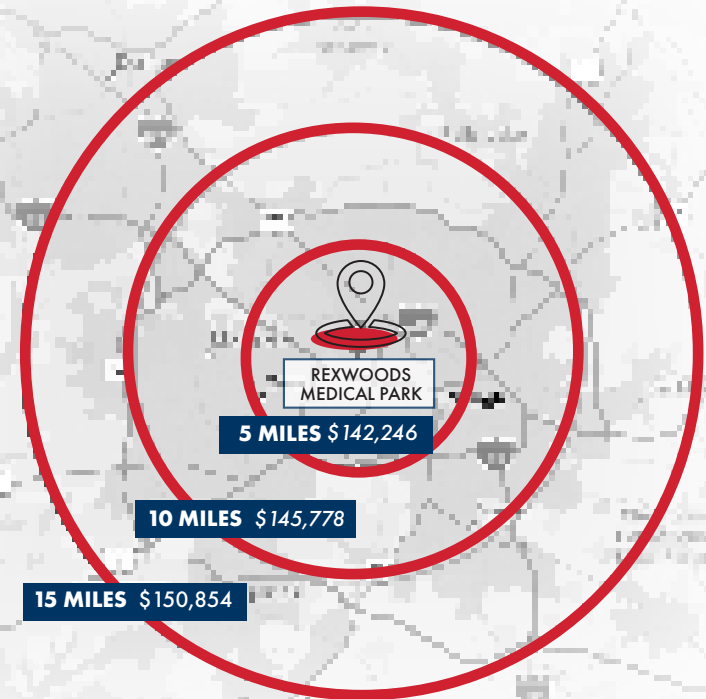
# DEMOGRAPHICS

## Large, Rapidly Growing Population

5 Mile Radius



## Average Household Income



72.1%

BACHELORS/GRAD/  
PROF DEGREE



18.9%

COLLEGE/ASSOCIATE'S  
DEGREE



# SURROUNDING AMENITIES



CARTER FINLEY STADIUM  
& PNC ARENA

HILLSBOROUGH ST (15,590 VPD)

NC STATE CENTENNIAL  
BIOMEDICAL CAMPUS



BANDWIDTH  
HQ

EDWARDS MILL ROAD (25,128 VPD)

NORTH CAROLINA  
MUSEUM OF ART

**REXWOODS  
MEDICAL PARK**

BLUE RIDGE RD (27,000 VPD)

DUKE WOMEN'S  
CANCER CARE

MARKETPLACE AT LAKE BOONE

- blissbody YOGA
- the oak
- FIRST WATCH
- MIC'S ITALIAN RESTAURANT & PIZZERIA
- TWO ROOSTERS
- THE TUMBLE GYM
- GUARACA
- just salad



LEROY MARTIN  
MAGNET MIDDLE SCHOOL

UNC / REX  
HOSPITAL CAMPUS

UNC REX  
CANCER CENTER

LAKE BOONE TRAIL (16,900 VPD)

LAKE BOONE SHOPPING CENTER

- FOOD LION
- K
- Chick-fil-A
- VILLAGE DELI & GRILL
- Unleashed
- Starbucks
- McDonald's

- Panera BREAD
- City BARBEQUE
- CVS pharmacy





# LEASING OPPORTUNITIES

BUILDING	ADDRESS	SUITE #	VACANCIES
Blue Ridge II	2418 Blue Ridge Road		None
Lake Boone Medical Center	4201 Lake Boone Trail	100, 107	1,319 – 1,937 SF
Rexwoods I	4301 Lake Boone Trail	208	1,600 SF
Rexwoods II	4207 Lake Boone Trail		None
Rexwoods III	2301 Rexwoods Drive	102, 108	1,761 – 2,631 SF
Rexwoods IV	4325 Lake Boone Trail	100, 102, 200, 214, 220	1,332 - 9,667 SF
Rexwoods V	2300 Rexwoods Drive	100, 200*, 250	7,203 - 20,192 SF (Full Floor)



\*12,538 SF Shell Space



# LOCATION OVERVIEW

The Research Triangle's economic diversity strategically positions the region as one of the fastest growing metropolitan areas in the country. The Research Triangle features a well-balanced economy driven by a robust mix of leading pharmaceutical and biotechnology companies, healthcare institutions, financial services companies, world-class universities, and the state government.

Strategic corporate locations for some of the largest healthcare and technology firms in the world magnetically attract startups and regional firms that are seeking to capitalize on the highly educated employment base that has formed as a result of the long-tenured STEM tenant base and halo effect of nearby universities. The effects of Covid have been muted in the region due to the appeal RTP has for life science tenants and its strong medical research centers, such as Duke University Medical Center and UNC Health Care.

**# 2** BEST REAL ESTATE PROSPECTS

**# 3** BEST PLACES TO LIVE

**# 7** TOP 10 CITIES FOR TECH JOBS

**# 7** MOST EDUCATED CITY IN THE U.S.



APPLE IS CONTINUING WITH PLANS TO CONSTRUCT ITS 1 MILLION SQUARE FOOT, 3,000 JOB CREATING EAST COAST HQ CAMPUS IN THE REGION AND GOOGLE CURRENTLY HAS SPACE IN DURHAM ID TO SUPPORT THEIR PROMISE OF OVER 1,000 ENGINEERING JOBS FROM 2021.

DUKE UNIVERSITY

**#11**

In the nation in R&D spending. \$1.2 billion in annual research expenditures

UNIVERSITY OF NORTH CAROLINA - CHAPEL HILL

**#5**

Best Public University in the U.S. \$1.2 billion in annual research expenditures.

NC STATE UNIVERSITY

**#2**

Best Value among NC Public Universities. Top 20 School for Entrepreneurship according to Princeton Review.





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