



NEW CONSTRUCTION MEDICAL OFFICE • FOR LEASE
SPRING BRANCH PARK
CLAYTON, NC

ATLAS STARK



PROPERTY SUMMARY

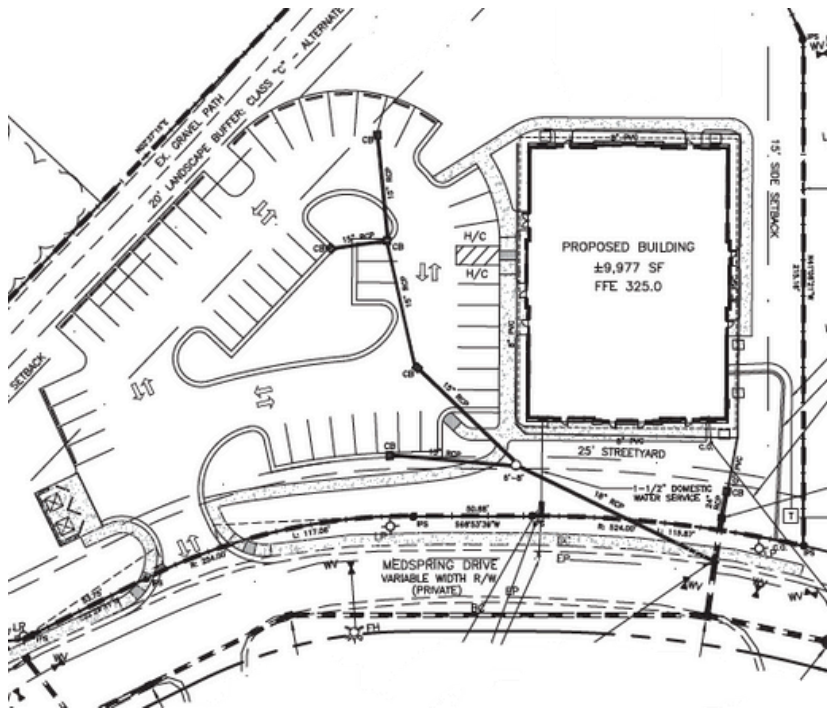
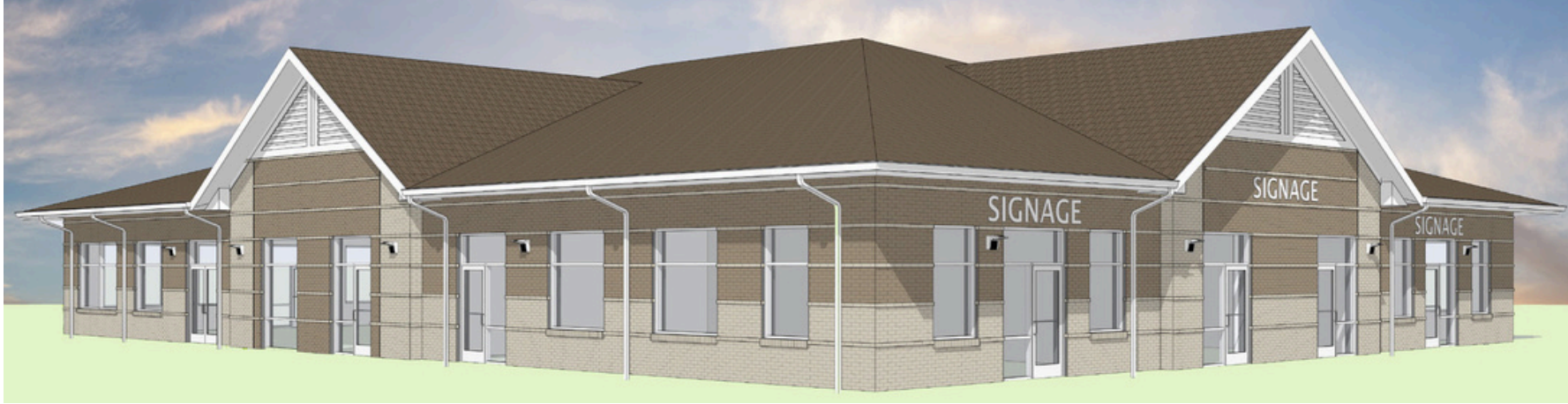
New construction Class A medical office totaling 9,997 SF situated on a 2.12 acre site in Spring Branch Park, a 51-acre master-planned park. Spring Branch Park is located adjacent to UNC's Johnson Memorial Clayton Hospital. The site is located on NC Hwy 42, with convenient access from the 1-40 / Highway 70 Bypass interchange (1/4 mile) and future I-540.

The park is in the heart of Clayton Medical District. It is home to several medical office buildings, a 120-bed Nursing Home, a 77-bed Assisted Living facility, and a future 135-bed Independent Living facility.

HIGHLIGHTS

- Single-story building totaling 9,997 SF
- Flexible suites ranging from 1,000 to full building (9,997 SF)
- Equity opportunity available
- Ample parking (5 per 1,000 SF)
- Base Rent: \$32.50 PSF NNN
- TICAM: \$7.25
- TI: \$65 PSF

SITE PLAN



Building Area	9,997
Use	Medical Office
No. of Stories	1
Parking	Surface Parking
Parking Ratio	5.0; 1,000

NEIGHBORHOOD OVERVIEW



- | | | |
|--|--|--|
| 1 Hardee's | 5 <ul style="list-style-type: none">• Jeffers, Mann & Artman Pediatrics• WakeMed | 10 Future Retail Development |
| 2 Emerge Ortho | 6 Gabriel Manor 77-Bed Assisted Living | 11 <ul style="list-style-type: none">• WakeMed Children's - Pediatric Primary Care• Advanced Spine & Pain Center• Pivot PT |
| 3 7-Eleven | 7 Springbrook Nursing & Rehabilitation Center | 12 <ul style="list-style-type: none">• UNC Orthopedics and Sports• Rex Digestive Healthcare• Cardinal Point Imaging |
| 4 <ul style="list-style-type: none">• Duke Health Center of Clayton• Beddingfield Drugs• LabCorp• Sound Sleep Institute• Associated Urologists | 8 <ul style="list-style-type: none">• NC Retina Associates• Oral Surgeon Dental Specialist• Davita | 13 135-Bed Independent Living |
| | 9 Carolina Dermatology and Endocrinology PA | |

CONTACT

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