

# AVAILABLE

HAYWOOD OFFICE MEDICAL PARK • HWY 209 • WAYNESVILLE • NORTH CAROLINA

## NEW MEDICAL OFFICE BUILDING

*Class A, 6,000 SF single or multi-tenant  
office building*

**SEE INSIDE FOR MORE INFORMATION!**



# Haywood Medical Office Park Waynesville, NC

*“The Landlord, through G/M Property Group, LLC, as its exclusive agent, is soliciting offers for the build to suit / leasing opportunity located at 5 Haywood Office Park in Waynesville, NC.”*

## EXECUTIVE SUMMARY

### OFFERING TERMS

Haywood Office Park, LLC seek offers from qualified tenants for a build to suit or long-term lease opportunity.

### INVESTMENT HIGHLIGHTS

- An approximate 6,000sf class A office building
- Located in best of class medical office park in Haywood County
- Office building to be delivered in 3Q 2023

- Single or multi-tenant configuration
- Delivered as a cold dark shell with tenant allowance money
- Neighboring tenants include Emerge Ortho, LHC Health, State of North Carolina, Duke Lifepoint, Comprehensive Pain Consultants

### LOCATION

- Approximately 1.5 miles from Haywood Regional Medical Center

- Site fronts Highway 209 / Crabtree Road
- Fully signalized intersection
- Situated within a +/-50,000sf regional medical park

### UTILITIES

- Water: Public – Town of Waynesville
- Sewer: Public – Town of Waynesville
- Electricity: Duke Progress
- Internet: High speed / fiber
- Gas: Not available



## INVESTMENT SUMMARY

### PRICE

\$28.00 psf

### LEASE TYPE

NNN

### BUILDING SIZE

+/-6,000SF

### CONFIGURATION

Single or Multi-tenant

### CEILING HEIGHTS

Finished at 11'

### DEMISING

2,000sf - 6,000sf

### GROSS LAND AREA

0.35 acres

### PARKING

4.5 to 5:1,000 depending on building size

### LEGAL

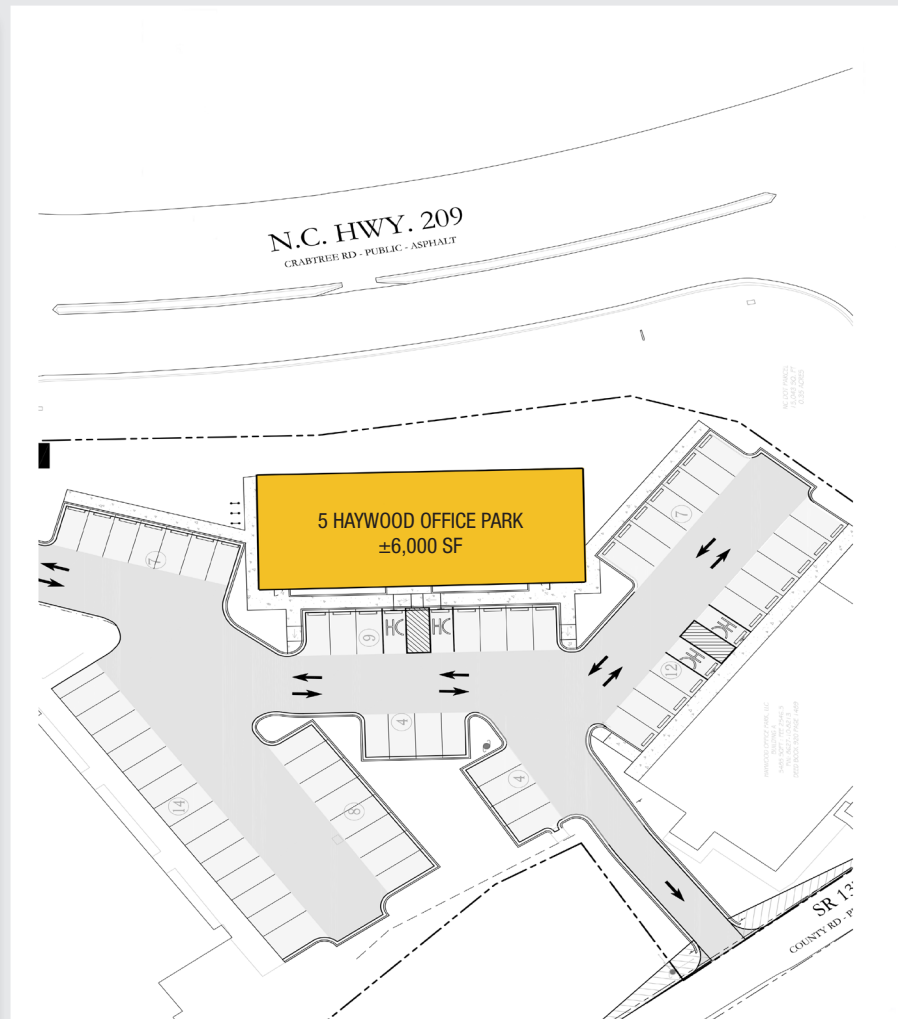
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### UTILITIES

- Water: Public – Town of Waynesville
- Sewer: Public – Town of Waynesville
- Electricity: Duke Progress
- Gas: Not available

### MARKET INTEL

- Metro population (Asheville MSA) growth rate is forecasted to exceed the national rate by nearly 40%.
- Healthcare is the largest major industry in the Asheville MSA. It is considered a key economic driver in the area.
- Health services industry is the leading job creator, accounting for nearly 18% of total, and is fastest growing section, increasing by 62.5% since 2000.



## SITE DESCRIPTION

### LOCATION

- Waynesville, NC
- Neighboring Lake Junaluska, directly off Highway 209
- Situated within the Haywood Medical Office Park

### ACCESS

- Hwy 209 / Crabtree Rd via Hwy 19/23/74
- Approximately 3.5 miles from Interstate 40

### TOPOGRAPHY

Flat, compacted, building ready site

### ROAD FRONTAGE

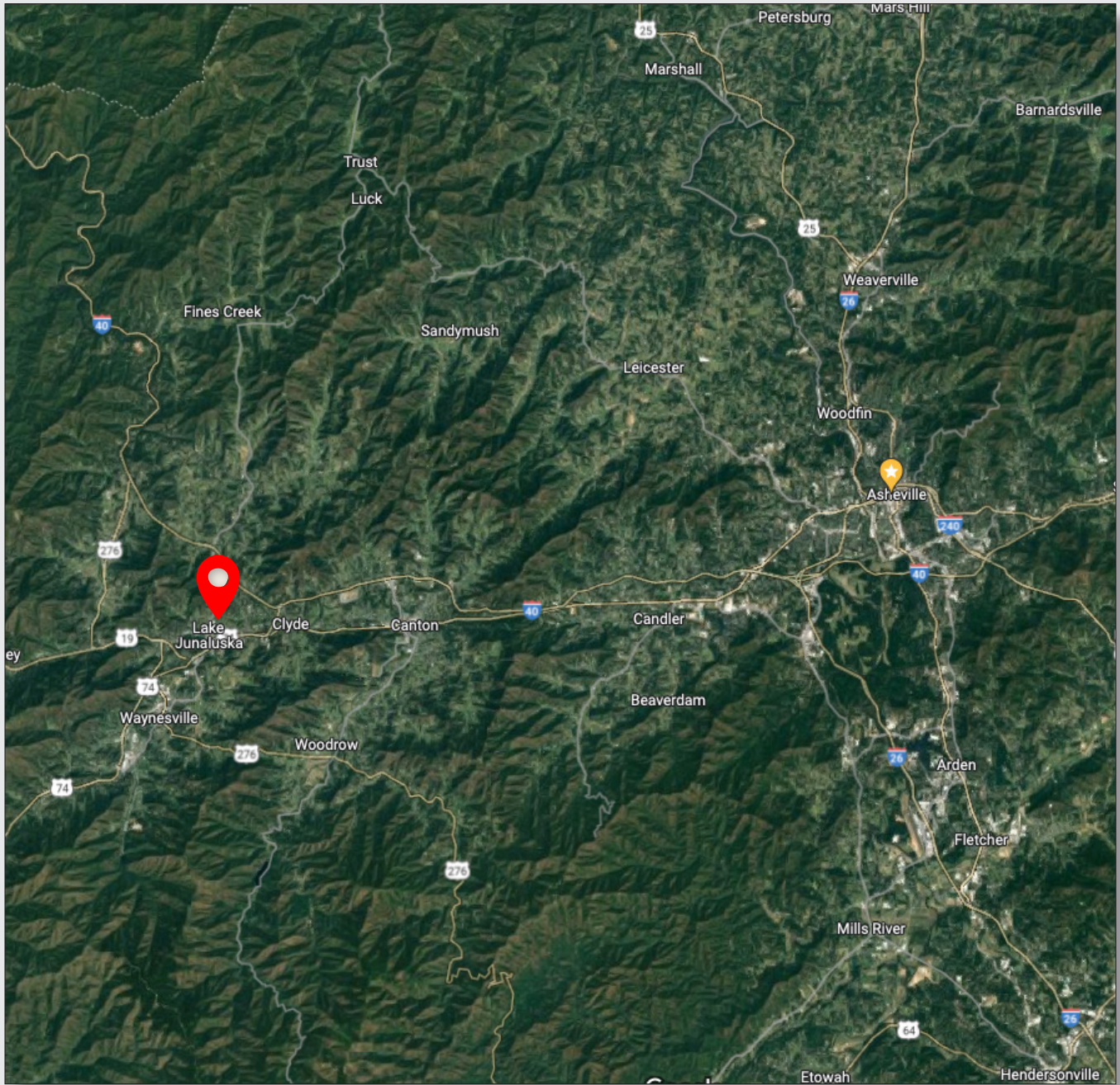
Approximately 100ft (Hwy 209)

### TRAFFIC COUNTS

- Hwy 19/23: 40,000AADT
- Crabtree (Hwy 209): 12,500 AADT

### SITE ATTRIBUTES

- Graded and compacted site ready for construction
- Availability of utilities
- Build to suit for tenant's use
- Prime frontage along highway



*All information is from sources deemed reliable.  
 No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.*



Keaton Edwards

## FOR MORE INFORMATION

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