



NEW CONSTRUCTION MEDICAL OFFICE • FOR LEASE

SPRING BRANCH PARK

CLAYTON, NC

ATLAS STARK



PROPERTY SUMMARY

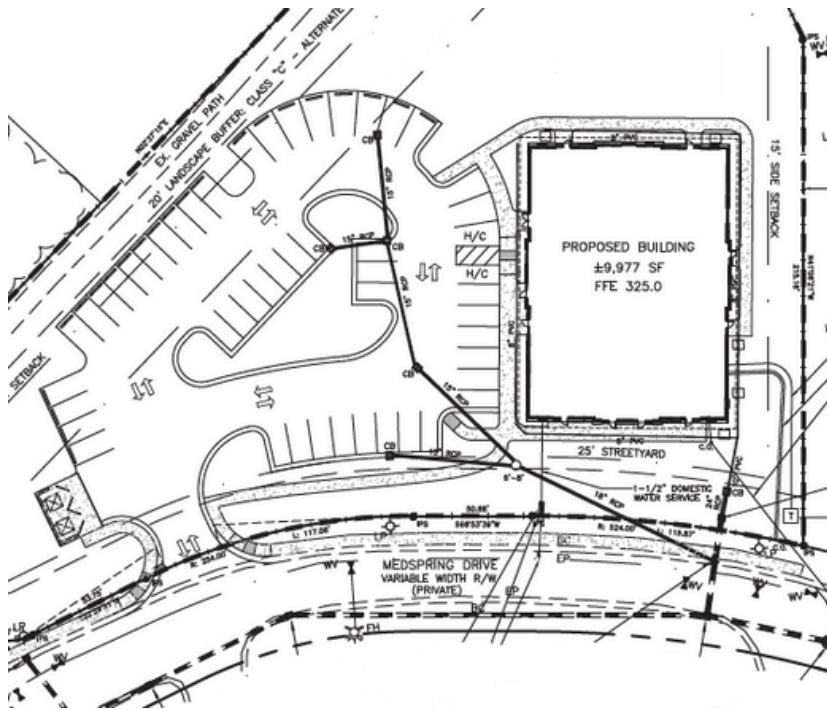
New construction Class A medical office totaling 9,997 SF situated on a 2.12 acre site in Spring Branch Park, a 51-acre master-planned park. Spring Branch Park is located adjacent to UNC's Johnson Memorial Clayton Hospital. The site is located on NC Hwy 42, with convenient access from the 1-40 / Highway 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: \$34 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
- 2 Emerge Ortho
- 3 7-Eleven
- 4
 - Duke Health Center of Clayton
 - Beddingfield Drugs
 - LabCorp
 - Sound Sleep Institute
 - Associated Urologists
- 5
 - Jeffers, Mann & Artman Pediatrics
 - WakeMed
- 6 Gabriel Manor 77-Bed Assisted Living
- 7 Springbrook Nursing & Rehabilitation Center
- 8
 - NC Retina Associates
 - Oral Surgeon Dental Specialist
 - Davita
- 9 Carolina Dermatology and Endocrinology PA
- 10 Future Retail Development
- 11
 - WakeMed Children's - Pediatric Primary Care
 - Advanced Spine & Pain Center
 - Pivot PT
- 12
 - UNC Orthopedics and Sports
 - Rex Digestive Healthcare
 - Cardinal Point Imaging
- 13 135-Bed Independent Living

CONTACT

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