



Atrium Health Orthopaedics: Atrium Hospital Campus

NNN Medical Office Building **For Sale: 6.5% Cap Rate**

Presented By:
BEN BLOODWORTH

336.655.1888
ben@ltpcommercial.com

ATRIUM HEALTH ORTHOPAEDICS

MEDICAL OFFICE BUILDING FOR SALE



510 EMERGENCY DRIVE
 LEXINGTON, NC 27292

PROPERTY DESCRIPTION

Located on Atrium Health's Hospital Campus, and sitting on 5.23 acres, this ±13,671 SF NNN Orthopedic Clinic makes for a rare investment opportunity! Atrium has just signed a brand new 5 year lease extension. With this Clinic located across from the Hospital's entrance, it makes this location mission critical for Atrium's orthopaedic services.

OFFERING SUMMARY

Sale Price:	\$3,029,000
Lot Size:	5.23 Acres
Building Size:	13,671 SF
NOI:	\$196,869.75
Cap Rate:	6.5%
Lease Type:	NNN
Lease Expiration:	July 1, 2031
Rent Escalations:	2%
Renewal Options:	Two; 5-Year
Tenant:	Atrium Health

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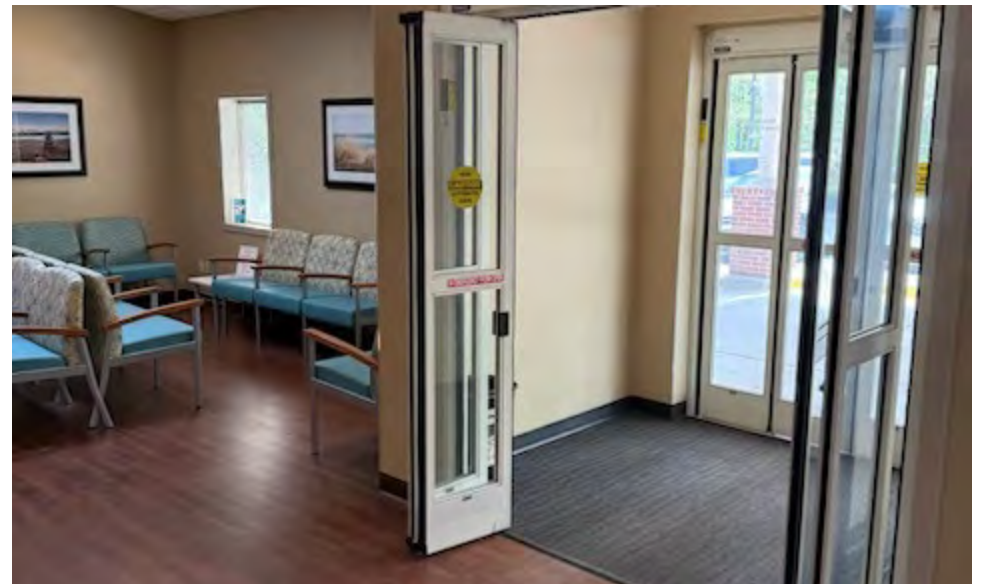
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Atrium Health is a nationally recognized leader in shaping health outcomes through innovative research, education, and compassionate patient care. Based in Charlotte, North Carolina, Atrium Health is an integrated, nonprofit health system with more than 70,000 teammates serving patients at 40 hospitals and more than 1,400 care locations. Atrium Health is part of Advocate Health, the third-largest nonprofit health system in the United States. Atrium Health is renowned for its top-ranked pediatric, cancer and heart care, as well as organ transplants, burn treatments and specialized musculoskeletal programs. A recognized leader in experiential medical education and groundbreaking research, Wake Forest University School of Medicine is the academic core of the enterprise, including Wake Forest Innovations, which is advancing new medical technologies and biomedical discoveries. Atrium Health is also a leading edge innovator in virtual care and mobile medicine, providing care close to home and in the home. With a commitment to every community it serves, Atrium Health seeks to improve health, elevate hope and advance healing – for all, providing \$2.46 billion last year in free and uncompensated care and other community benefits.

Atrium Health Women's Care Shelby OB/GYN provides exceptional women's healthcare for every age and stage of life. Board-certified physicians and entire team of compassionate medical professionals care for patients at four convenient locations: Boiling Springs, Kings Mountain, Shelby and Rutherfordton. Whether hoping to get pregnant or just trying to stay healthy, patients are cared for with preventive screenings, unmatched maternity services and treatment for female-specific conditions.



ATRIUM HEALTH HIGHLIGHTS

- A large care network with 950+ locations - reducing the distance between patients and health experts
- Recognized leader in medical education & research
- Leading-edge innovator in virtual care & mobile medicine
- Integrated services with physicians working side-by-side across disciplines

LEXINGTON, NC

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Presented By:

Ben Bloodworth

336.655.1888

ben@ltpcommercial.com

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