



NEW CONSTRUCTION MEDICAL OFFICE • FOR LEASE

**101 MEDSPRING DR**

CLAYTON, NC

**ATLAS STARK**



# PROPERTY SUMMARY

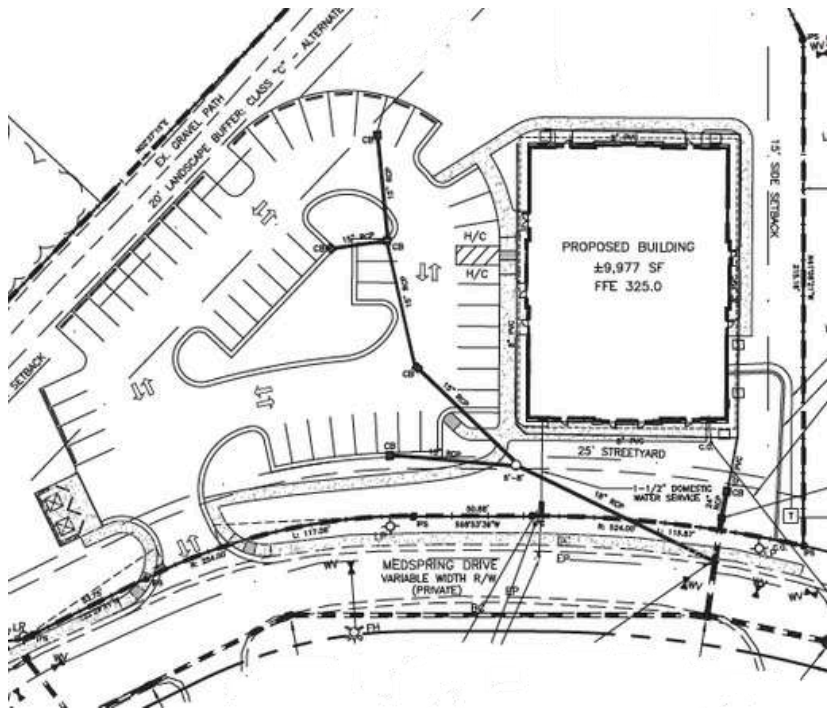
New construction Class A medical office totaling 9,997 SF situated on a 2.12 acre site in Spring Branch Park, a 51-acre master-planned park. Spring Branch Park is located adjacent to UNC's Johnston Memorial Clayton Hospital. The site is located on NC Hwy 42, with convenient access from the 1-40 / Highway 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



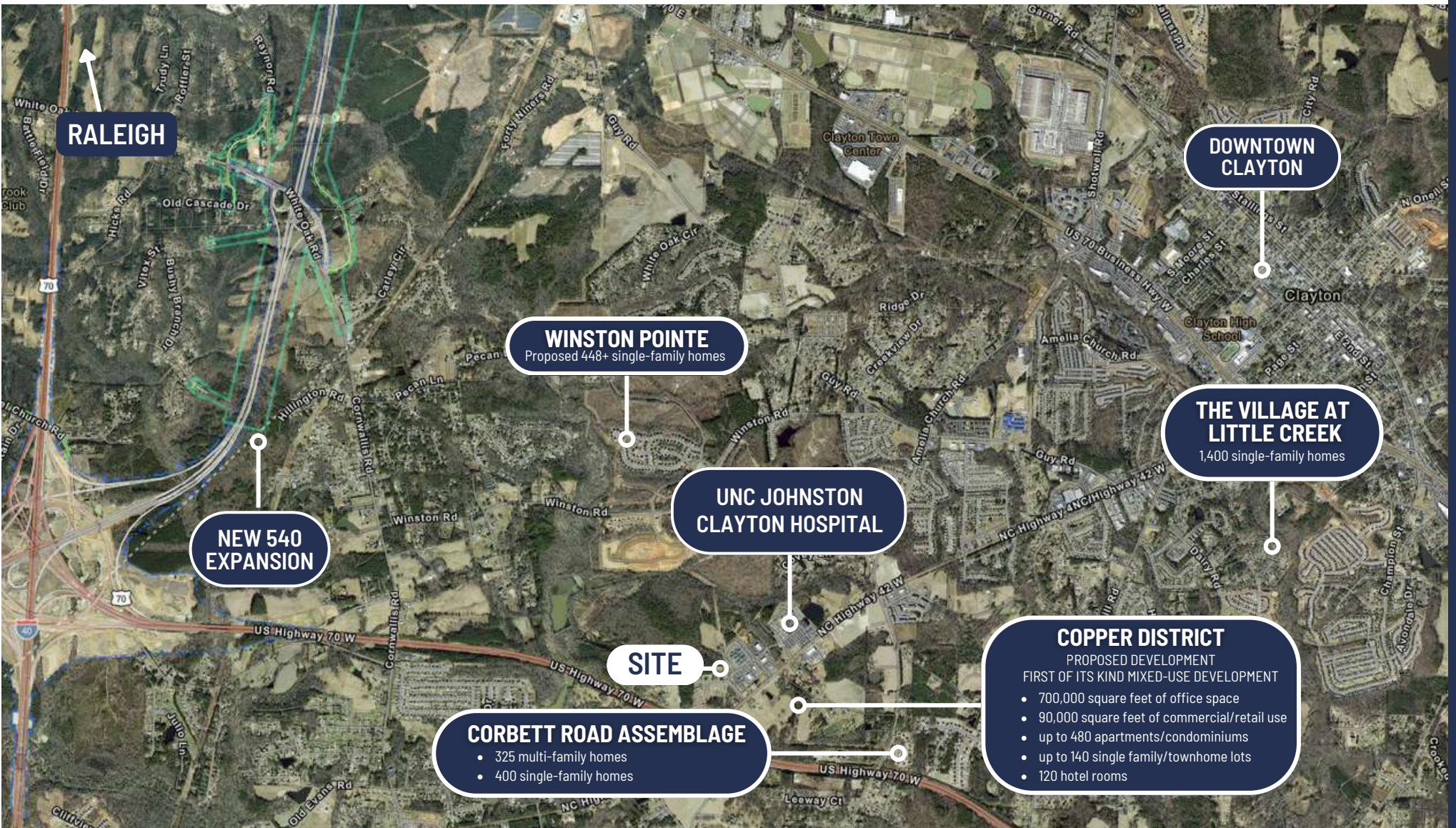
<b>Building Area</b>	<b>9,997</b>
<b>Use</b>	<b>Medical Office</b>
<b>No. of Stories</b>	<b>1</b>
<b>Parking</b>	<b>Surface Parking</b>
<b>Parking Ratio</b>	<b>5.0; 1,000</b>

# 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

# AERIAL MAP



# CONTACT

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