



OFFERING MEMORANDUM

144 Holly Springs Park Drive Medical Office Space

Franklin, North Carolina 28734

3,114 SF · Class B Office · Single-Story · Available for Immediate Occupancy

\$1,300,000

 Asking Price
For Sale

**\$20.50/SF
NNN**

 Lease Rate
Annual Asking Rate

3,114 SF

 Building Size
Single-Story Class B Office

Available

 No current lease
Available Now

PROPERTY OVERVIEW

Property Type	Class B Office	Year Built	1996
Building Size	3,114 SF (GLA)	Stories	Single-Story
Availability	100% Vacant — Available Immediately	Lease Type	\$20.50/SF/yr Asking NNN
Market	Franklin / NC West-Cherokee	Car Accessibility	100/100 Exceptional
Tax Expense	\$2,295.76 (2025)	APN / Survey	Available Upon Request

PROPERTY HIGHLIGHTS

- Available for immediate occupancy, no build-out delay, ready for a new tenant or owner-user
- Single-story, 3,114 SF Class B office with flexible open floor plan and multiple private offices
- Built-in cabinetry and workstation millwork in place well-suited for medical, dental, or clinical use
- Covered entry porch, professional landscaping, and generous on-site parking
- Class B quality in a market with zero comparable vacant space, the only available office in its peer group
- No new office construction within a 10-mile radius no competing supply in the pipeline
- Submarket renewal rate of 93.1% (2026 YTD) reflects the depth of tenant demand in Franklin
- Ideal for professional practice, medical or dental office, legal firm, or single-tenant business headquarters



PROPERTY PHOTOS



PRICING & PROPERTY FINANCIALS

Item	Value	Notes
Asking Sale Price	\$1,300,000	For sale — subject to seller confirmation
Price Per SF	\$417/SF	Based on 3,114 SF GLA
Asking Lease Rate	\$20.50/SF/yr	Annual asking rate — lease terms negotiable
Estimated Annual Taxes	\$2,295.76	As of 2025
Availability	Immediate	100% vacant — no existing lease obligations



MARKET ANALYSIS — FRANKLIN, NC OFFICE

Market Metric	Data	Commentary
Submarket Asking Rent	\$19.46/SF avg	2–4 Star, 2026 YTD; top-tier peers at \$22.48–\$22.89/SF
Submarket Vacancy	2.8%	Near all-time low subject is the only available peer-class space
Peer Properties (2-mi)	17 properties	All 17 comparable buildings at 0% vacancy
Submarket Renewal Rate	93.1%	2026 YTD near-record tenant retention in the submarket
New Supply (10-mi radius)	0 SF	No deliveries past 8 quarters; none under construction or proposed
Population (2-mi radius)	5,102	Median HH income \$43,529 Avg age 44
HH Growth Projection	+2.9%	Projected to 2030 growing professional services demand base

ABOUT THE LOCATION

144 Holly Springs Park Drive sits within Franklin, North Carolina's premier professional office corridor surrounded by medical practices, Angel Medical Center within 1.1 miles, and professional services firms, with a perfect car accessibility score of 100/100.

Franklin is the commercial and government hub of Macon County, two hours from Atlanta and one hour from Asheville. With a 2.9% projected household growth rate through 2030, zero new office supply in the pipeline, and a 2.8% submarket vacancy rate, this is one of Western North Carolina's tightest office markets.

FOR MORE INFORMATION



EXCLUSIVELY LISTED BY

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