

OFFICE FOR LEASE

216 N. BICKETT BLVD.

LOUISBURG, NC 27549

NC NEPHROLOGY, PA

CHARLOTTE MEDICAL CENTER

SUITE 1  
NCN  
North Carolina  
Nephrology  
877.626.6269

**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Located on US 401, this space provides excellent visibility and accessibility. Ideal for businesses seeking a private, move-in-ready environment with no build-out required

ADDRESS	216 N. Bickett Blvd, Louisburg NC 27549
BUILDING SIZE	Approximately 11,000 RSF
AVAILABLE SPACE	Suite 5: 1,625 RSF, Available 9/1/2026
RENTAL RATE	\$16.00/SF, NNN
TICAM	\$2.50/SF
HVAC	Trane, 3.5 ton central HVAC system
PARKING RATIO	4.0 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none"><li>• 5 Exam Rooms</li><li>• Lobby</li><li>• Reception Desk</li><li>• Storage Room</li><li>• Conference Room</li><li>• Break Area</li><li>• Signage on building available</li><li>• Signage on monument sign on N. Bickett Blvd (US 401) available</li></ul>

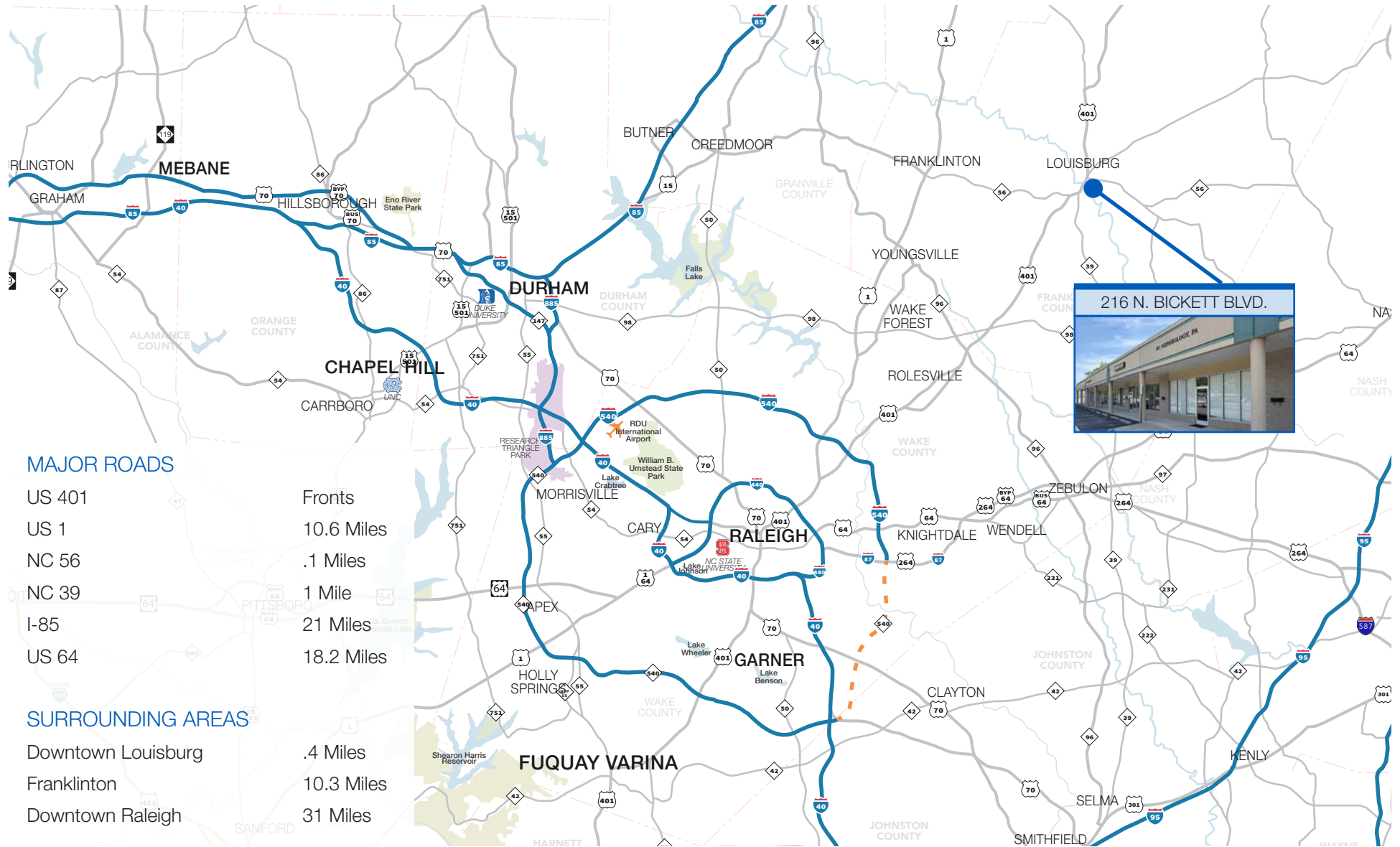
## CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

**NAITRI** PROPERTIES



# TRIANGLE REGION



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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# LOUISBURG AERIAL

DOWNTOWN LOUISBURG  
Tar Banks Brewing Company  
Blue Collie Coffee Shop  
Mad Flavorz Wing Lounge  
Sweet & Savory  
210 Nash



401

N Bickett Blvd

CVS

56

NCDMV

Days Inn

Hardee's

Pizza Hut

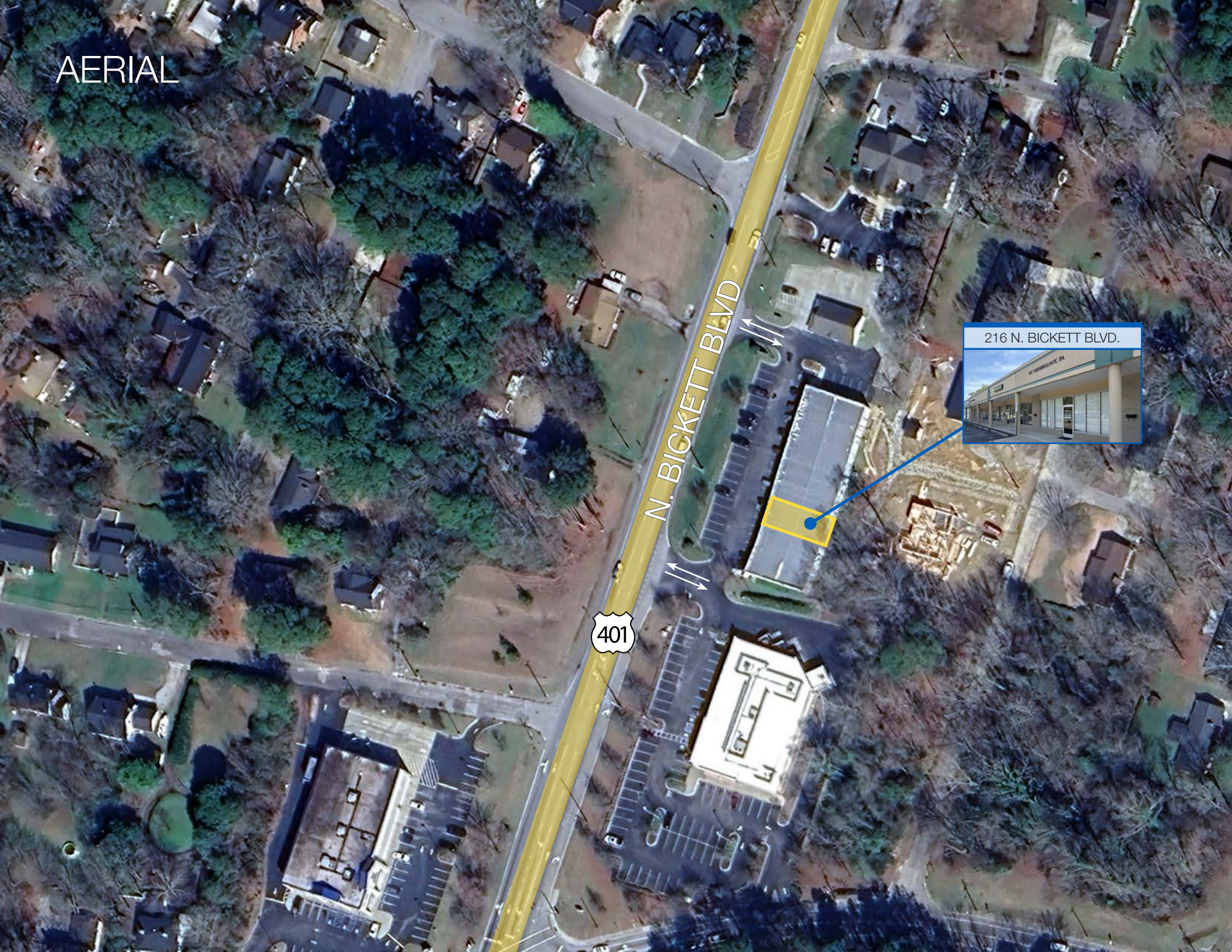
401

N Bickett Blvd

Carlie C's



AERIAL



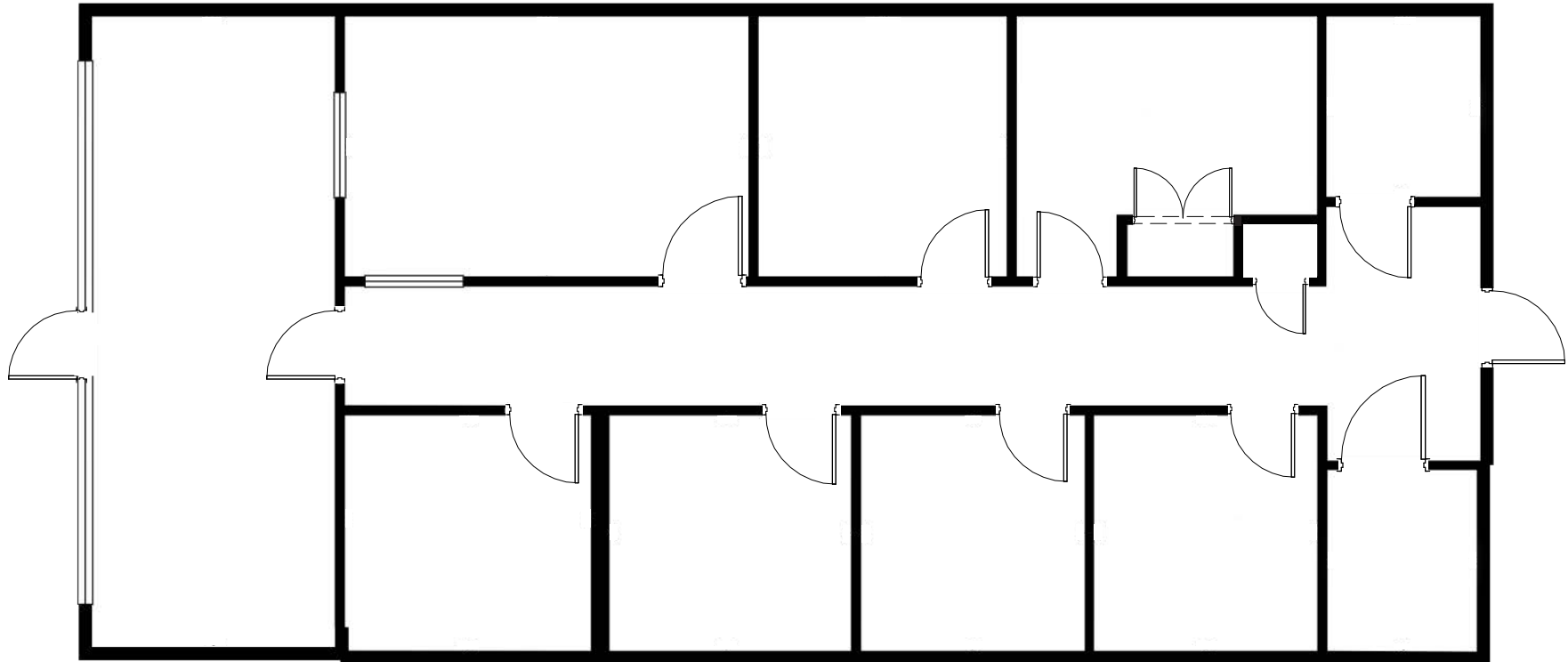
N. BICKETT BLVD

401

216 N. BICKETT BLVD.



# FLOOR PLAN



Suite 5  
1,625 RSF  
Available 9/1/2026

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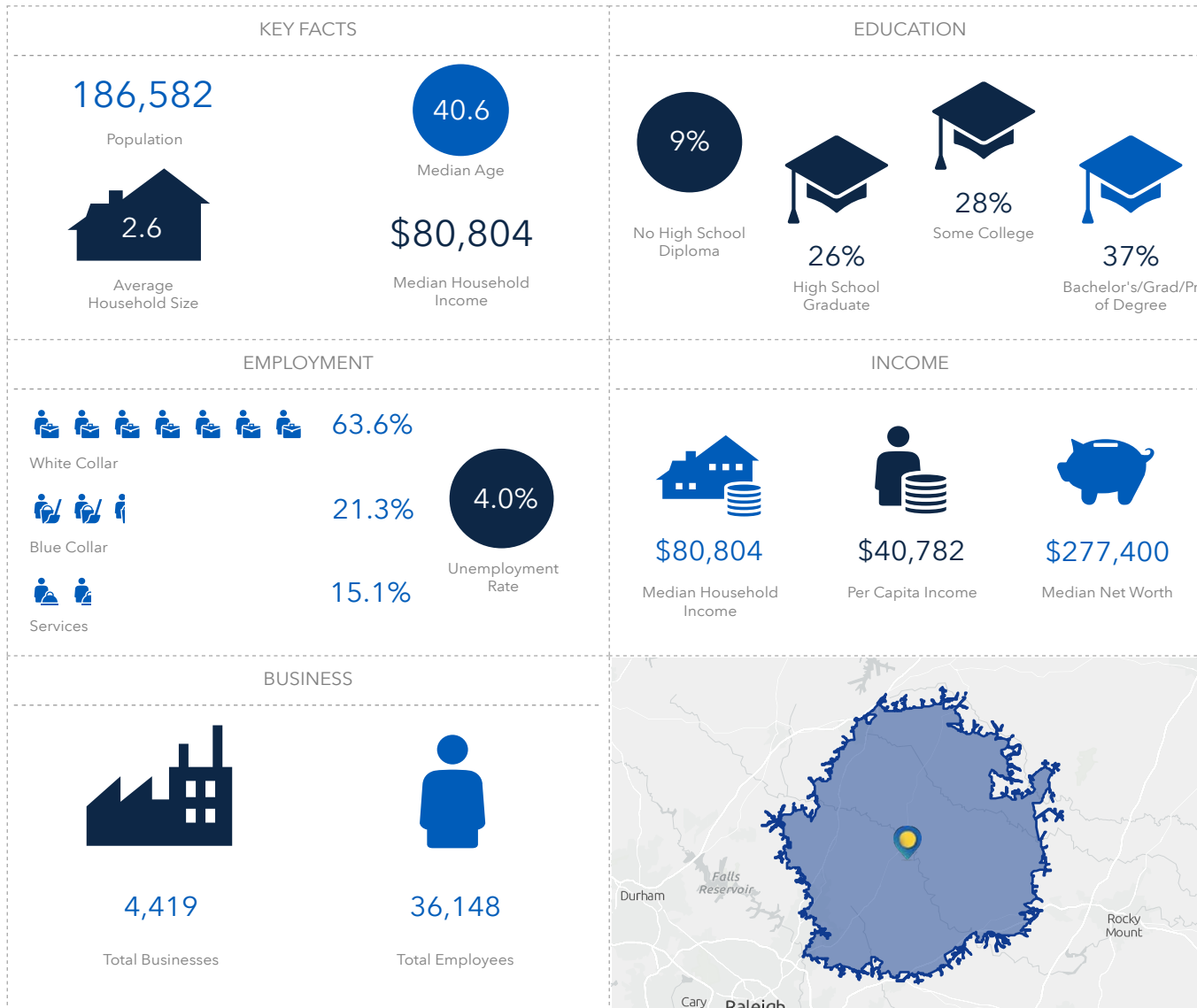
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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