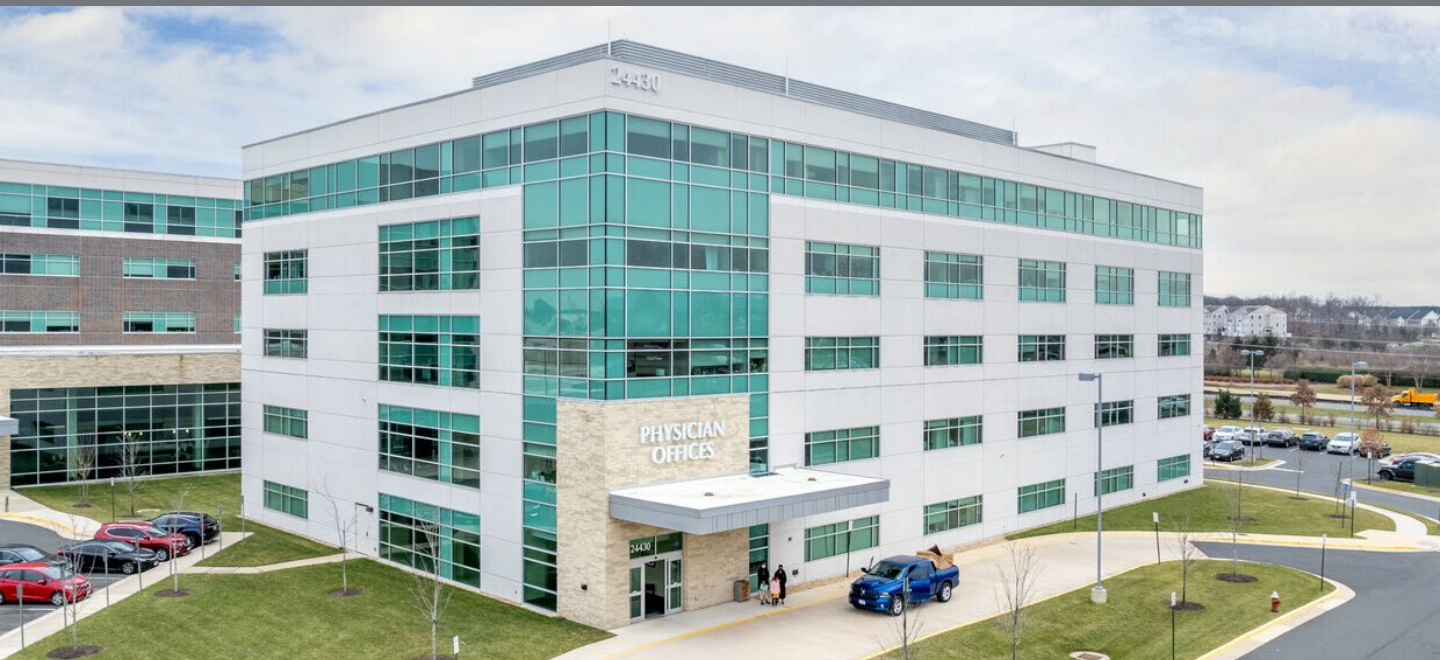




Summary

Available:	Suite 550 – 2,925 SF Available for occupancy on 8/1/2027
Lease Rate:	\$34/SF + Utilities & Cleaning (includes condo fees & taxes)
Sale Price:	\$1,199,250 (\$410/SF)
Condo Fees:	\$2,105.83 monthly
2026 Taxes:	\$8,556.98

Property Highlights

- Suite 550 is 2,925 SF available for sale and for lease. Available for occupancy on 8/1/2027.
- Exceptional location in a premier medical office building conveniently connected to Stone Springs Hospital Center (HCA) on the rapidly growing Rt 50 corridor.
- Spacious waiting/reception area, 6 exam rooms with sinks, 2 nurse stations/lab areas, 2 staff break rooms, 2 physician offices, several storage closets, and 2 restrooms within the suite.

Demographics

2 Miles

5 Miles

10 Miles

Total Households:	12,114	40,759	174,711
Total Population:	40,026	135,627	519,389
Average HH Income:	\$200,558	\$208,089	\$174,660

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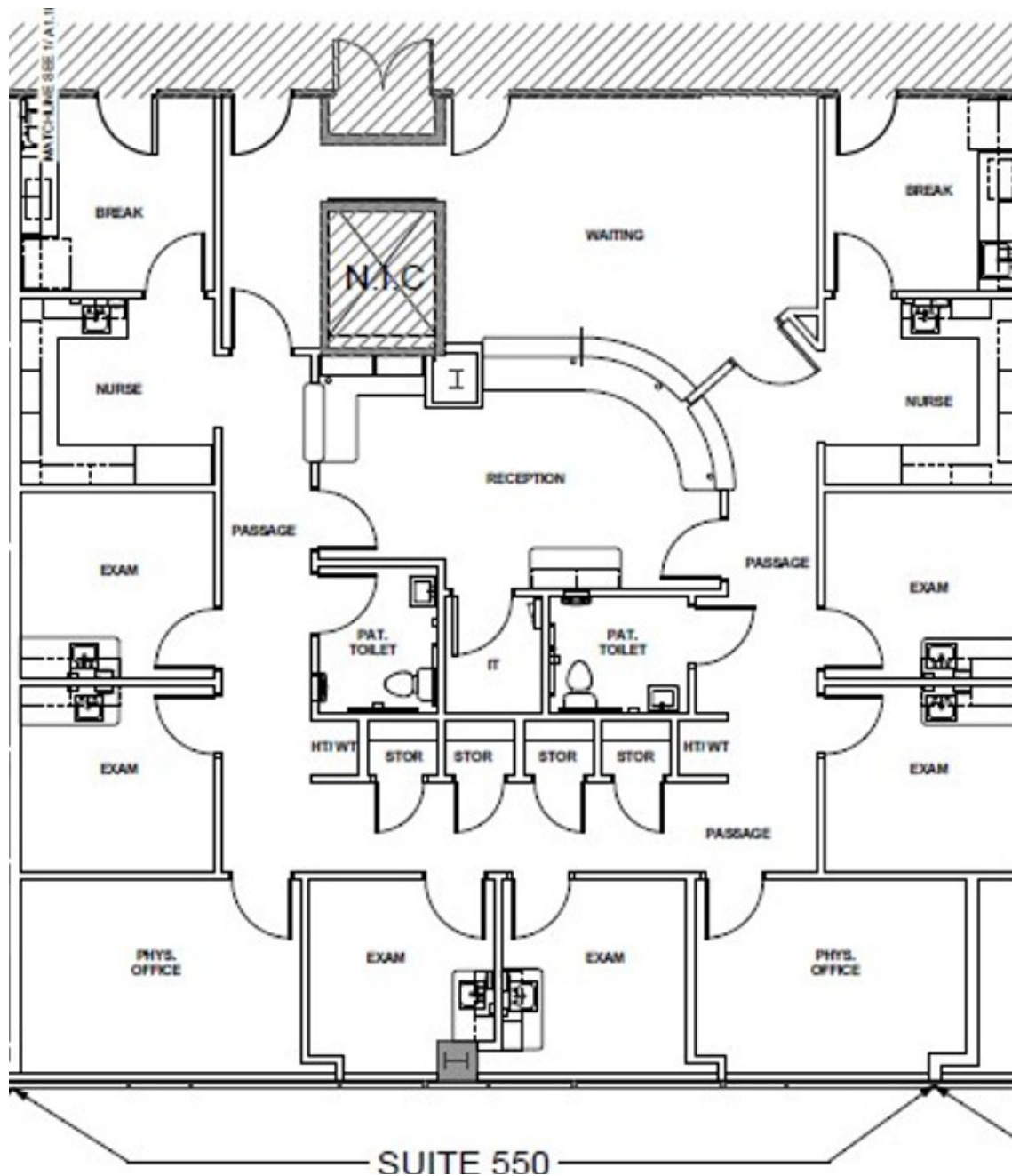
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Floor Plan – Suite 550



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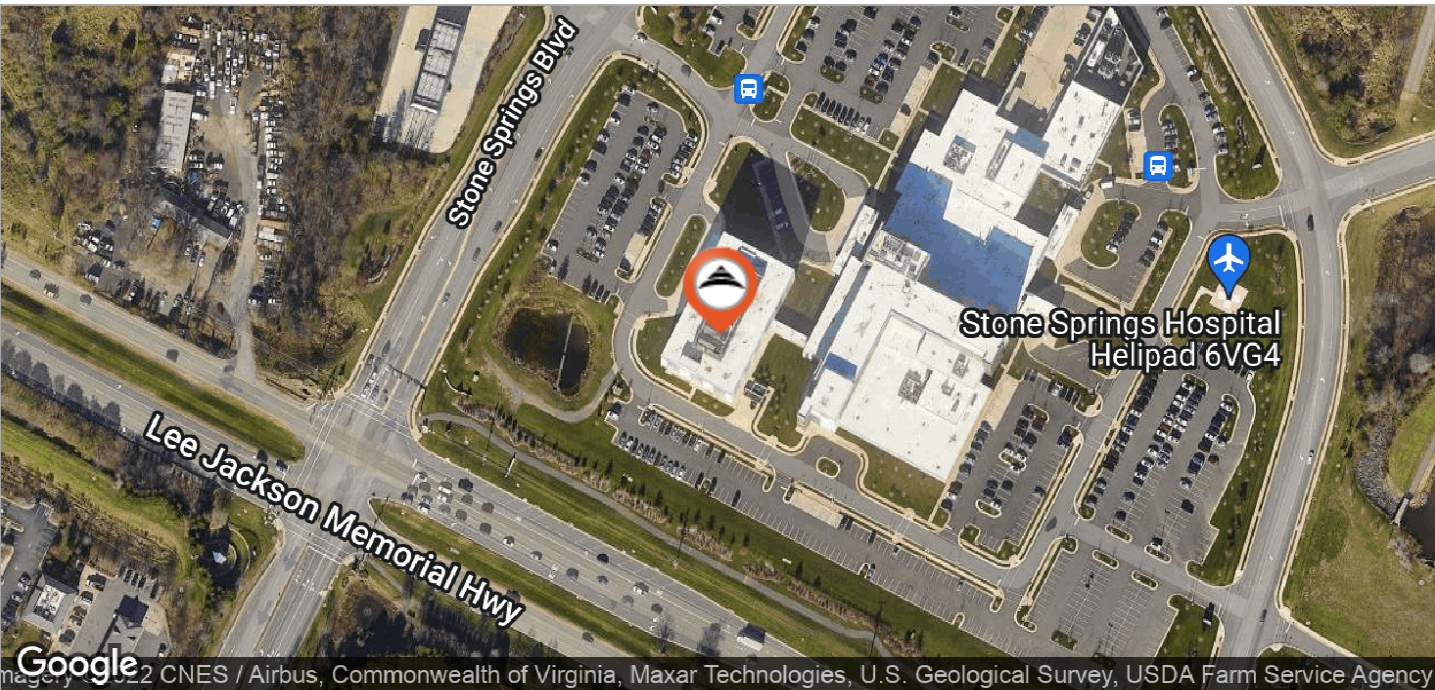
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Maps



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