



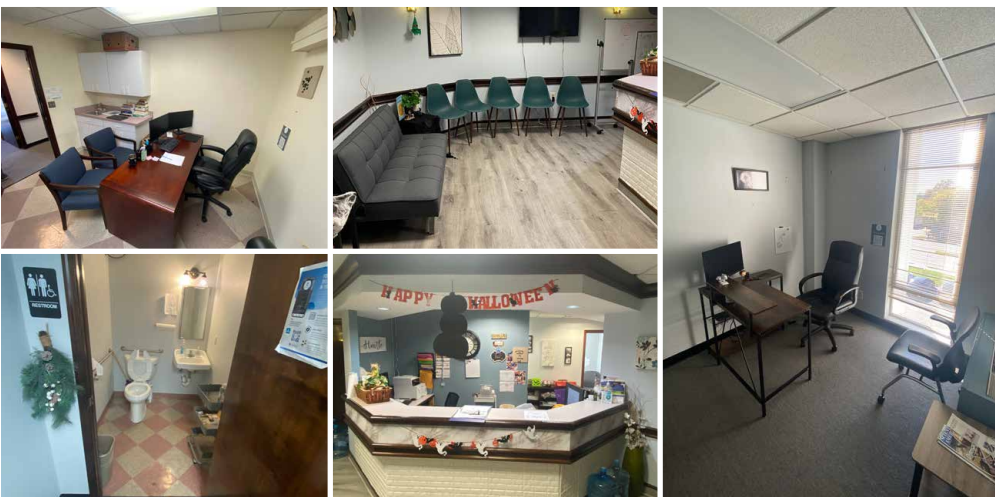
2,060 Gross SF
Sale Price: \$375 PSF
Lease Price: \$31 PSF Full Service

Suite 302/306 - 2,060 Gross SF:

- Ownership willing to provide market-competitive tenant improvement allowance for qualified tenants.
- Ability to modernize existing buildout with new flooring, lighting and fixtures.
- 6 exam rooms, potentially 7, (3 rooms w/ sinks), 2 In-suite Restrooms.
- Built-in reception area, waiting room, kitchenette/break room, plus storage and laboratory space.
- Flexible deal structure to support buildout and long-term tenant success.

Building Features

- Free Parking! (Entrance on both sides of building)
- Highly visible location with great public access
- Physician community built-it referral sources
- Pharmacy inside building and LabCorp next-door



PIKE & ROSE SHOPPING CENTER HIGHLIGHTS

- WHOLE FOODS
- LA FITNESS
- PIZZA
- BURGERFI
- FOOD 52
- SUMMER HOUSE
- CHIPOTLE
- Sun la Table
- SEPHORA
- LL Bean
- Nando's
- PIENSTRIPES
- canopy
- ARÉI
- GAP
- H&M

NEIGHBORHOOD AMENITIES & ACCESS

- 3.9 MILES (I-270)
- 4.4 MILES (I-495)
- .6 MILES (M metro)
- 1 MILE (PIKE & ROSE)
- 4.1 MILES (SUDBURN HOSPITAL)
- 4 MILES (NIH)

For more information or to schedule a property tour, please contact:
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