



FOR LEASE | OFFICE

MEDICAL/DENTAL/OFFICE LEASE OPPORTUNITY

855 East Street | Pittsboro, NC 27312



PRESENTED BY:

JOHNNY WEHMANN

Advisor
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PROPERTY HIGHLIGHTS

- \$22 PSF NNN
- Located in the heart of Pittsboro
- Well Maintained Property, Inside & Out
- Perfect for Medical Office User
- Additional 8,000 Build to Suit Available
- TI Funds may be available for the right user
- Over 5,000 SF for single user, or 2,500 SF option for two users



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	2,500 - 5,177 SF
LEASE RATE:	\$22.00 SF/Yr (NNN)
LOT SIZE:	1.2 Acres
BUILDING SIZE:	5,177 SF
BUILDING CLASS:	B
YEAR BUILT:	2001
ZONING:	C-2 Hwy Commercial
MARKET:	Raleigh/Durham
SUB MARKET:	Chatham County

PROPERTY DESCRIPTION

Previously occupied by UNC Healthcare and home of Pittsboro Family Medicine. This 5,177 is well suited for a single medical user but could be easily modified to accommodate two separate 2,500 SF tenants. At \$22 PSF this NNN lease opportunity is your chance to be in the heart of Pittsboro, the City that is expecting to grow 20 fold over the next couple decades. Additional 8,000 SF available via Build-to-Suit on the property next door.

Located near the heart of downtown Pittsboro, the property is located directly off highly travelled Hwy Bus 64. Only 1/4 mile from the main entrance to the new Chatham Park Live-Work-Play 7,000+ acre development. Direct access to Hwy 64.

Designed by Gurhtz Architects out of Chapel Hill.

This is your chance to be part of the boom in growth of Pittsboro and Chatham County!





Property Details

PROPERTY NAME:	855 East Street
PROPERTY ADDRESS:	855 East Street Pittsboro, NC 27312
PROPERTY TYPE:	Office/Medical
APN:	7356
PRICE / SF:	\$22 PSF NNN
LOT SIZE:	1.2 AC
BUILDING CLASS:	B
ZONING:	C-2 Hwy Commercial
PARKING SPACES:	36
PARKING RATIO:	7.2
CROSS STREETS:	None
YEAR BUILT:	2001
NUMBER OF STORIES:	1
FOUNDATION:	Slab
WALLS:	No load bearing interior walls
NUMBER OF UNITS:	1
ROOF:	Shingle





Available Spaces

Lease Rate: \$22.00 SF/YR (NNN) **Total Space:** 2,500 - 5,177 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
For Lease	Medical/Office	\$22.00 SF/YR	NNN	2,500 - 5,177 SF	60 months	Property best suited for single user, however could be easily converted for multiple users. Current upfit is designed for medical user but landlord willing to explore options for the right tenant.





About Chatham Park, Pittsboro & Chatham County

AREA HIGHLIGHTS

- Office is located only 1/4 mile from Chatham Park main entrance
- Chatham Park is a 7,000+ acre planned Live-Work-Play development
- Chatham Park to help vault Pittsboro's population to 60,000
- Located only 15 miles to Chapel Hill, 20 miles to RDU and Durham, and only 25 miles to Raleigh
- Nearby Jordan Lake attracts over 1,000,000 visits per year
- Chatham County has a wealthier population and lower poverty rate than other non-core counties in the State
- Chatham County is the 2nd fastest growing county in NC
- Chatham Park Technology Corridor will be a new hub for high growth industries in the Triangle
- Limitless Opportunity for recruiting top talent given the 10 large universities within an hours drive of Pittsboro
- Visit www.ChathamPark.com for more info



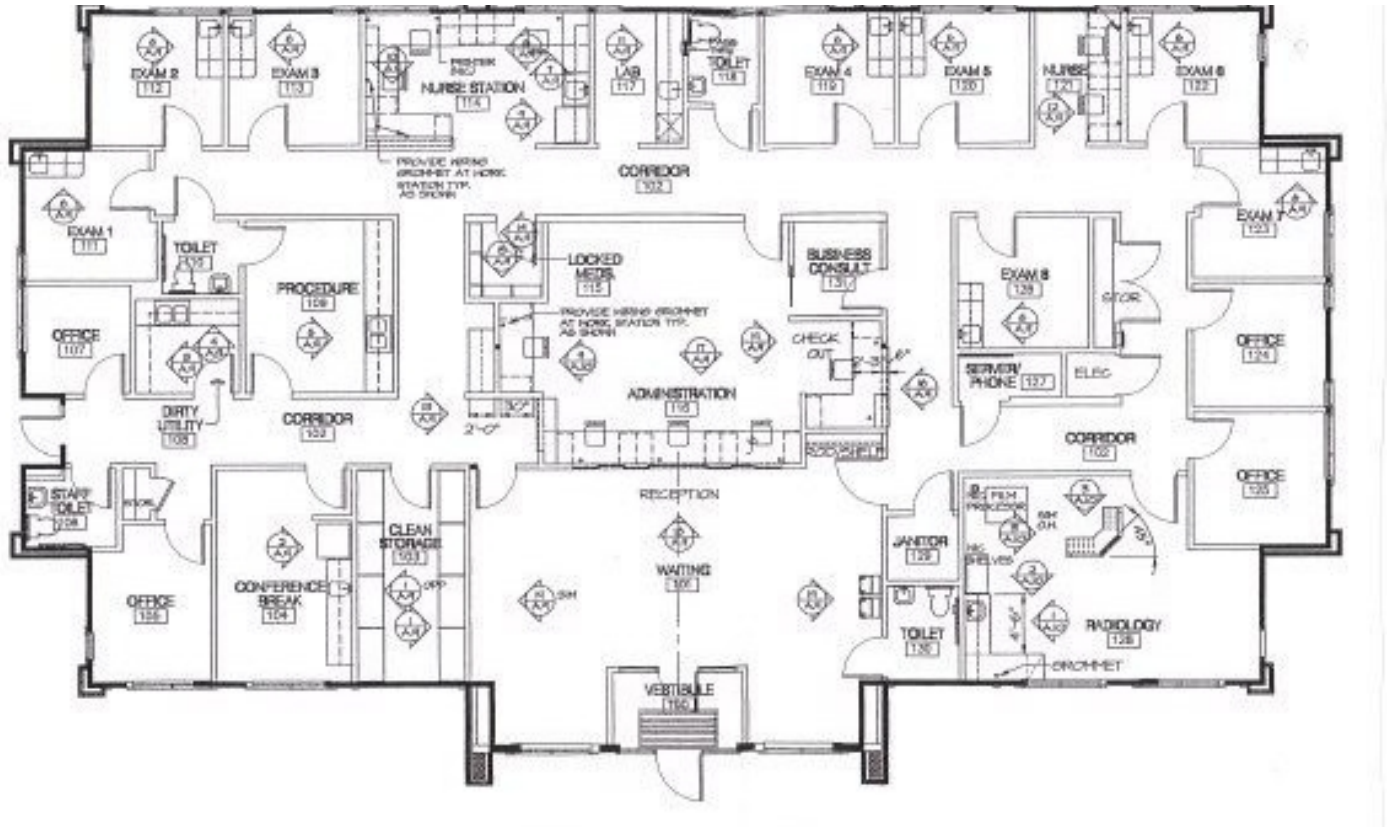


Additional Photos





Additional Photos





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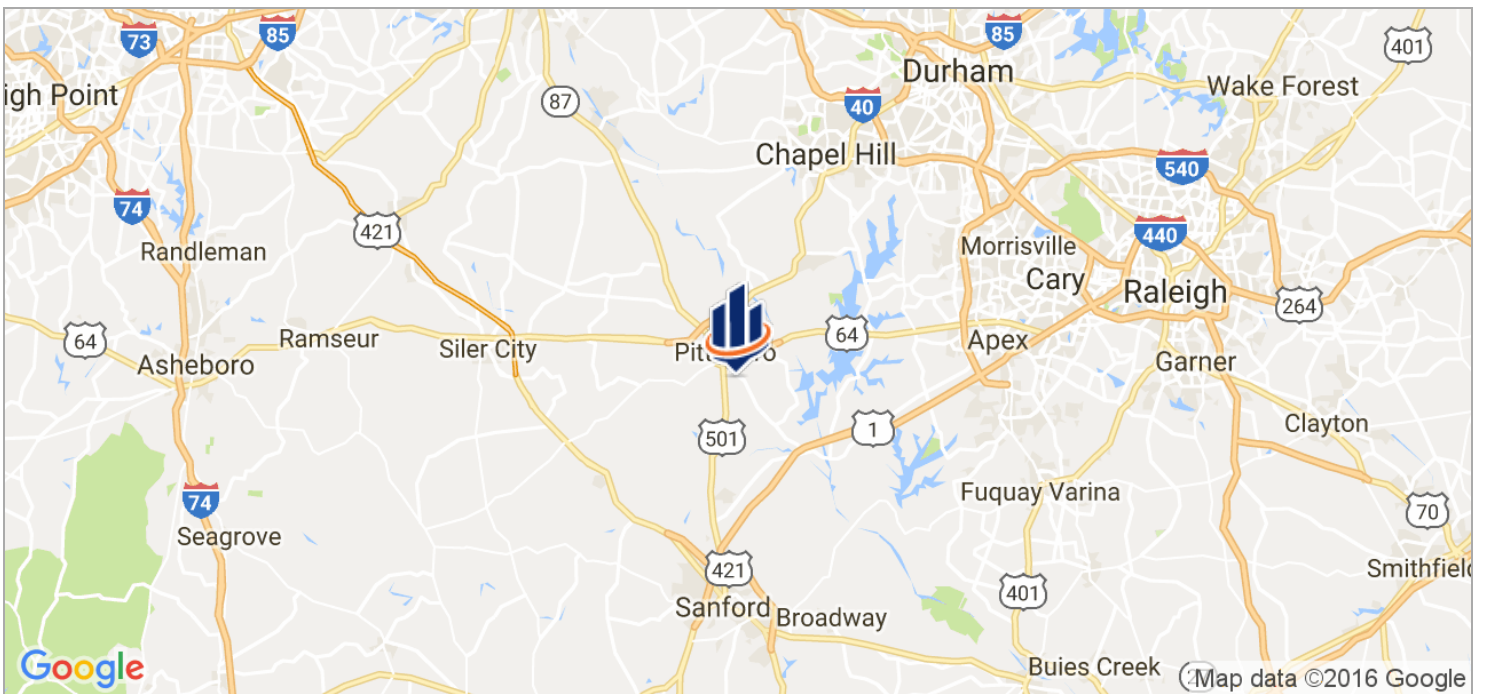
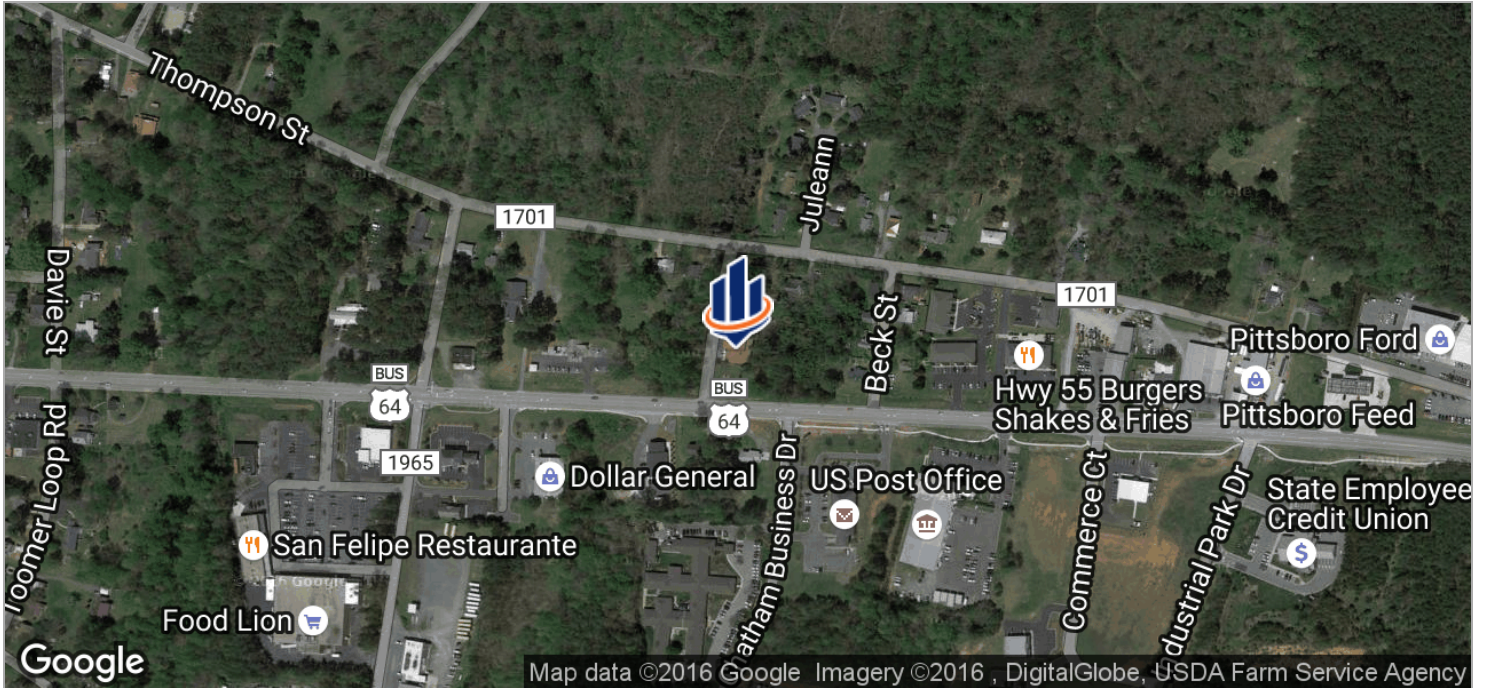


Additional Photos





Location Maps





Built To Suit Mock Up On Neighboring Lot





Advisor Bio



Johnny Wehmann

Advisor
SVN | HPW COMMERCIAL

Johnny Wehmann is a Triangle native that joins SVN - HPW Commercial with a 10-year background of real estate experience. Most recently at Meridian Realty, Johnny worked in commercial property management with a focus on retail and office properties; his clients ranging from local landlords to private equity fund managers. Johnny also maintained a business development role while at Meridian Realty, marketing to local and national tenants and property owners. Prior to that position, Johnny served as a Property Manager/ Broker-in-Charge with a focus on Multi-Family housing with developer/owner, Ticon Properties. Johnny graduated from East Carolina University in 2004 with a B.S. in Economics. Outside of his career in real estate, Johnny is an avid runner, loves the outdoors and spending time with friends and family.

Memberships & Affiliations

Triangle Commercial Association of Realtors
Chapel Hill Association of Realtors
North Carolina Association of Realtors
Bull City Business Leaders

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DISCLAIMER

MEDICAL/DENTAL/OFFICE LEASE OPPORTUNITY | 5,177 SF | PITTSBORO, NC

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