

# 1070 S MAIN STREET

Holly Springs, NC 27539

FOR LEASE



## Medical Office Space Available in Holly Springs

### HIGHLIGHTS

- 48,000 SF Professional/Medical Office Building
- Space Available: 2,237 SF (Suite 290)
- The space will be delivered in Spec Space Condition, with the Landlord providing \$60 SF towards an upfit allowance and a 5 to 7 Year Lease Term.
- All of this is negotiable with the Landlord before signing the lease.
- The 2,237 SF is actually 2,472 SF with the Core Factor, which is 10.51% for each Suite.
- Great Holly Springs location minutes from Highway 55.

Building Size: 48,000 SF

Year Built: 2024

Space Available: Suite 290

Size: 2,237 SF

Rental Rate: \$36.00 /SF/YR

Date Available: Now

Service Type: Triple Net (NNN)

Property Subtype: Office/Medical

Lease Term: 10 Years

**Gregg Marks**

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**Laura Saleh**

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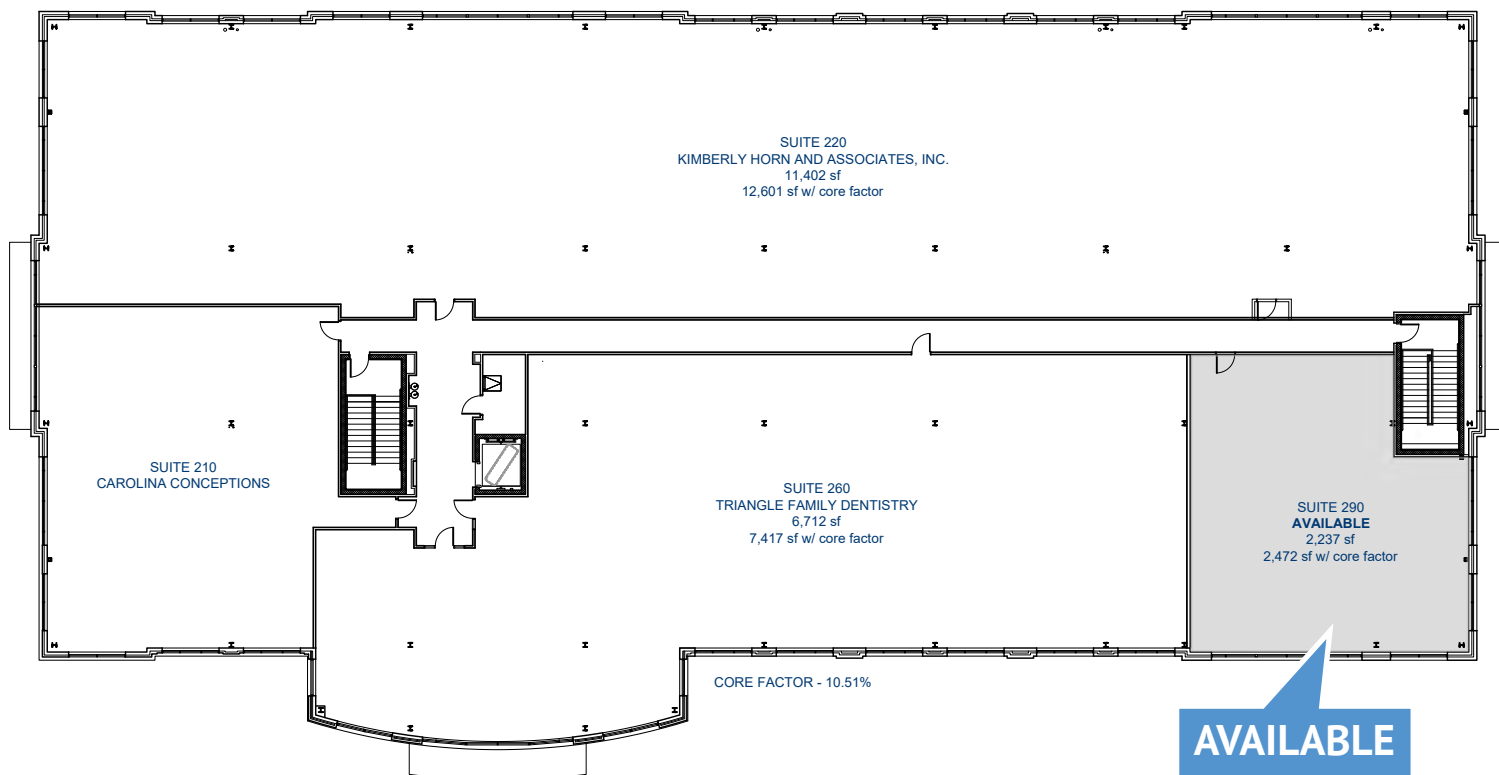


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## SECOND FLOOR



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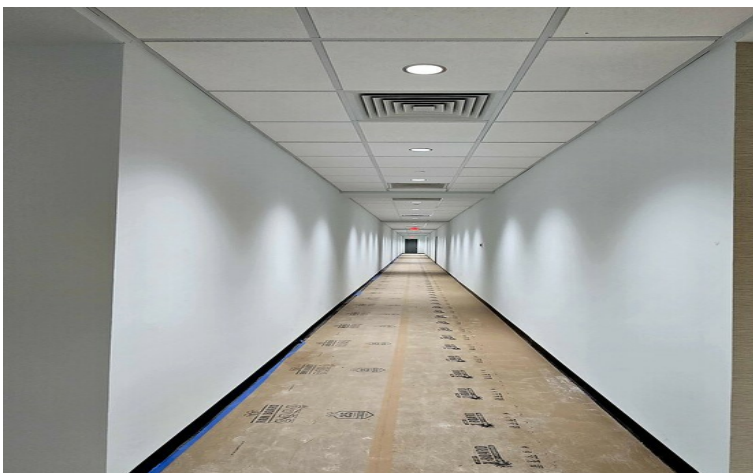
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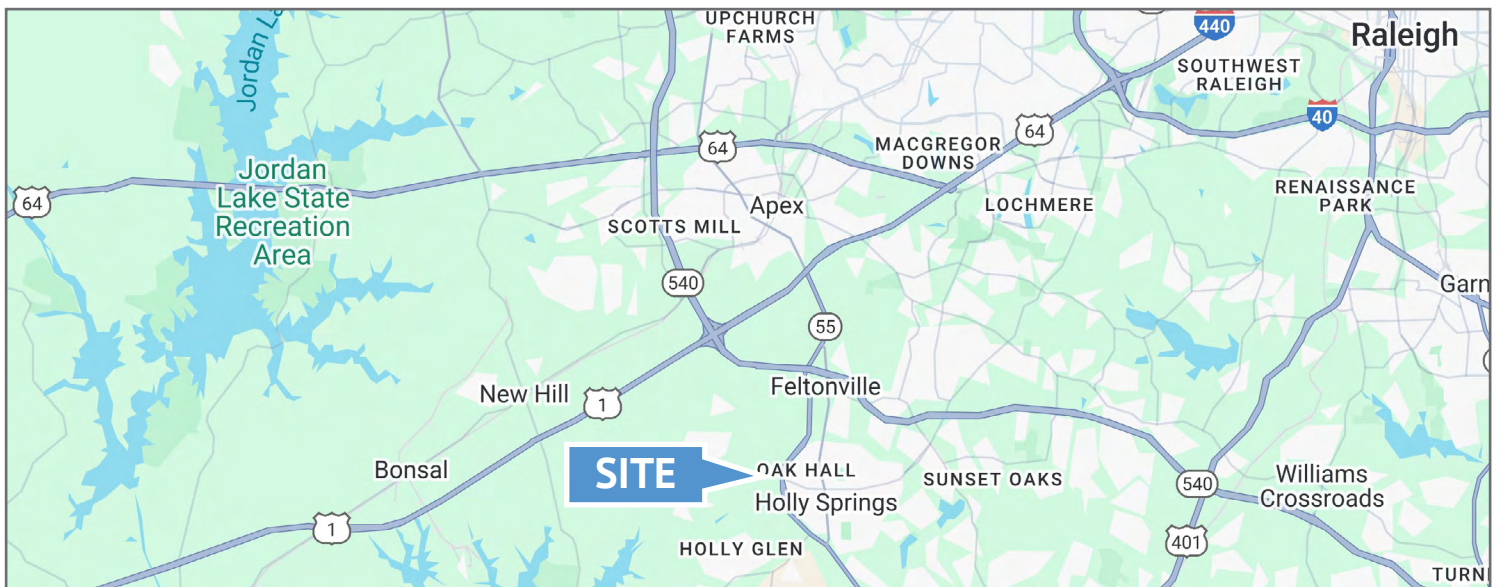


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## LOCATION OVERVIEW



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