

1070 S MAIN STREET

Holly Springs, NC 27539

FOR LEASE



Medical Office Space Available in Holly Springs

HIGHLIGHTS

- First Floor Suite 170: 3,117 SF for Lease \$35/SF plus 10.51% Core Factor(3,445 SF with Core Factor) Plus \$3.50 TICAM(Spec Condition)- Remaining Suites 120-160: 6,675 SF for Lease (Can be subdivided into 2,000 Sq. Ft. or larger) \$35/SF plus 10.51% Core Factor (7,377 SF with Core Factor) Plus \$3.50 TICAM (Spec Condition)
- Second Floor Suite 290: 2,237 SF for Lease \$35/SF plus 10.51% Core Factor (2,472 SF Core Factor) Plus \$3.50 TICAM (Spec Condition)**Landlord Improvement Allowance:** \$60 for a 7 Year Lease Commitment (Negotiable) Holly Springs, NC has seen rapid growth, transforming into a vibrant community known for quality living, top-notch schools, proximity to key areas like RTP, Cary, Apex, Raleigh, Durham, and RDU Airport
- 48,000 SF Professional/Medical Office Building
- 1st Floor 2,000 to 6,675 SF 2nd Floor 2,237 SF Available for Lease Only - Design Your Own Space!

Rental Rate: \$35.00 /SF/YR

Min. Divisible: 2,000 SF

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Area: 48,000 SF

Year Built: 2024

TICAM: \$3.50

Landlord Up Fit Contribution Allowance with a 7 Year Lease Term: \$60 Sq.

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1ST FLOOR STE 120-160

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 6,675 SF is actually 7,377 SF with the Core Factor, which is 10.51% for each Suite. This space can be broken down into smaller office spaces 2,000 SF up to 6,675 SF

Space Available:	2,000 - 6,675 SF
Rental Rate:	\$35.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 7 Years

1ST FLOOR STE 170

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 3,117 SF is 3,445 SF with the Core Factor, which is 10.51% for each Suite.

Space Available:	3,117 SF
Rental Rate:	\$35.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 7 Years

2ND FLOOR STE 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.

Space Available:	2,237 SF
Rental Rate:	\$35.00 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Space Type:	Relet
Space Use:	Office/Medical
Lease Term:	5 - 7 Years

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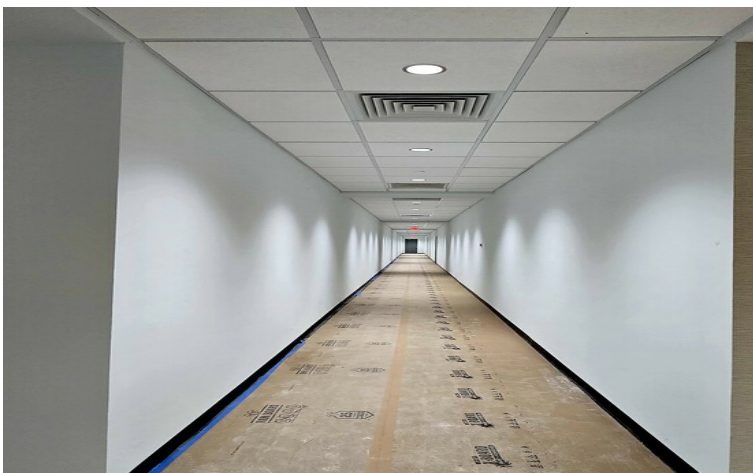
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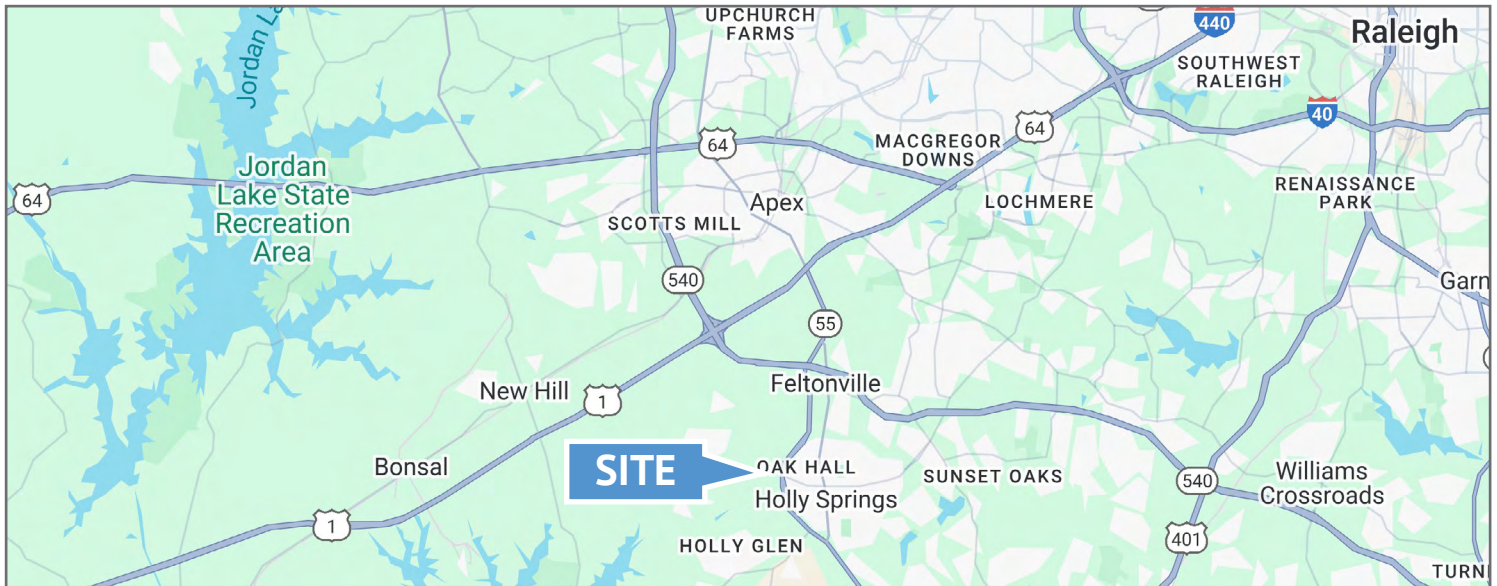


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LOCATION OVERVIEW



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