

2ND FLOOR MEDICAL SUITES AVAILABLE FOR IMMEDIATE OCCUPACY
130 Preston Executive Drive, Cary, North Carolina 27513

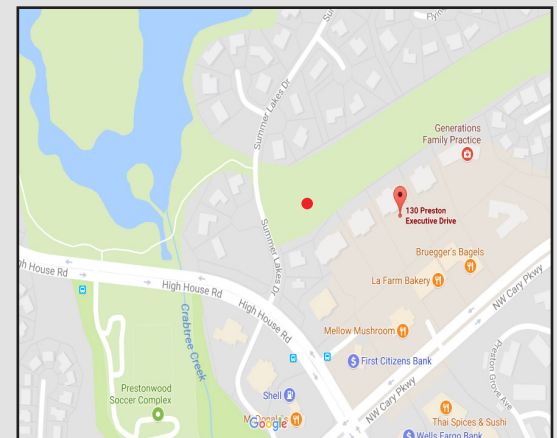


PHOENIX
COMMERCIAL PROPERTIES



FOR LEASE:

- ◆ **Address:** 130 Preston Executive Drive, Cary, North Carolina
- ◆ **Space:** Two 2nd floor medical office suites
Suite 202- 1,194 Sq. Ft. (available Oct. 1st)
Suite 204- 2,395 Sq. Ft. (available now)
- ◆ **Rate:** \$20.00/ Sq. ft. NNN
\$5.75/ Sq. Ft. TICAM
- ◆ **Access & Visibility:** Prominent Preston address and strategic location surrounded by other high end Medical and Professional offices.
- ◆ Wonderful opportunity to locate your thriving Medical Practice in a well-appointed building
- ◆ Common area patio for staff to enjoy, overlooking Prestonwood Golf Course



LOCATION



FOR MORE INFORMATION CONTACT:

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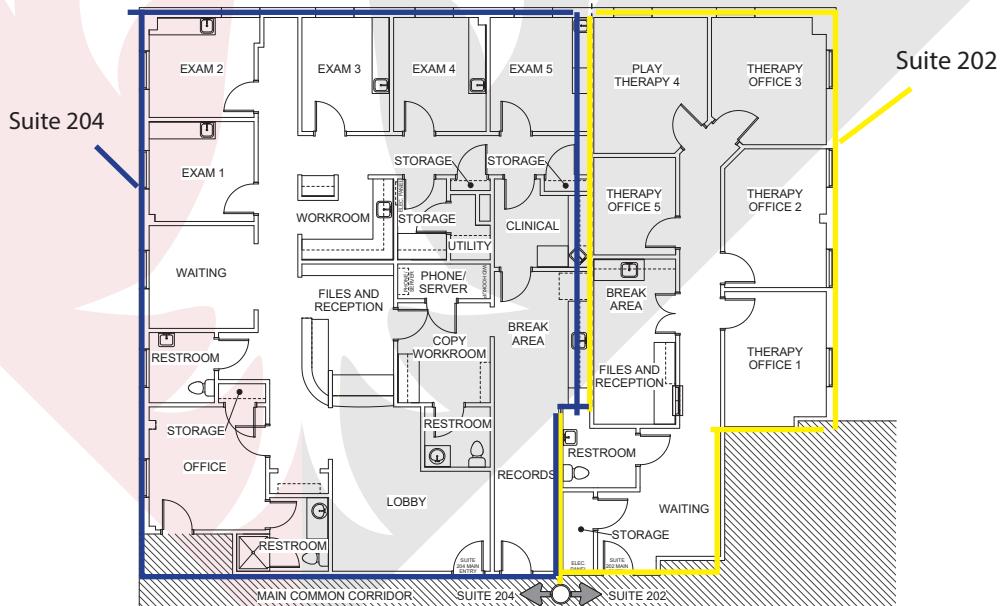
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AERIAL MAP/FLOOR PLAN - 2ND FLOOR SUITES



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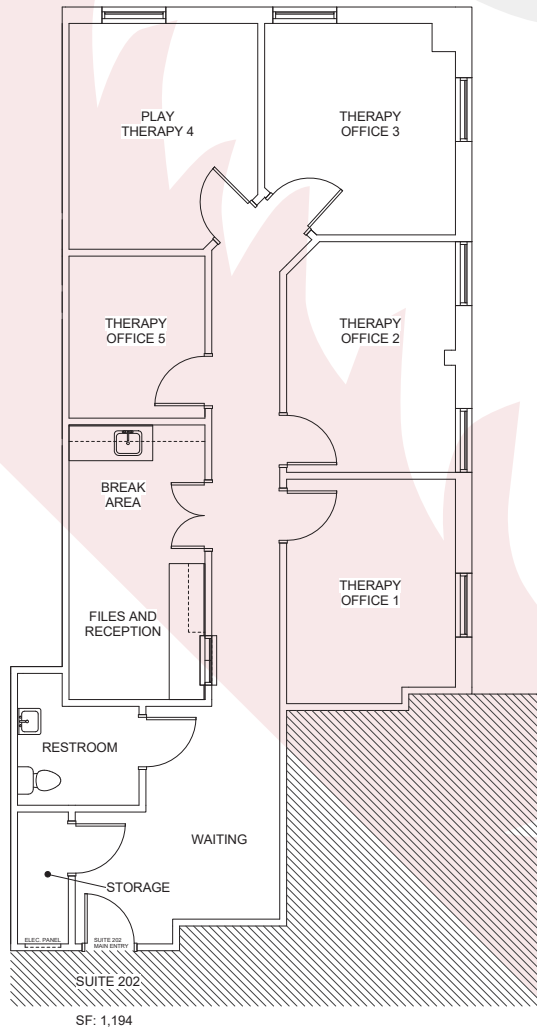
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SUITE 202 FLOOR PLAN

Suite will be available October 1st of 2017. A common patio area sits on the back side of the building, which makes for great views to the golf course.

This Professional Office suite, +/- at 1,194 square feet, includes a patient waiting area and reception area, plus five therapy rooms and four of the rooms include spacious windows. When it's time for a break from the work day, staff can enjoy the full access to the common area outdoor patio which overlooks the golf course.



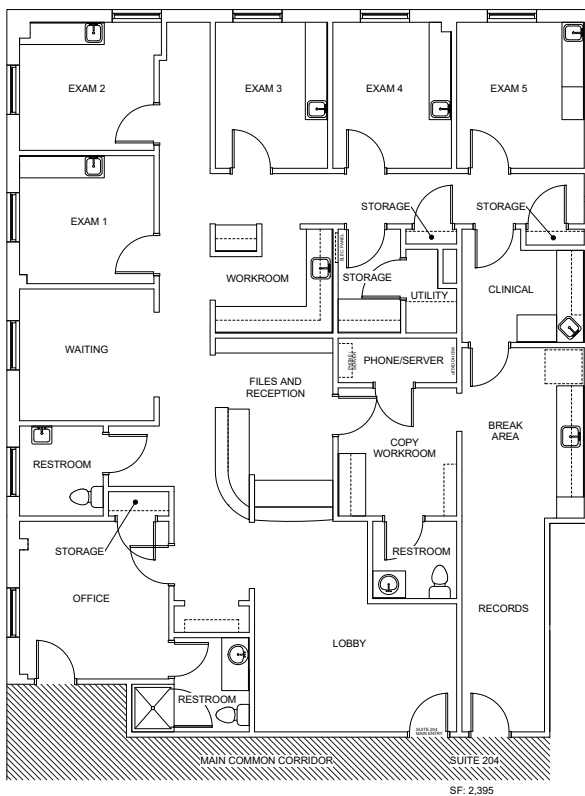
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SUITE 204 FLOOR PLAN

This Office Medical suite, +/- 2,395 square feet, opens up to a large patient waiting area and large office manager reception area. A large office with a private restroom and shower, perfect for the Doctor. For the staff, a large break room can be found in the back of the office, along with two lab areas with sinks. Five exam rooms each with their own window, brings natural light in for patients.

For larger accommodations, a secondary waiting room is located right outside of the exam rooms. Patients have their own restroom while staff also enjoy a private restroom. The Doctor and Staff have a secondary entrance that leads out to the common area patio which overlooks Prestonwood Golf Course.



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