



LEASED INVESTMENT OPPORTUNITY

RALEIGH NC MOB

> THE OFFERING

Trinity Partners is pleased to offer for sale to qualified investors the opportunity to acquire a 100% master leased, hospital-grade tenanted medical office building located in Raleigh, North Carolina which continues to receive national recognition regarding quality of life and best places to live / work / play.

The Facility is comprised of approximately 21,768 square feet and features a long-term, net-lease structure with the area’s premier hospital system as tenant who has been located here since the building’s inception. This location serves as the practice’s headquarters and is conveniently located for patient access throughout the surrounding areas. The master-lease strategy affirms the ultimate plan of the practice to absorb and fall under one roof.

The investment offers a fee simple interest in the property.

> INVESTMENT HIGHLIGHTS

- Well located, high barrier to entry
- Hospital grade tenancy
- Long-term, net-lease structure
- Annual rent escalations

> INVESTMENT SUMMARY

RENTABLE AREA	21,768 SF
PROPERTY	One, stand-alone medical office building
% LEASED	100%
TENANT	Major health system
LEASE TERM REMAINING	15-years
NOI	\$457,128
SALES PRICE	Call broker for pricing

CONTACT

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