



BURLINGTON

2921

Burlington Medical Center

MEDICAL OFFICE BUILDING

2921 CROUSE LANE | BURLINGTON, NC

ADJACENT TO CONE HEALTH ALAMANCE REGIONAL MEDICAL CAMPUS

PROPERTY OVERVIEW

Executive Summary

PURCHASE SUMMARY

Address	2921 Crouse Ln. Burlington, NC
Ownership	Fee Simple
Year Built	2004
GLA	14,355
Lot Size	1.16 Acres
Parking	45 spaces
Proximity to Hospital	0.25 Miles
Price	Call for Pricing

LEASE SUMMARY

Rental Rate	\$20.00/SF
Lease Type	NNN
Roof and Structure	Landlord
HVAC	\$2500/Annual Cap
Parking Lot	Landlord
Tenant Improvement	Negotiable
Renewal Options	One (5) Year Option
Rent Increase	3% Annual

PROPERTY HIGHLIGHTS

- Directly across from Cone Health's Alamance Regional Medical Center in Burlington's primary medical submarket
- Easy access to population density with an immediate connection to I-40 and total population of 83,018 within a 5-mile radius
- The Burlington Metro's population growth of 6.44% since last year makes it the fastest growing market in the Triad region and the 6th fastest growing market in the state
- Recent capital improvements include new TPO Membrane roof system and 5 new HVAC systems



PHOTOGRAPHY

Burlington Medical Center



PHOTOGRAPHY

Burlington Medical Center



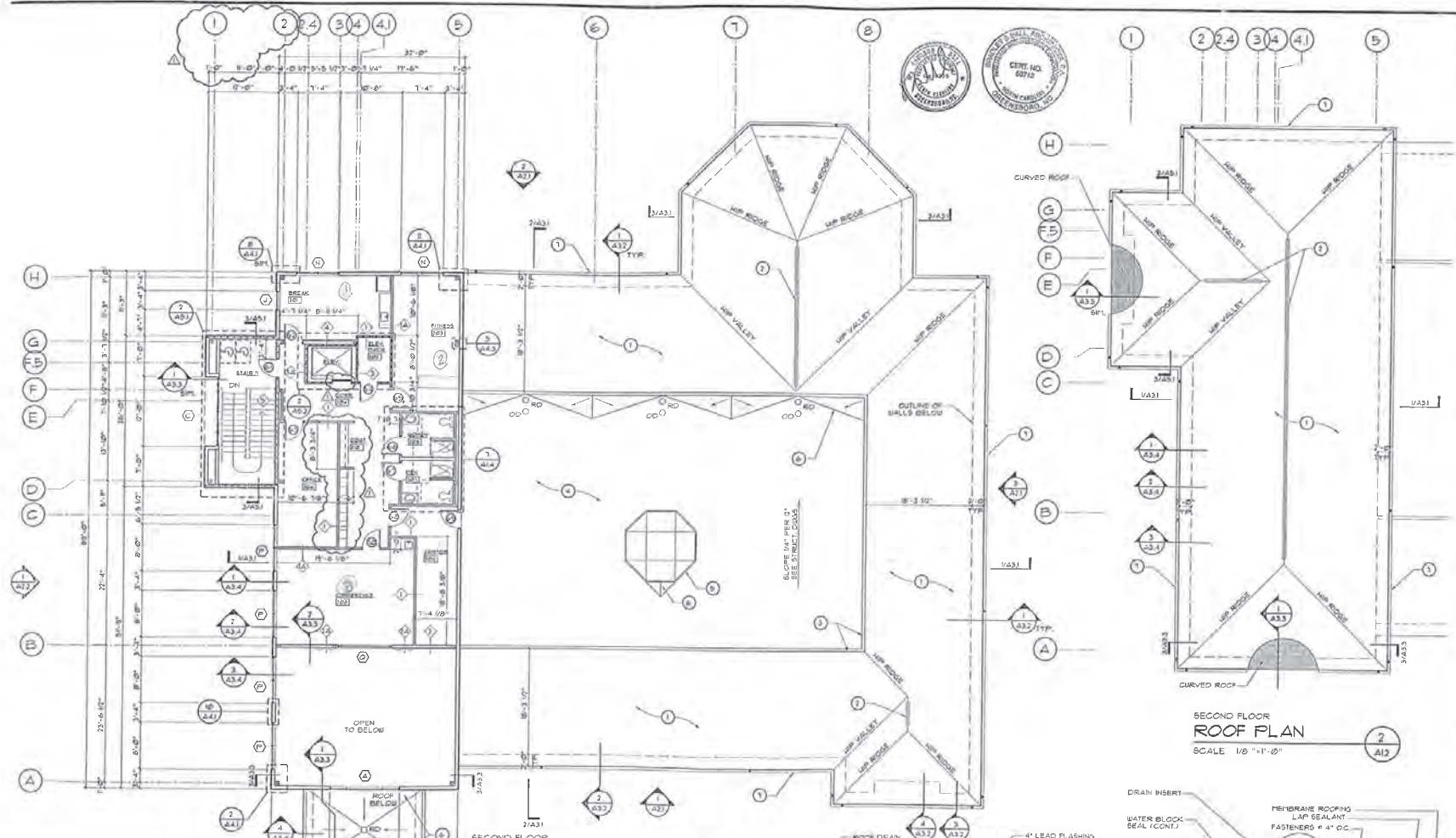
PHOTOGRAPHY

Burlington Medical Center



FLOOR PLAN

Burlington Medical Center - Overall Building

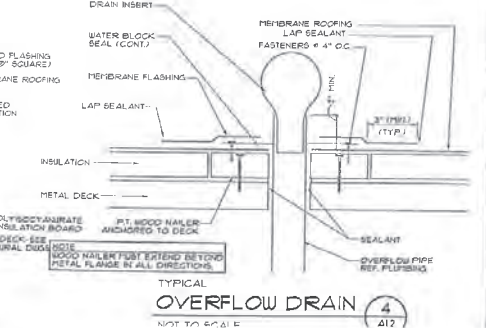
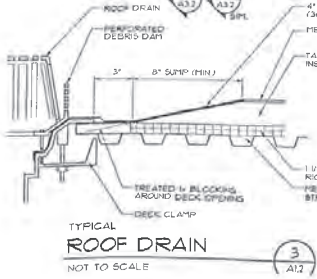


GENERAL NOTES
 ALL EXTERIOR DIMENSIONS ARE GIVEN TO FACE OF SHEATHING UNLESS INDICATED OTHERWISE.
 ALL INTERIOR DIMENSIONS ARE GIVEN TO FACE OF STUDS UNLESS INDICATED OTHERWISE.
 "RD" DENOTES ROOF DRAIN LOCATIONS "OD" DENOTES OVERFLOW DRAIN LOCATION.
 ■ DENOTES DOWNSPOUT LOCATIONS

LEGEND
 1 HR WALL ASSEMBLY
 2 HR WALL ASSEMBLY

SECOND FLOOR PLAN/ROOF PLAN
 SCALE 1/8" = 1'-0"

MARKED	MATERIAL
1	FIBERGLASS SHINGLES
2	CONTINUOUS ROOF VENT
3	FINISHED METAL COPING
4	SINGLE-PLY ROOF MEMBRANE
5	SKYLIGHT
6	CONCRETS ADDED FROM TAPERED INSULATION SLOPE 1/4" PER FT.



SECOND FLOOR ROOF PLAN
 SCALE 1/8" = 1'-0"

BRADLEY & BALL ARCHITECTS
 592-H WEST FRIENDLY AVE
 CHLENSBORO, N.C. 27410

IMPACT CONSTRUCTION
 1000 W. WOODBERRY PARK LANE
 BURLINGTON, NC 27405

CAROLINA NUCLEAR MEDICINE
 LOT 2 - WOODBERRY PARK LIC
 BURLINGTON, NORTH CAROLINA

Revisions

Rev	Date	Description
1		

SECOND FLOOR PLAN ROOF PLANS AND DETAILS

Date: 05.05.04
 Drawn by: WLS/CL
 Checked by: RTB
 File No.: 03.011
 Sheet: **A1.2**

FLOOR PLAN

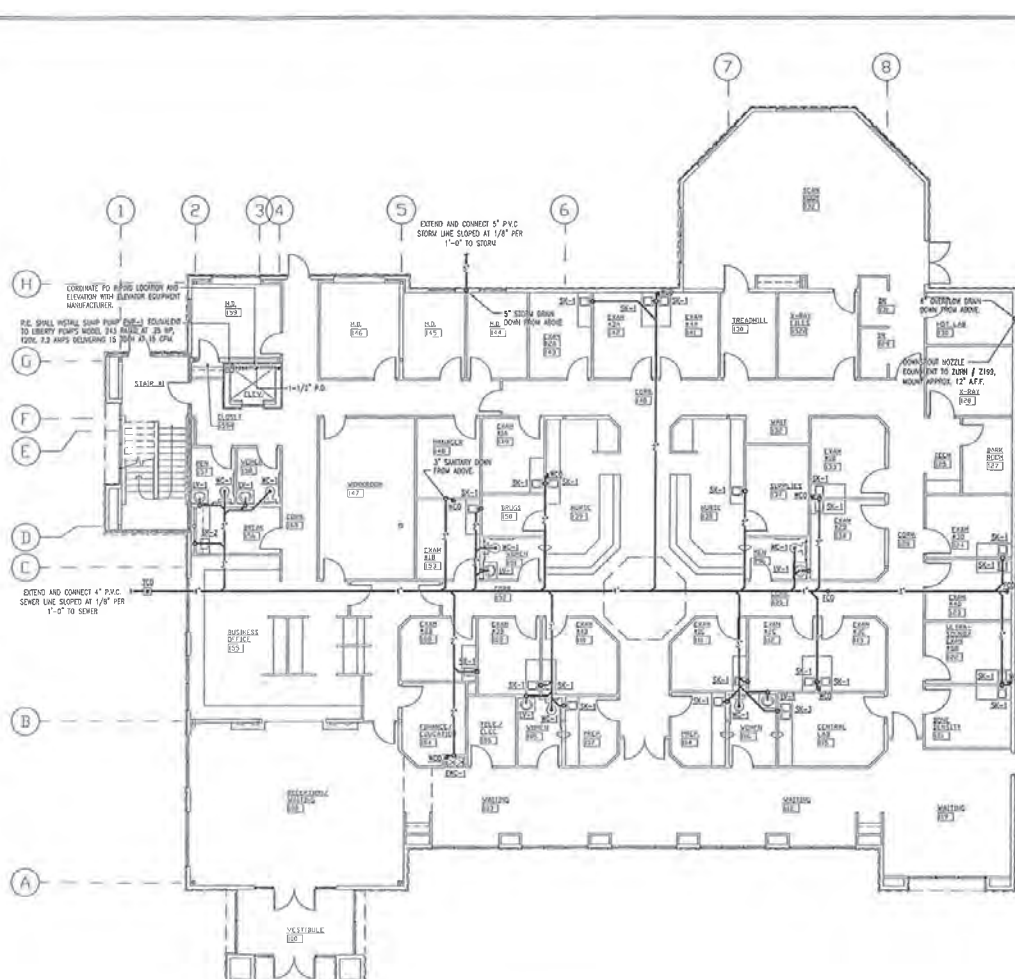
Burlington Medical Center - First Floor

PLUMBING NOTES

- PLUMBING TO BE INSTALLED IN ACCORDANCE WITH ALL NC STATE AND LOCAL CODES.
- PLUMBING CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES.
- ALL WASTE AND VENT PIPING TO BE SCHEDULE 40 PVC.
- WATER LINES TO BE COPPER TYPE L (SOFT DRAWN) BELOW SLAB, AND TYPE K HARD COPPER ABOVE SLAB.
- ALL PVC UNDER SLAB SHALL BE A MINIMUM OF 2" NPS.
- COPPER PIPING TO BE INSULATED WHERE IT PASSES THROUGH CONCRETE.
- CONTRACTOR TO VERIFY NEED FOR BACKFLOW PREVENTER ASSEMBLY (BFA) WITH LOCAL AUTHORITIES, IF REQUIRED BFA TO BE 2" RISE TYPE. IF BUILDING BFA IS INSTALLED, INSTALL EXPANSION TANK OR THERMAL EXPANSION VALVE UPSTREAM OF WATER HEATER. BFA TO BE MONITORED 12"-4" AFT AND 18" CLEARANCE ON EACH END AND MEET MANUFACTURERS RECOMMENDED ACCESS REQUIREMENTS.
- INSULATE HOT & COLD WATER LINES BY ACCORDANCE WITH NORTH CAROLINA BUILDING CODE. INSULATE COLD WATER LINES WHERE SWEATING WOULD RESULT IN STRUCTURAL DAMAGE TO BUILDING DUE TO SWELLING OF WOOD OR SWELLING OF CEILING TILES.
- TRAP PRIMERS SHALL BE INSTALLED ON ANY FLOOR DRAIN OR RIB DRAIN WHERE INDICATED.
- LABORATORIES ARE TO BE EQUIPPED WITH CLEAN-OUT TEES BELOW.
- ALL FIXTURES TO BE EQUIPPED WITH SHUT-OFF VALVES ON SUPPLY LINES.
- INSTALL THERMOSTATIC VALVE AND ADJUST HOT WATER TEMPERATURE TO 120°F.
- ALL FIVE GATED ASSEMBLY PENETRATIONS ARE TO BE PER CODE. CONTRACTOR SHOULD REVIEW ALL FIVE WALL PENETRATIONS.
- PIPING LOCATED WITHIN RETURN AIR PLenums SHALL BE NON-COMBUSTIBLE.
- THERMAL AND ACOUSTIC WATERWAYS WITHIN PLenum SPACES SHALL CONFORM TO REQUIREMENTS OF THE NORTH CAROLINA MECHANICAL CODE.
- THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PIPING AND EQUIPMENT WITH ALL OTHER TRADES PRIOR TO BEGINNING INSTALLATION TO AVOID CONFLICTS AND INTERFERENCE WITH OTHER TRADES.
- FINAL WIRING CONNECTIONS (E.G. ELECTRIC, WATER, ETC.) TO EQUIPMENT SHALL BE MADE BY THE CONTRACTOR PROVIDING THE EQUIPMENT, RESERVING THE UTILITIES.
- PLANS AND SPECIFICATIONS ARE QUANTITATIVE, THERE IS NO INTENT TO REMOVE ALL AND FITTINGS REDUCED. GENERALLY, PIPING SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO AND PLUMB WITH WALL CONSTRUCTION.
- SOL AND WASTE PIPING SHALL BE Laid ON MINIMUM 1/4" PER FT. SLOPE FOR PIPE SIZES LESS THAN 4" AND MINIMUM 1/8" PER FT. FOR PIPE 4" AND LARGER.
- UNLESS OTHERWISE NOTED, PLUMBING CONTRACTOR SHALL REQUIRE AT A POINT FIVE (5) FEET OUTSIDE THE BUILDING, FOR WORK BY OTHER CONTRACTORS OUTSIDE THE 3 FOOT TOLERANCE, ACCESS TO SITE UTILITY DRAWINGS.
- VALVES AND DEVICES INSIDE CHASES OR WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE PROVIDED WITH APPROPRIATELY SIZED ACCESS PANELS CONFORMING WITH APPLICABLE STANDARDS. SUCH ACCESS PANELS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR FOR INSTALLATION BY THE GENERAL CONTRACTOR.
- PLUMBING VENT PIPING PENETRATING ROOF SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR. CUTTING OF RIFLES AND FLASHING OF PENETRATIONS SHALL BE BY THE GENERAL CONTRACTOR.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS OF WALLS AND PARTITIONS AND FOR PARTITION FINISHES AND CONSTRUCTION MATERIALS.

PIPING LEGEND	
---	HOT WATER SUPPLY
---	COLD WATER
---	HOT WATER RETURN
---	VENT PIPING
---	SEWER PIPING
---	V.T.R. = VENT THROUGH ROOF
---	A.A.V. = AIR ADMITTANCE VALVE
---	P.D. = PUMP DISCHARGE

WALL LEGEND	
---	1" TH. FIRE PARTITION



PLUMBING FIXTURE SCHEDULE						
ITEM NO.	FIXTURE DESCRIPTION	MANUFACTURER	MODEL NO.	CONNECTION SIZES	REMARKS	
				C.W. H.W. WASTE VENT		
WC-1	ELECTRIC WATER COOLER	SUBROC	ADA-8-SLR	1/2" --- 1-1/2"	1-1/2"	B-LEVEL WATER COOLER
WC-1	WATER CLOSET - FLUSH VALVE	AMER. STD.	2294-011	1-1/4" --- 1-1/2"	3"	1.6 GAL./FLUSH, H.C. HEIGHT, SLOAN REGEL 111 FL. VALVE
LV-1	COUNTER MOUNT LAVATORY	AMER. STD.	0475-020	1/2" 1/2"	1-1/2"	DOUBLE LEVER FAUCET, CHROME P-TRAP ASSEMBLY
SC-1	SINGLE COMP. LWB SINK	JUST	SL-ADA-1617-A-SR	1/2" 1/2"	1-1/2"	DOUBLE LEVER FAUCET, CHROME P-TRAP ASSEMBLY
SC-2	SINGLE COMP. BREAK SINK	JUST	SL-ADA-1921-A-SR	1/2" 1/2"	1-1/2"	SINGLE LEVER FAUCET, CHROME P-TRAP ASSEMBLY
SC-3	DOUBLE COMP. KITCHEN SINK	JUST	SL-ADA-1931-B-SR	1/2" 1/2"	1-1/2"	DOUBLE LEVER FAUCET, CHROME P-TRAP ASSEMBLY
SH-1	SHOWER	QUADRALES	Q-3638-SP	1/2" 1/2"	2"	1-1/2" WITH 1/2" SHOWER VALVE, ACCESSIBLE, AND TUB UP SEAT
FD-1	FLOOR DRAIN	ZURN	Z-418-B	---	2"	1-1/2" SUBV. ASSEMBLY WITH "TOTE" S' STRAINER AND TRAP PRIMER
MS-1	MOP SINK	STEIN WILLIAMS	HW-1616-BP-1	1/2" 1/2"	2"	1-1/2" WITH STAINLESS STEEL SPLASH GUARDS
IB-1	ICE MAKER BOX	PPP	WA-500-JMB	1/2" 1/2"	1-1/2"	1-1/2" NAP VALVE WITH SHOCK ABSORBERS
RD-1	ROOF DRAIN	ZURN	Z-100	---	4"	---
OD-1	OVERFLOW ROOF DRAIN	---	---	---	4"	---
FWO-1	FROST PROOF WALL MOUNT	WOODFORD	65	1/2" ---	---	SEE ARCHITECT FOR SPECIFICATIONS
WC	WALL CLEAN OUT	ZURN	Z-1411	---	---	MOUNT 2" ABOVE GRADE LEVEL
FO	FLOOR CLEAN OUT	ZURN	Z-1406	---	---	SIZE DETERMINED UPON WASTE PIPE
YO	YARD CLEAN OUT	ZURN	Z-1470	---	---	WITH FLANGED ACCESS BOX SIZE DETERMINED UPON WASTE PIPE

FIXTURE MODEL NUMBERS LISTED ARE FOR DESCRIPTION ONLY.

WASTE AND WATER CALCULATIONS									
FIXTURE TYPE	QUANTITY	WASTE FIXTURE UNITS		HOT WATER FIXTURE UNITS		COLD WATER FIXTURE UNITS		TOTAL WATER FIXTURE UNITS	
		PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
WATER CLOSET - VALVE	8	6	48	0	0	10	80	10	80
LAVATORY	8	1	8	1.5	12	1.5	12	2	16
FLOOR DRAIN	1	2	2	0	0	0	0	0	0
DRINKING FOUNTAIN	1	0.5	0.5	0	0	0.25	0.25	0.25	.25
SINK	4	2	8	1	4	1	4	1.4	5.6
MOP SINK	1	2	2	2.25	2.25	2.25	2.25	3	3
HAND SINK	22	2	44	1	22	1	22	1.4	30.8
SHOWER	2	2	4	1	2	1	2	1.4	2.8
TOTAL			118.5		42.25		122.5		138.45

1. 4" WASTE LINE SLOPED AT 1/8" PER 1'-0" IS ADEQUATE FOR 180 FIXTURE UNITS
 2. 2" WATER LINE IS ADEQUATE FOR 80 GPM

WASTE FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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 Graham, N.C. 27223
 Phone: (336) 236-4117
 Fax: (336) 570-1926

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 GREENSBORO, N.C. 27407
 336-294-5052

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 5915 HIGH POINT ROAD
 P.O. Box 7230
 GREENSBORO, N.C. 27407-0687

NEW BUILDING FACILITY: CAROLINA NUCLEAR MEDICINE
 Burlington, North Carolina

WASTE FIRST FLOOR PLAN

SEAL 25043
 1/2" = 1'-0"

DATE: 06/11/10
 BY: CLK
 CHECKED: GMP
 SCALE: AS NOTED
 SHEET NO: 469

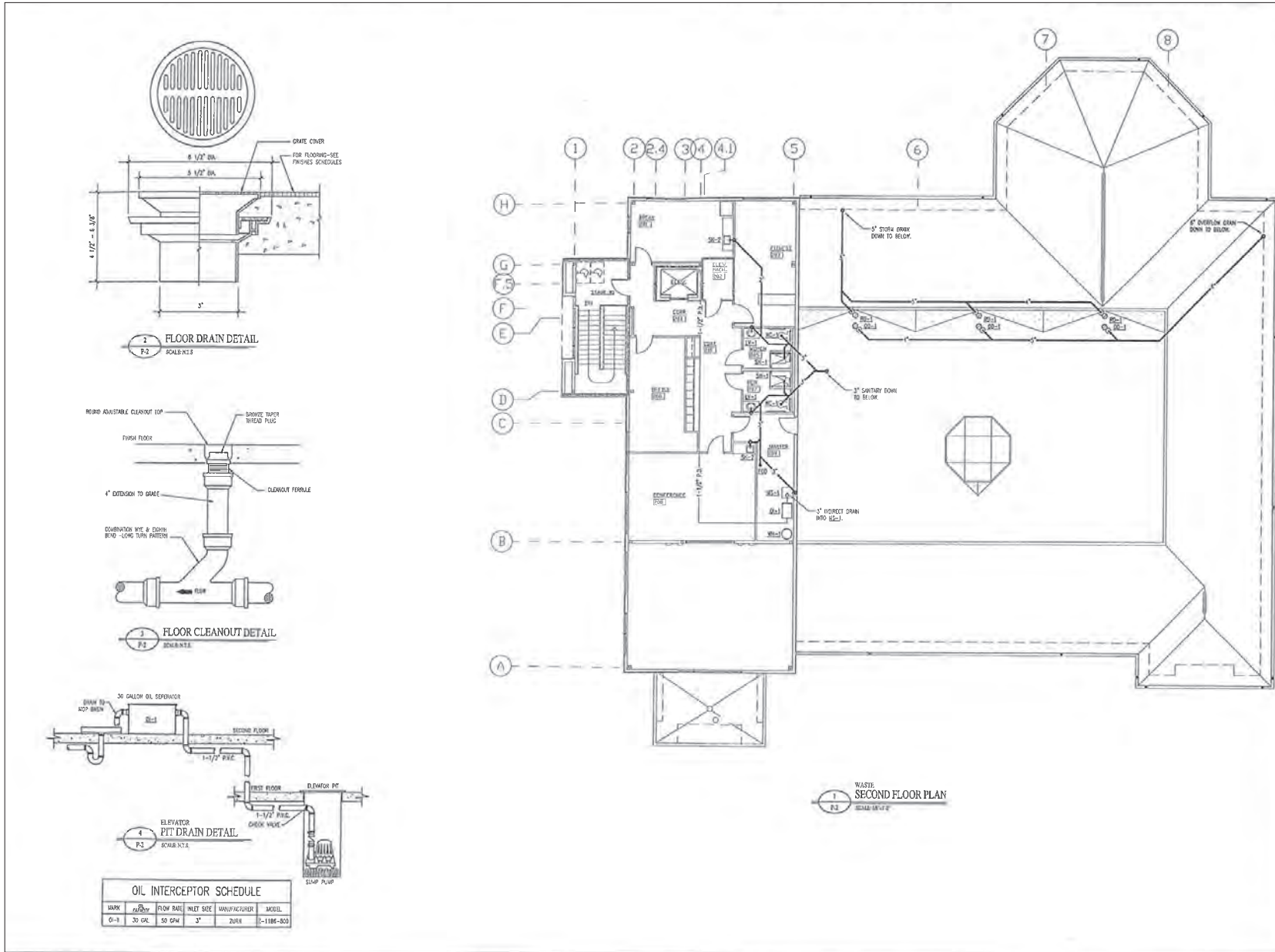
P-1

SITE LAYOUT PLAN FOR CAROLINA NUCLEAR BOONE STATION TOWNSHIP

DATE: 06/11/10
 BY: CLK
 CHECKED: GMP
 SCALE: AS NOTED
 SHEET NO: 469

FLOOR PLAN

Burlington Medical Center - Second Floor



Alamance Consulting Engineers
200 N. Main St., Suite 7
Greensboro, N.C. 27225
Phone: (336) 226-4117
Fax: (336) 570-1926

DATE: _____
DRAWN: _____
CHECKED: _____
PROJECT: _____

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**NEW BUILDING FACILITY:
CAROLINA NUCLEAR MEDICINE**
Burlington, North Carolina

WASTE SECOND FLOOR PLAN

SITE LAYOUT PLAN FOR
CAROLINA NUCLEAR
BOONE STATION TOWNSHIP
BURLINGTON, NORTH CAROLINA

SCALE: 1/8" = 1'-0"
DATE: 05/11/04
BY: AS NOTED
SHEET: 404

P-2

Sheet No. 1

LOCATION OVERVIEW

Area Map



FURMAN

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