



45 Guardian Ct, Rocky Mount NC, 27804

Asking price sq ft = \$19.75 NNN

Listing Details

Highlights

Lease type: Triple Net (NNN)

Property Type: Medical/Office

GLA: **4620 sq ft**

Zoning: Office & Institutional

.Fully built out as medical unit

.Includes reception window and lobby

.Located on busiest city street

.Sinks present in multiple rooms

.3 min drive from I-95

.3 min drive from US-64

.Includes 3 bathrooms

.Offers plenty of parking

.Next to Boice-Willis Clinic

.Unit in excellent condition

Located in Rocky Mount NC, this medical building contains a 4620 sq ft unit available for lease. The unit includes 10 exam rooms, 3 bathrooms, 1 reception room, 1 breakroom, and more. The unit was previously occupied by a vascular surgeon and the adjacent unit is occupied by Boice-Willis Clinic. The building itself is located on the city's busiest road within an office subdivision. I-95 and US-64 are only a 3 min drive away from this location and is only a 1 min drive from national retail such as Harris Teeter, Subway, Dunkin, and more. Don't miss this amazing opportunity to lease a medical unit that is in excellent condition and very well located.



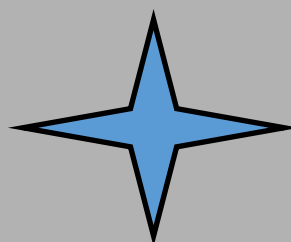
Phillip Rabil

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Mobile: (252) 382-8117

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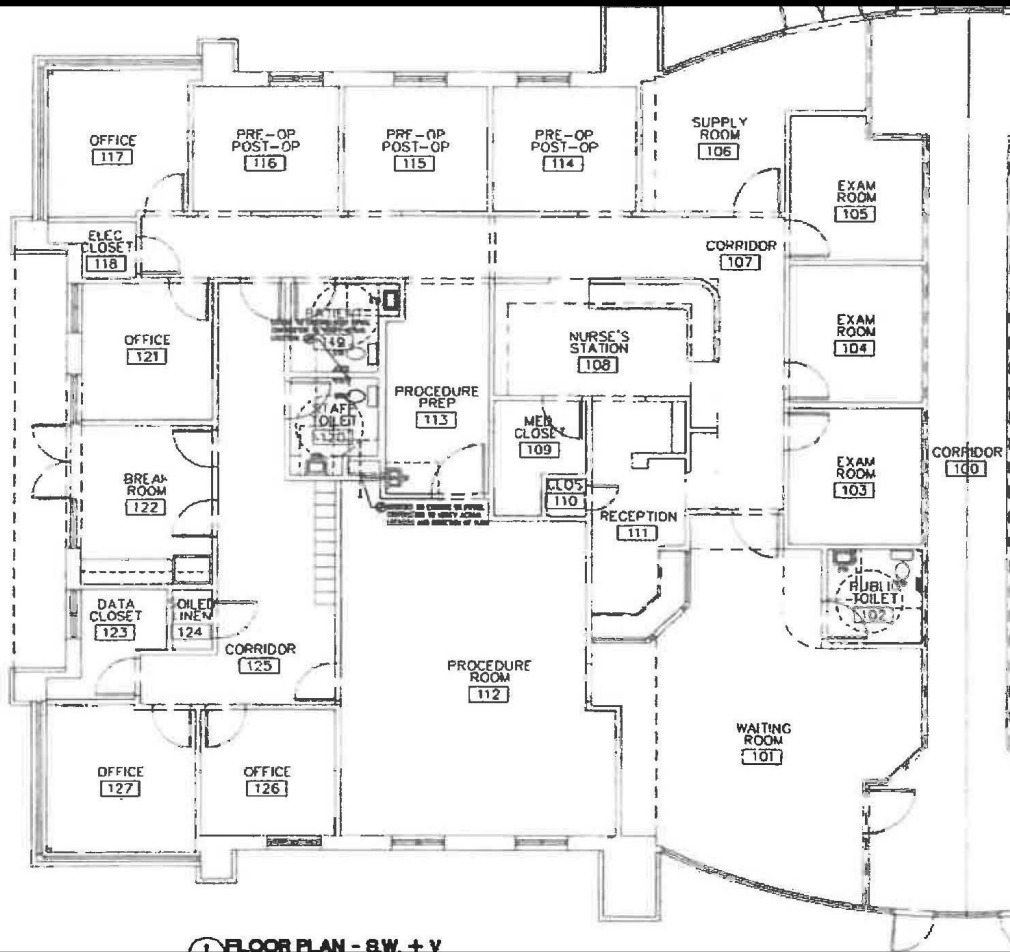
Fax: (252) 442-9487



821 Country Club Rd, Suite 10

Rocky Mount NC, 27804

WWW.Chambliss-Rabil.com



- 10 Exam Rooms**
- 2 Procedure Rooms**
- 3 Toilets**
- 1 Breakroom**
- 1 Supply Room**
- 1 Waiting Room**
- 1 Nurses Station**
- 1 Reception Room**
- 1 Data Closet**
- 1 Electrical Closet**
- 1 Medical Closet**
- 1 Linen Closet**



