



**Ground Floor Medical/Professional Office Space  
At the Southern Base of The Research Triangle !**

**Baxter M. Walker, III**  
BWalker@aacre.com  
919.582.3112

**Steve Robinson, CCIM**  
SRobinson@aacre.com  
919.582.3103

**LOCATION South Wake Medical Park, Fuquay-Varina, NC**

At the intersection of **55** (Broad Street) & Old Powell Road, south of Holly Springs as you enter Fuquay-Varina. Approximate distance to Downtown Holly Springs 5 min, Apex 10 min, Angier 15 min, Lillington 25 min.

**In the immediate area:**

- WakeMed Outpatient, Fuquay-Varina
- Rex Outpatient Center, Holly Springs
- Rex UNC Health Care, Holly Springs (proposed)
- WakeMed Healthplex, Apex
- Rex UNC Health Care Wellness Center, Cary
- Western WakeMed, Cary



**SPACE AVAILABLE** From **1,680 - 14,400 SF** (+/-) Phase 1  
Seven Separate Medical Office Bldgs Planned  
Totaling **55,000 SF** (+/-) over three Phases

**PRICE Contact Broker for Sale & Lease Prices**

**FEATURES & BENEFITS**

- ▶ Ownership tax advantages & appreciation in value
- ▶ Single-source convenience for Patient with their Physician, Optometrist, Dentist, etc.
- ▶ Prime location with high traffic visibility & fast-growing Patient base
- ▶ Turn-key design / fit-up solutions to fit your needs

**TRAFFIC** 24,950 CPD (54,990 Projected 2013) Source: NCDOT

**The Research Triangle Region of NC is:**

- ▶ One of the most economically prosperous regions in the world
  - ▶ World-leading life science and technology clusters
  - ▶ Major research universities with billions in R & D funding
  - ▶ Significant growth opportunities & knowledge-based economy
- Source: 2010 State of Research Triangle Region & RTRP Strategic Plan Leadership
- ▶ #2 **Best State for Business** (NC) *Chief Executive Magazine*, May 2010
  - ▶ #3 **Hottest Job Growth Next Decade** (Raleigh) *BNET.com*, April 2010
  - ▶ #1 **Smartest City** (Raleigh-Durham) *TheDailyBeast.com*, April 2010
  - ▶ #4 **Highest Employment Drugs & Pharmaceuticals** (Raleigh-Cary) *Business Facilities Magazine*, August 2009
  - ▶ #5 **Leading Life Sciences Clusters in US** (Raleigh-Durham) *Milken Institute*, May 2009



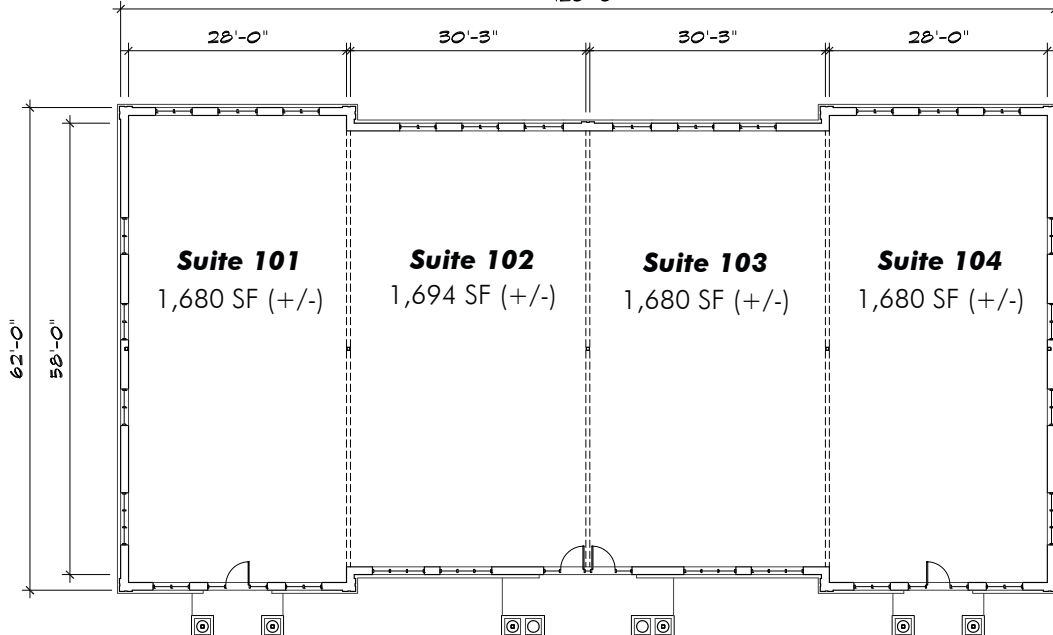
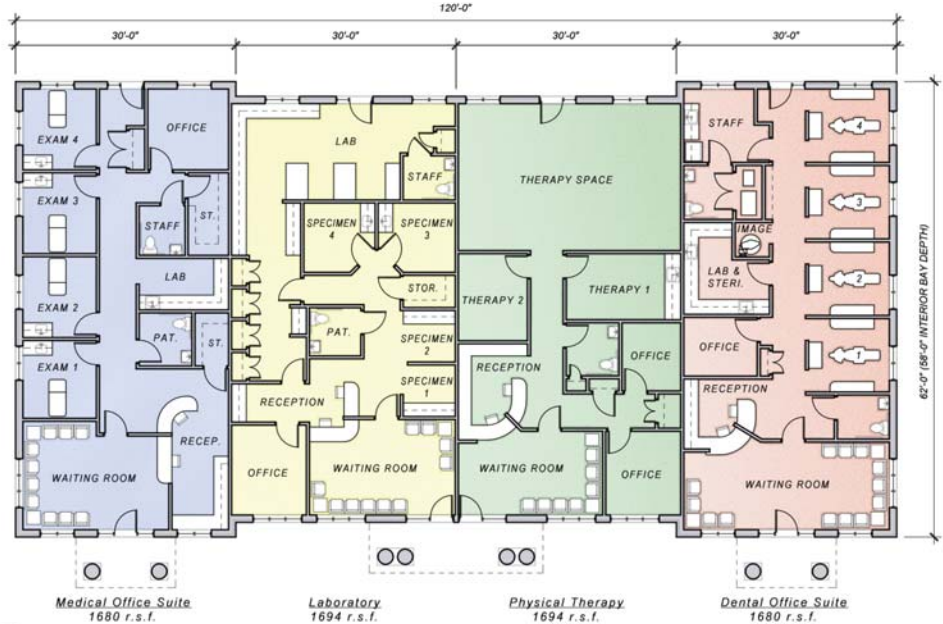


**SPACE AVAILABLE**

From **1,680 - 14,400 SF (+/-)** Phase 1  
 Seven Separate Medical Office Bldgs Planned  
 Totalling **55,000 SF (+/-)** over three Phases

**Potential Floorplan Options**

(Shown for illustrative purposes only. Actual office space configuration to be designed to meet client's specific needs.)



**Steve Robinson, CCIM**  
 SRobinson@aacre.com  
 919.582.3103

**Baxter M. Walker, III**  
 BWalker@aacre.com  
 919.582.3112



DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.