



# HOSPITAL AVENUE MOB

125 Hospital Avenue | Lenoir, North Carolina



## BUILDING SPECIFICATIONS

Total Building Area	± 19,814 SF
Total Available Space	± 19,814 SF
Parking Ratio	72 spaces
Asking Lease Rate	Competitive

## ABOUT

125 Hospital Avenue is a Class "A" 3-story medical office building featuring ample surface parking, covered drive-up entryways, and immediate availability. A lodge style exterior, abundant nearby amenities, and flexible lease terms - including aggressive rates and rent abatements, help make this property attractive to tenants.

For more information, contact:

**Reed Griffith**

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## Brackett Flagship Properties, LLC

2701 Coltsgate Road, Suite 300 Charlotte, North Carolina 28211  
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**BRACKETT FLAGSHIP**  
PROPERTIES



## LOCATION

Hospital Avenue Medical Office Building is conveniently located off Highway 321 with excellent exposure just minutes from Caldwell Memorial Hospital.

## AVAILABILITIES

Suite 100	± 4,259 SF	Lower Level Shell
Suite 200	± 4,382 SF	Main Level Shell
Suite 201	± 3,466 SF	Main Level Shell
Suite 300	± 8,035 SF	Upper Level Shell

## CONTACT:

### Reed Griffith

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