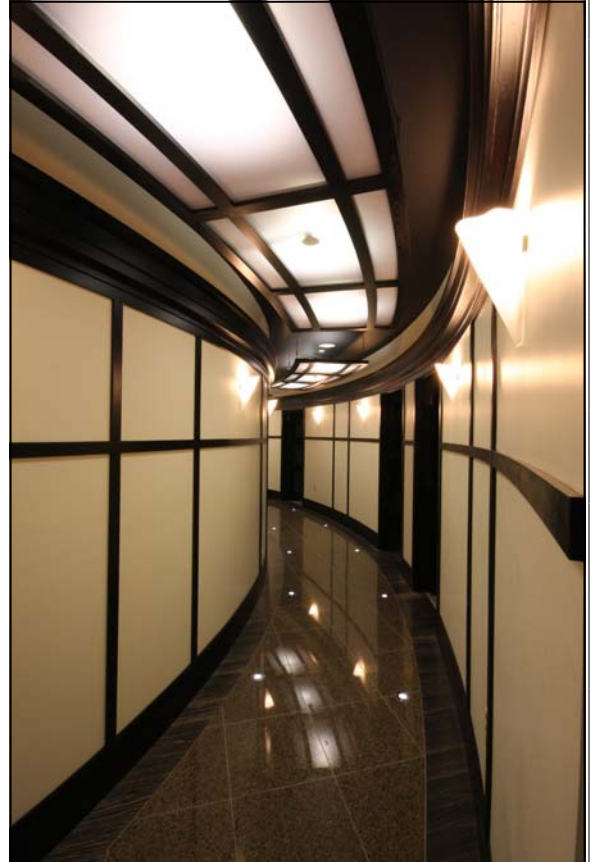


Coorsdale

AT CARY PARKWAY

Immaculate MedSpa Space
& Surgery Center
Built to Medicare Standards



- Located at Cary Parkway and US 1
- 1.4 miles from Wake Med Cary Hospital
- Facility Built to Medicare Standards
- Medical Practice (MedSpa) space
- Surgery Center
- 13,838 SF

Offered by

PINPOINT
PROPERTIES

For more information

Please contact:

Joni Barnes

(919) 544-0141 x 202

jbarnes@pinpointprop.com

A Unique FOCUS on the Triangle...

Coorsdale

AT CARY PARKWAY

The space was painstakingly designed and built to offer patients an experience which encourages confidence in the care they will receive while insuring an atmosphere of elegant, but comfortable, sophistication.

Medical Office includes waiting area to seat 25 - 35 patients, patient restrooms with Italian tiled walls and high-end designer fixtures, 6 patient exam rooms, 2 executive offices (one with separate restroom). There are 5 additional offices in back accessible from back entrance, staff lounge has full kitchen and large eating area, staff restroom and administrative staff lockers. Laundry room will accommodate 2 full sized stacked w/d's. The mid-office waiting room accommodates 15 which can be used as conference room.

Surgical Center built to Medicare Standards has waiting area, 3-bay pre op area, Sit up recovery room consists of 3 bay separated by 3Form panels for patients recovering after leaving PACU (post anesthesia care unit). There are 3 procedure rooms that include nurses station & nurses call station connected to all restrooms, & are plumbed for med gases in ceiling (requires anesthesia machine for use). Clean utility space to accommodate MagnaClave (sterilizer) on cart and shelf for additional counter top model. Soiled utility sink for washing instruments & pass through to Clean Room. 3 bay PACU includes suction & oxygen connectivity, outlets for equipment & emergency call system.

Generator on premises will run entire surgical center in the event of a power outage (including HVAC).

Offered by



For more information

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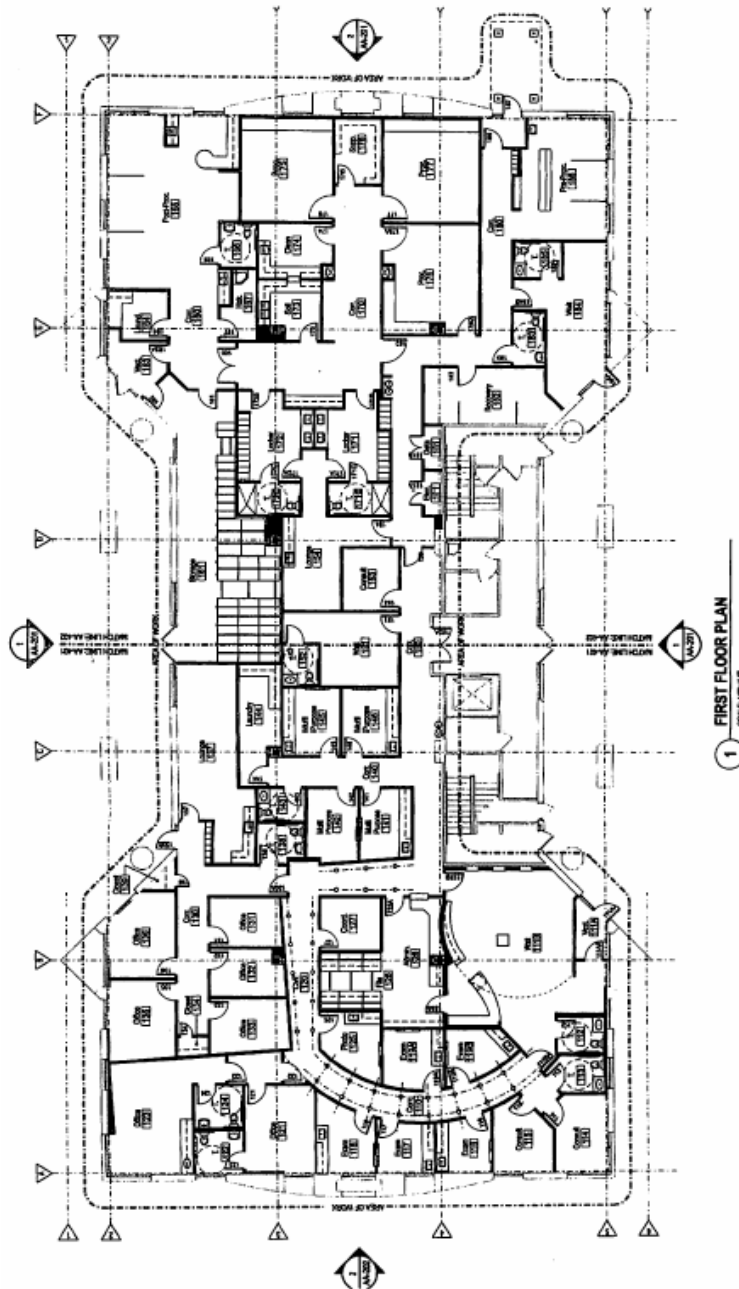
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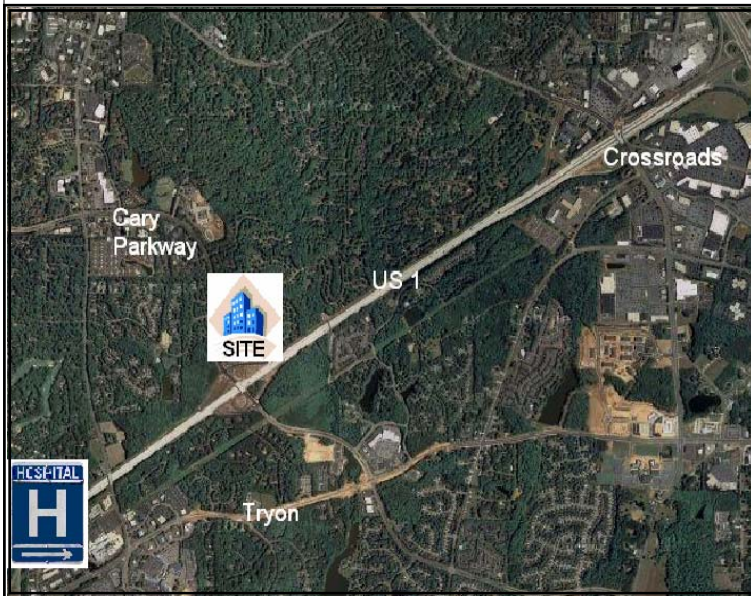
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Coorsdale

AT CARY PARKWAY

790 SE Cary Parkway
 Suite 100
 Cary, NC 27511



Market Demographics:	1 mile radius	3 mile radius	5 mile radius
Median Household Income:	\$115,172	\$85,610	\$78,487
Estimated 2012 Median HH Income:	\$140,894	\$104,962	\$95,320
Owner Occupied Housing Units:	77.1%	67.6%	58.7%
Total Population:	10,289	58,383	148,823

Offered by **PINPOINT**
 PROPERTIES

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