

PRE-LEASING



# WELLNESS PAVILION & ASC

4509 Page Road | Durham, NC 27560



CAPITAL  
ASSOCIATES®

# WELLNESS PAVILION & ASC

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<b>PROPERTY TYPE</b>	Medical Office
<b>BUILDING SIZE</b>	150,000 SF
<b>LEASING RATE</b>	Approx. \$45.00/SF NNN
<b>YEAR BUILT</b>	Spring 2028
<b>COUNTY</b>	Durham
<b>LOCATION</b>	Durham, NC
<b>FLOORS</b>	4
<b>CAM</b>	Est. \$11.50
<b>AVAILABLE SPACE</b>	Whole Building
<b>STRUCTURED PARKING</b>	5/1,000 SF



**CONTACT** **FRANK BAIRD | Principal**  
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- RESEARCH TRIANGLE PARK**
- Mez Contemporary Mexican
  - Page Road Grill
  - Carolina Glazed Donuts
  - Farmside Kitchen
  - Rookie's Sports, Food & Spirits
  - Zaxby's
  - Randy's Pizza
  - Wendy's
  - McDonalds
  - First Watch
  - Panera Bread
  - Sheraton Imperial Hotel
  - SpringHill Suites by Marriott
  - Wingate by Wyndham
  - DoubleTree by Hilton

- BRIER CREEK COMMONS**
- |                        |                              |
|------------------------|------------------------------|
| Target                 | Aloft                        |
| Walmart                | Hyatt House                  |
| BJs                    | Duke Urgent Care             |
| Mellow Mushroom        | Brier Creek Medical Pavilion |
| Chick-fil-A            | Wells Fargo Bank             |
| Carolina Ale House     | Regal Brier Creek            |
| Tirali Irish Pub       | Barnes & Nobles              |
| Zayka Indian Cuisine   |                              |
| Starbucks              |                              |
| Brixx Wood Fired Pizza |                              |

**DUKE HEALTH CENTER ARRINGTON**

- Duke Ambulatory Surgery Center Arrington
- Duke Cardiology Arrington
- Duke Eye Center Arrington
- Duke Fertility Center
- Duke Imaging Arrington
- Duke Minimally Invasive Gynecologic Surgery Arrington
- Duke Neurosurgery Arrington
- Duke Orthopaedics Arrington

- Duke Physical Therapy and Occupational Therapy Arrington
- Duke Plastic Surgery Arrington
- Duke Primary Care Arrington
- Duke Sports Injury and Orthopaedic Urgent Care at Arrington
- Duke Women's Community and Population Health Arrington
- Duke Women's Health Associates Arrington

**BRIER CREEK RESIDENTIAL COMMUNITIES**

- Jamison at Brier Creek Apartments
- Oaks at Brier Creek Apartments
- Waterston at Brier Creek
- MAA Providence
- MAA Brierdale
- The Exchange at Brier Creek
- Meadows at Brier Creek Apartments
- Colonial Grand Brier Creek
- Mid-America Apartment Community

# WELLNESS PAVILION & ASC

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## LOCATION

Wellness Pavilion & ASC is in the heart of the Triangle and just north of Morrisville and The Research Triangle Park.

As people are drawn to The Triangle area, not only are residential options growing, so is the development of medical facilities. This means convenience and opportunity to support medical employees and growing residential area.

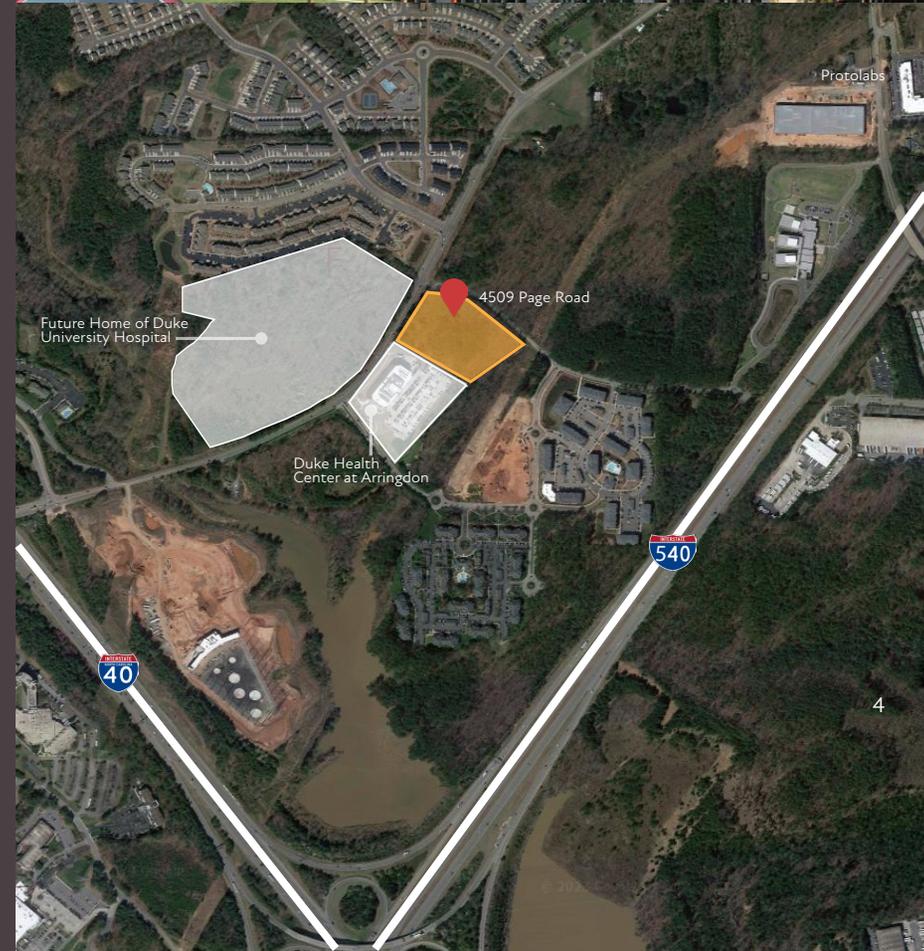
- Duke Health Center at Arrington contains 20 different practices
- Duke Hospital has plans to build a hospital at 4702 Page Road

Less than 10 minutes away in the Brier Creek area is

- Brier Creek Medical Pavilion
- Duke Urgent Care Brier Creek
- Durham Women's Clinic
- WakeMed Brier Creek Emergency Department

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Duke Health Center Arrington



# SITE PLAN

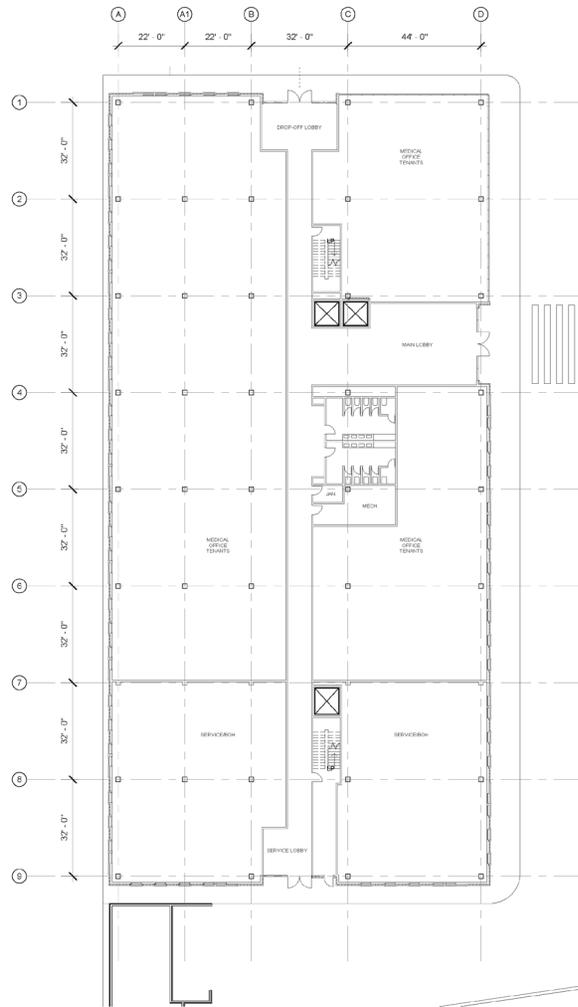


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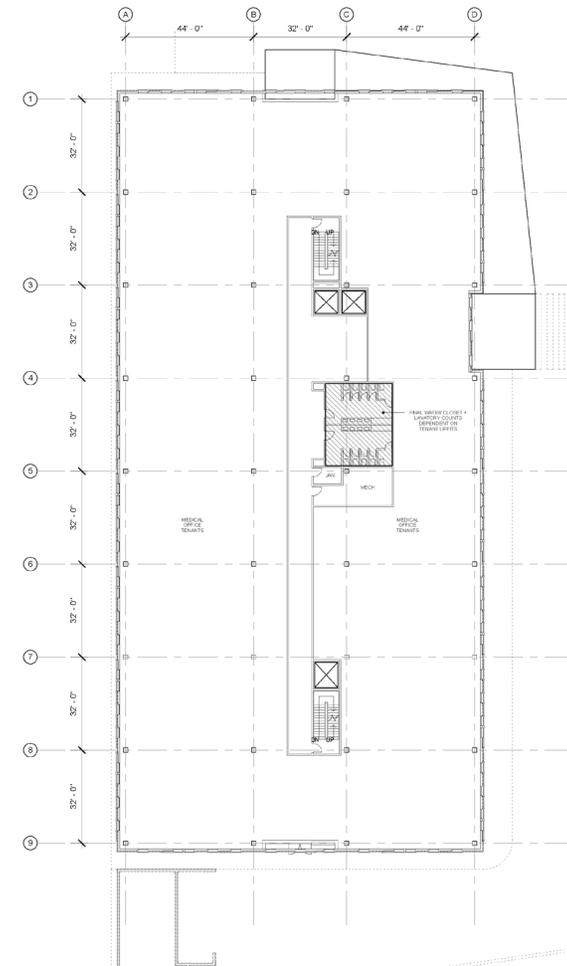
# LEASING AVAILABILITY

## WELLNESS PAVILION & ASC

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1 Building #1  
1" = 20'-0"



2 Building #2  
1" = 20'-0"

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# SHELL & CORE SUMMARY

## GENERAL

- 150,000 gross square feet.
- Four Stories.
- Anticipated average column spacing is 25' x 30'.

## STRUCTURAL

- Cast in place Concrete Spread Footings.
- 4" Concrete Slab on Grade.
- Structural Steel Building assumed an average of 13 lbs/sf for the entire structure.
- Composite Slab on Metal deck, assumed total thickness of 5".
- Metal Roof Deck only (no concrete).

## CIRCULATION - Lobbies

- Fit out Main Lobby on Ground Floor, approximate area 30' x 120'.
- Elevator Lobbies on each floor, approximate area 30' x 60'.

## CIRCULATION - Vertical

- Three (3) fire stairs per preliminary drawings (should be reviewed to see if it can be reduced to two).
- Two (2) passenger elevators, four stops each.

## EXTERIOR

- Approximately 80% solid façade material, design TBD.
- Approximate 20% glass area, mix of punched window and window wall styles.
- Two storefront entrance systems, one at main entrance and one at secondary side drop off. Storefront Entrances to be approximately 25' long x 10' high and include ADA push button operators. Entrances include canopy overhang for weather protection.

## DRYWALL

- All Lobby walls and ceilings.
- Rated drywall shaft enclosures for stairs.
- Rated drywall shaft enclosures for elevators.
- Rated drywall shaft enclosures for MEP shafts.
- Drywall for public restrooms.
- Additional core areas include electrical, telecom & Janitor closets.
- Drywall is excluded at building perimeters, common corridors, or subdivisions of lease areas. Insulation is included at the building perimeter for thermal envelope.

# SHELL & CORE SUMMARY

## RESTROOMS

- Two single occupancy restrooms per floor, finishes include tile flooring & wall tile at wet wall.

## HVAC

- Four (4) Packaged roof top AHU's – two serving each half of building.
- Two (2) duct shafts serving each half of the building. Ductwork will be stubbed out from shafts for future connection by tenant fit out. Duct distribution in tenant fit out space is excluded.
- 1,000 tons of cooling.
- Three (3) heating hot water boilers – potential to revise to electric.

## PLUMBING

- Three (3) plumbing stacks, each serving one-third of the building.
- Plumbing stack for cold water distribution and sanitary line connection point.
- Hot water for restrooms only (instantaneous hot water heaters).
- Rainwater leaders from roof as necessary.
- No plumbing distribution for tenant spaces.

## ELECTRICAL

- Main switchgear.
- Electrical closet on each floor.
- Power and lighting in lobbies, restrooms, and other core areas.
- Temporary stringer lighting at all other spaces necessary for Certificate of Occupancy. No power distribution for tenant spaces.
- Building fire alarm panel and fire alarm devices for Core areas and as necessary for Certificate of Occupancy. Building fire alarm panel to be sized to accommodate tenant improvements.

# DEVELOPMENT TEAM



Page Healthcare was founded as a boutique Program Management and Development Services firm, with a focus on campus edge, and community-based Outpatient Healthcare Facilities. Since 2001, we have developed a diverse portfolio of Outpatient Healthcare Facilities around the southeast region.

At Page Healthcare we take a holistic approach towards planning, programming, and delivering campus edge and community-based health care facilities that promote wellness for the mind, body, and spirit and serve as a destination location for the continuum of care.



Frank Baird is a partner and CEO of Capital Associates and has been with the company since 1986. Frank's vast experience over the last 40 years includes the development of many significant projects in the Raleigh market, extensive leasing experience, financing, and entitlement work with many different municipalities. Capital provides services including institutional accounting, development and construction as well as leasing and property management to many institutional investors, large family offices, and large insurance companies. Frank has negotiated loans and sales transactions of more than \$1 billion with all of the major banks in the region, many permanent lenders as well as many institutional buyers. Over the last ten years Capital Associates has leased over 6.9 million square feet of space and currently manages just under 4 million square feet.



SoHo Development, LLC was founded by Roger Stein in 2000 as an investment and development firm across several asset classes including office, hotel and condos. SoHo has invested in and/or developed over \$1 billion of assets in Florida, New York City, Westchester, NY, North Carolina and the Caribbean. SoHo Currently owns the Page Road site and will be an equity investor in the project.

## MORRISVILLE

It's "economy is based on highly skilled professional and technology industries and a population that is diverse, affluent, and highly educated" per the Town of Morrisville. And in 2022, Morrisville was named the No. 5 Best Place to Live for Families by Fortune Well.

According to the 2022 census

- Has almost 32,000 residents
- The average annual household income in Brier Creek is \$106,891
- 71.5% of it's population has a bachelor's degree or higher and of those 7.3% obtained a professional or doctorate degree
- 41% Asian Indian, 39.6% White, 12.2% African-American, and 7.2% Other Race.
- According to the 2022 census only 1 other city in the Triangle grew faster than Morrisville and it's population has increased by 11.9% since last census

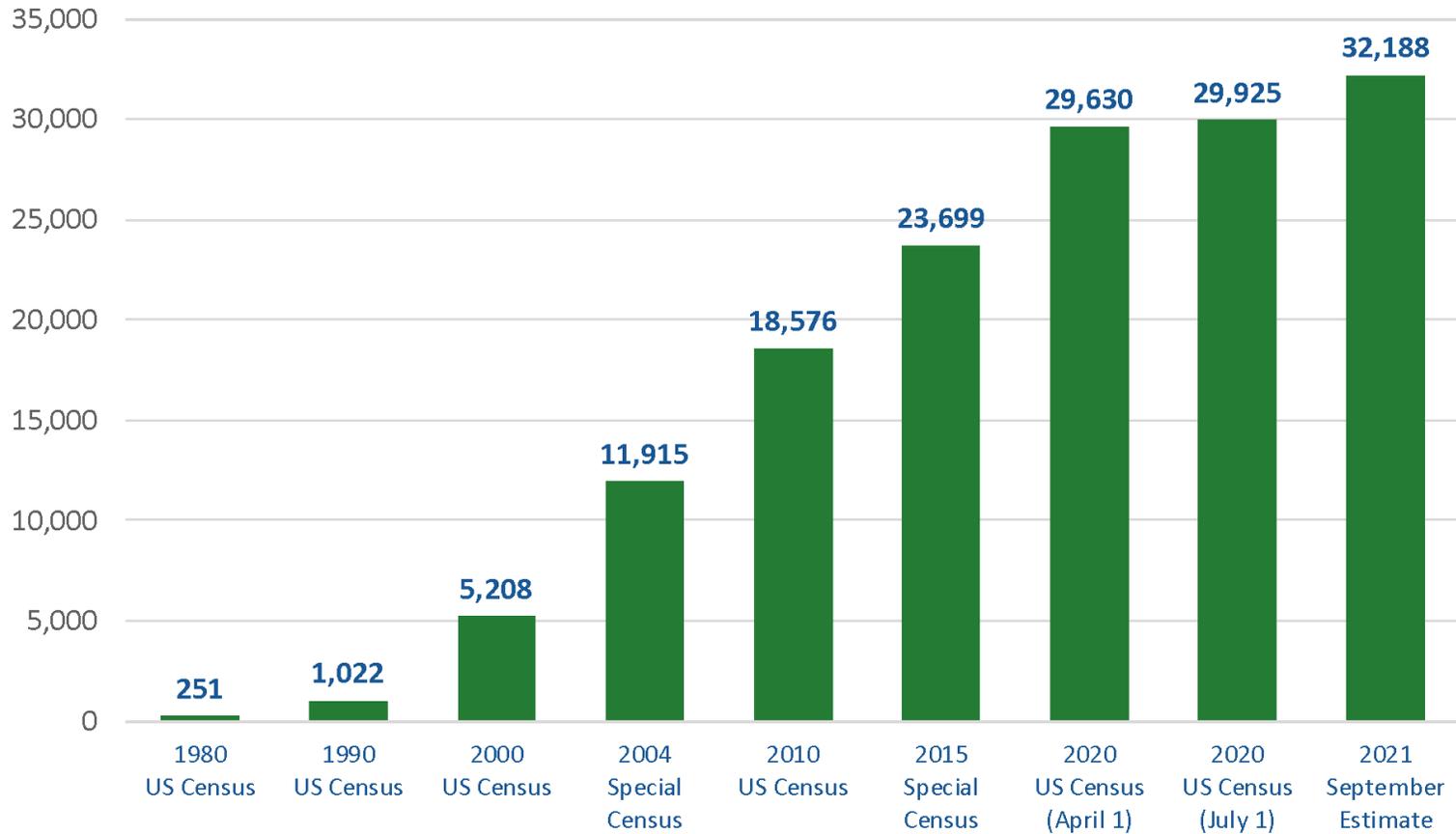
## RESEARCH TRIANGLE PARK

- Center of technological development, hosting over 300 companies and 60,000 employees.
- Building a new \$1 billion mix use urban center on over 100 acres where employees can continue to live, work and eat without leaving the area

## BRIER CREEK

- Has almost 20,000 residents
- The average annual household income in Brier Creek is \$120,186
- Of the 9,500 occupied housing units in Brier Creek, 43.38% are owner-occupied, while 56.62% have renters living in them.

# Total Population



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