

AVAILABLE
FOR LEASE

RIVERCREST MOB

160 River Bend Drive | Granite Falls, North Carolina



Anchored by Caldwell Memorial Hospital and affiliated practices, RiverCrest Medical Office Building is a Class “A”, single-story medical office building strategically located on Hwy 321 adjacent to a planned 20,000 SF ambulatory surgery center. Additionally, this property backs to the affluent Riverbend residential development.

BUILDING SPECIFICATIONS

Total Building Area	± 24,000 SF
Total Available Space	± 3,600 SF
Year Built	2017
Parking Ratio	5/1,000
Asking Lease Rate	\$21.00/SF Triple Net

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