

# Medical / Office Space for Lease

## 202 Fieldale Road, Mebane NC 27302



### PROPERTY DESCRIPTION:

- New Construction in fast growing area of Mebane, NC - 40mins from RDU Area
- Close proximity to Cone Health / Alamance Regional Medical Center Mebane Campus
- Excellent location on NC Highway 119 and I40/85
- Close to amenities – Tanger Outlets, Walmart, Starbucks, McDonalds, Lowes Foods

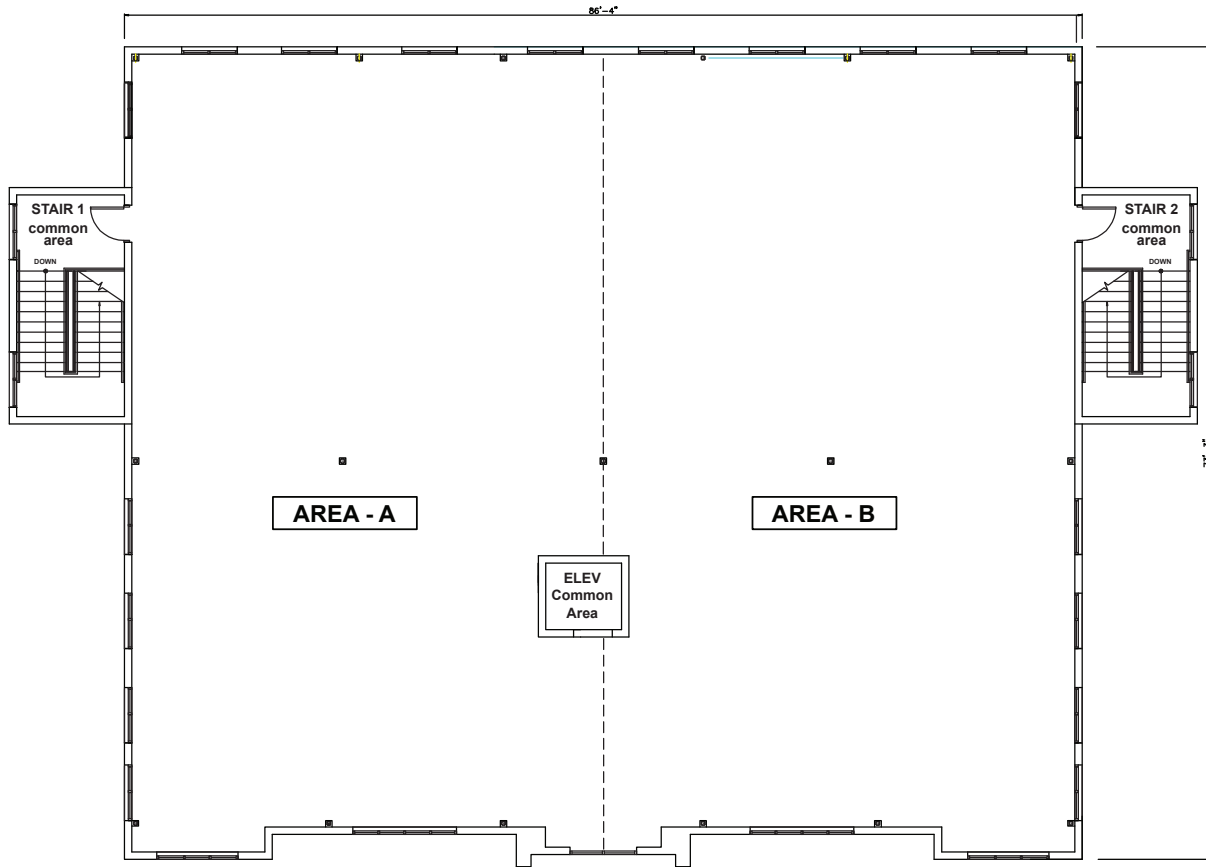
### PROPERTY FEATURES:

Construction Type	New Construction
Building Size	13,274 sf
Number of Floors	2 with elevator
Available for Lease	6,637 sf on second floor
Lease Space Divisible	Yes
Lease Rate	\$20/sf plus TICAM
Lease Term	Negotiable
Taxes, Insurance & Common Area Maintenance	NNN
Tenant Upfit Allowance	Yes

Leasing by Shenandoah Properties & Realty LLC

Jill Porterfield, Broker 336-227-6585 (office) 336-516-0428 (mobile)

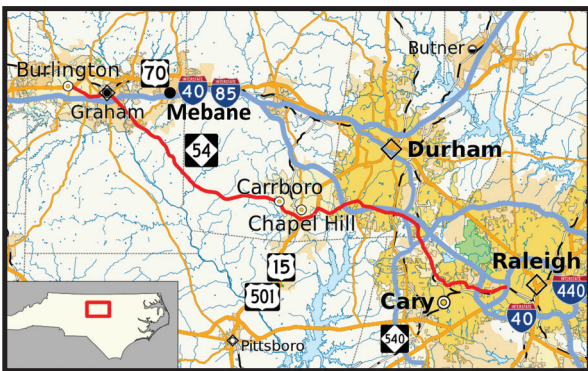
[jill@chadcobuilders.com](mailto:jill@chadcobuilders.com)



**2ND FLOOR PLAN**

SCALE: 1/4"=1'0" LEASEABLE SPACE 6,092

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