

Investment Property
Office



139 North Tech Dr.

Clayton, NC

Investment Summary

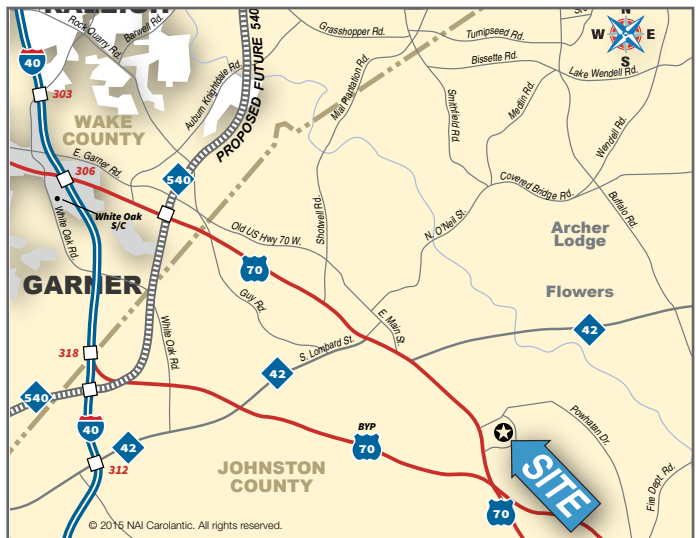
- 10-Year NNN Lease
- 8% Cap Rate Average
- 2% Annual escalations
- Price: \$1,916,000

Tenant has right to terminate with 90 days prior written notice upon repayment of unamortized \$400,000 Tenant Improvement Investment.

Tenant Information: Headquartered in Denmark, Novo Nordisk is a global healthcare company with more than 90 years of innovation and leadership in diabetes care and is the world's leading manufacturer of insulin.

Novo Nordisk USA: Novo Nordisk discovers and develops innovative medicines and makes them accessible to patients throughout the world. Nearly a century of innovation and leadership has led to the development of a comprehensive portfolio of products and delivery systems for diabetes care, as well as other therapeutic areas where the company makes a difference.

In March 2016 Novo Nordisk USA, broke ground in Clayton for a new \$1.8 billion insulin manufacturing facility. The largest manufacturing investment in the State history and currently the largest bio-med construction project on the planet. Doubling the Novo workforce in Johnston County by creating 700 new positions. **Website:** www.novonordisk-us.com



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Property Features

- 9,000 SF
- Two-story brick office building
- 1st Floor: 8 offices, open office area, 1 conference room, built-in reception desk, break room and restrooms
- Double door lobby entrance with ceramic tile flooring
- 2nd Floor: 1 dedicated server room, restrooms and balance of space open office
- Carpet and ceramic tile flooring
- 2 separate stair wells
- 19,000+ daily vehicle count Hwy 70 (2016)
- Conveniently located near Hwy 70 & Business Hwy 70 split
- Built in 2006
- Zoned: IND
- Approximately ±2.014 acre lot
- 19 parking spaces
- Interior completely renovated by Novo Nordisk

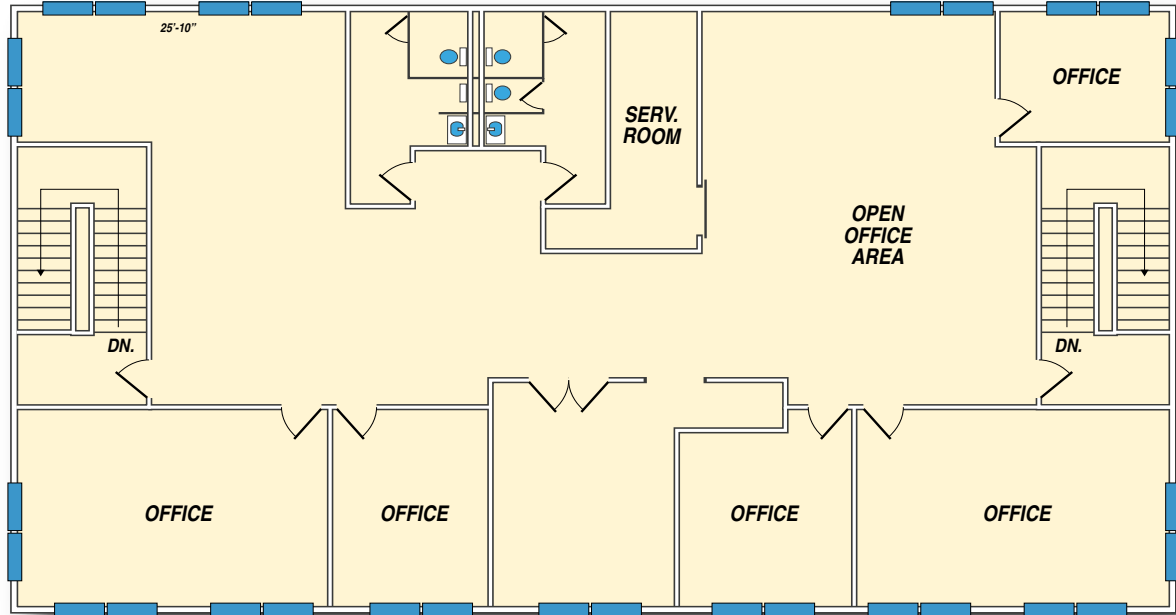
Lease Overview

- 10 year lease term starting July 1, 2017
- 2% annual increases
- Tenant pays additional \$4,541/month principal and interest for amortized Tenant Improvement Allowance of \$400,000
- Owner responsible for roof and structure repairs
- Tenant has Option to Terminate the lease with 90 days prior written notice to the Landlord and repayment of unamortized \$400,000 Tenant Improvement Investment.
- 2017 Property Taxes: \$7,862.99
- 2017 Insurance: \$1,682.00
- Annual alarm monitoring: \$288.00

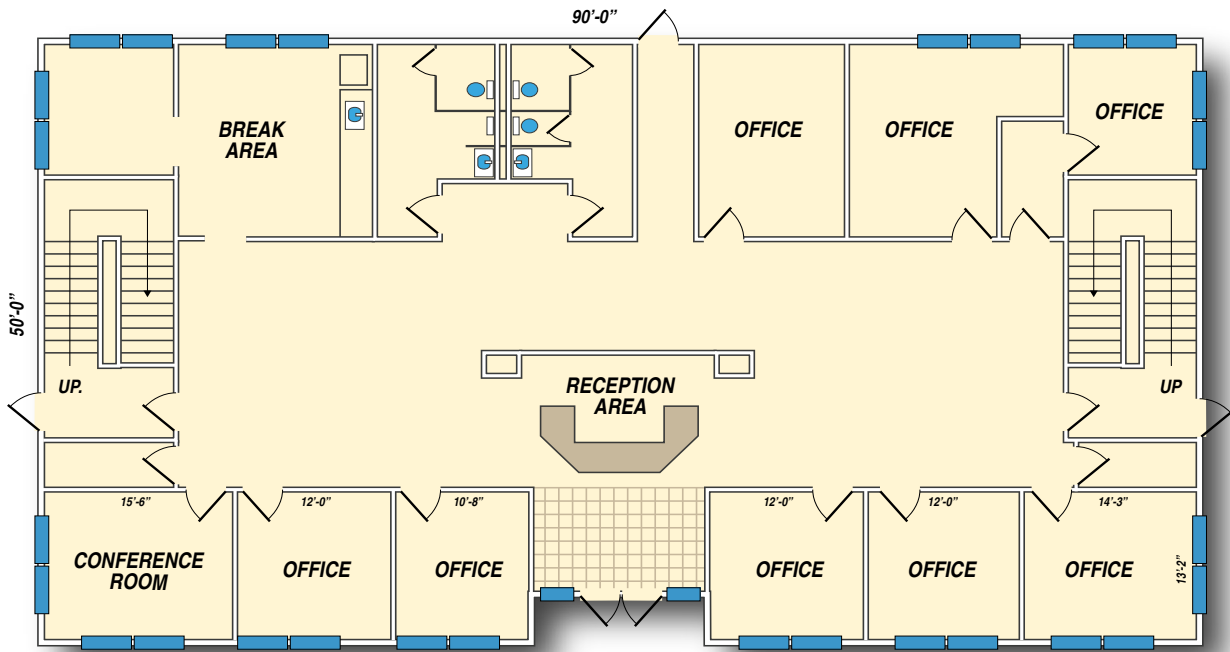
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SECOND FLOOR LAYOUT



FIRST FLOOR LAYOUT

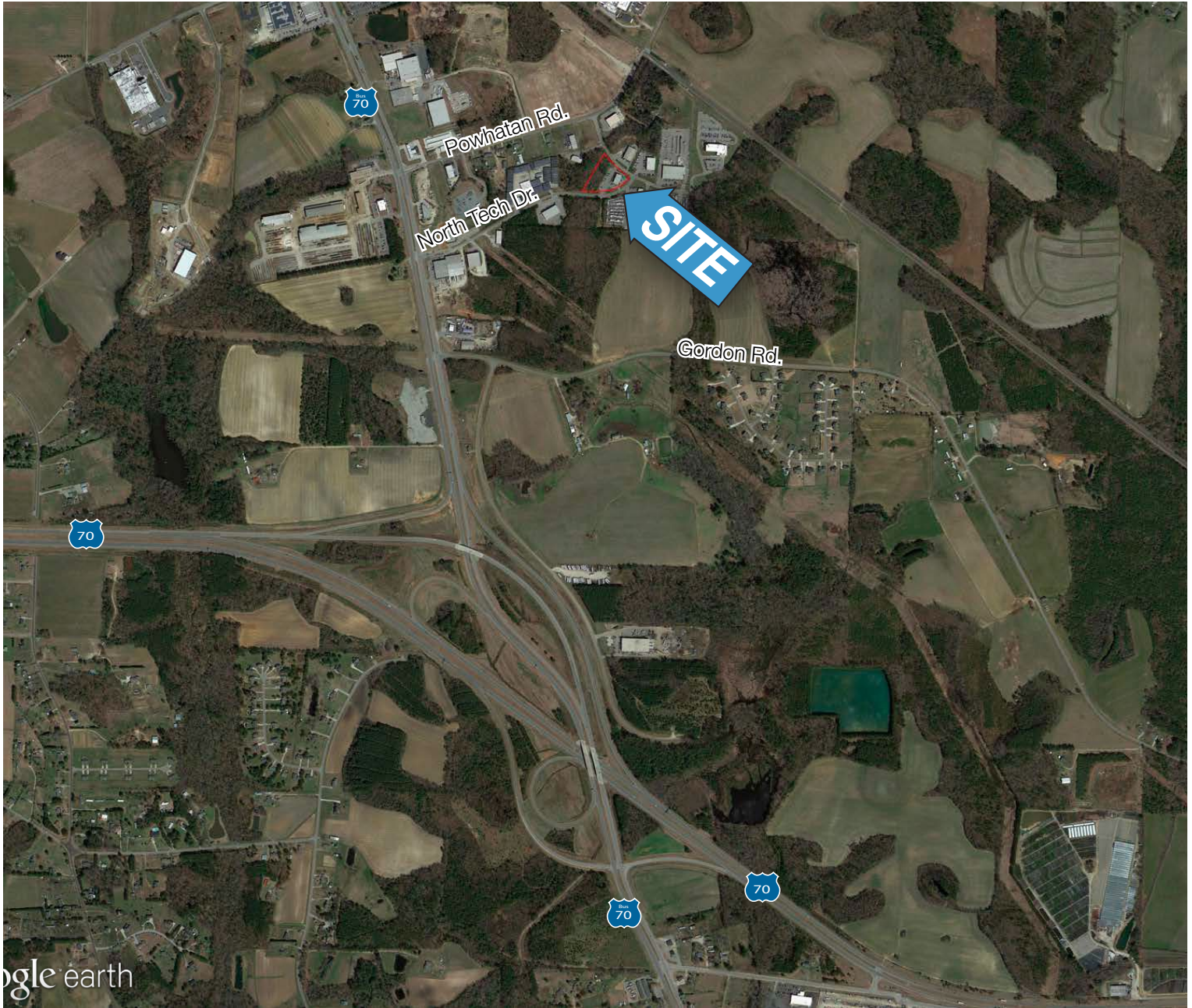




Google earth

139 North Tech Dr.

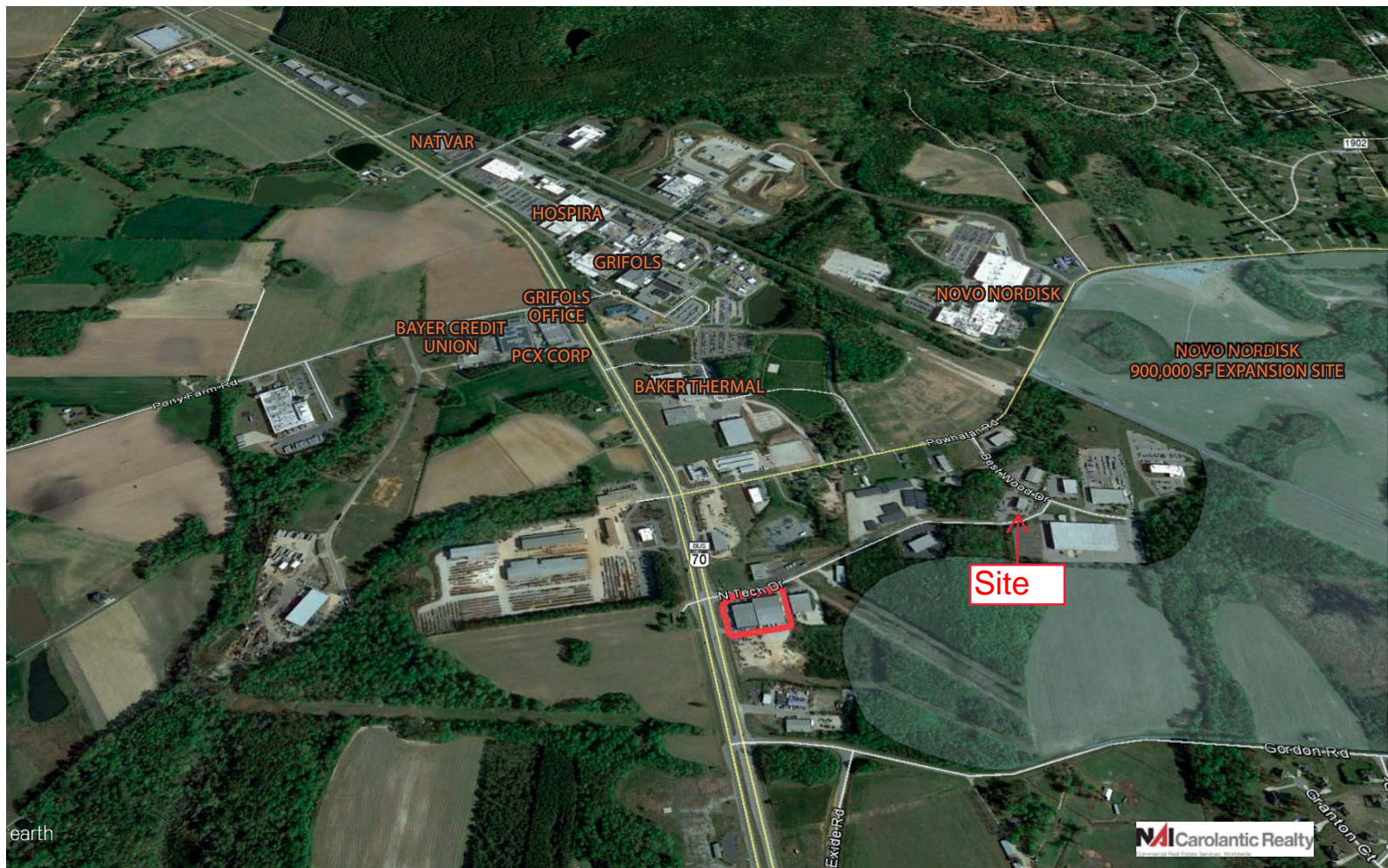
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For Lease
Office/Commercial-Retail



7868-B Hwy 70
Clayton, NC

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