



KEY FEATURES

- Class A Medical space
- New construction
- ±1,950 – 3,900 SF (one or two suites)
- Fully customizable to suit your needs
- Heart of Lewisville
- Easy access to US 421
- 5.25:1,000 parking ratio
- \$25 PSF NNN Lease

CLASS A MEDICAL OFFICE

\$25/SF NNN LEASE

LEWISVILLE MEDICAL PARK

6721 Shallowford Road
Lewisville, NC 27023

Here's your opportunity to start a new practice or move your existing one into this brand new Class A medical office space in the heart of Lewisville! This beautifully-designed and well-constructed building, scheduled to be completed in the first quarter of 2021, has ±3,900 SF that can either be used for a single practice or divided into two separate ±1,950 SF office suites. This great location includes 34 parking spaces and provides easy access to US 421, Salem Parkway and I-40. \$25/SF, NNN lease.

LEARN MORE ABOUT THIS PROPERTY

KURT BIRKINS

Kurt@commercialrealtync.com
336.793.0890, ext 204

JEFF ANDREWS

Jeff@commercialrealtync.com
336.793.0890, ext 102



LEWISVILLE MEDICAL PARK

LOCATION

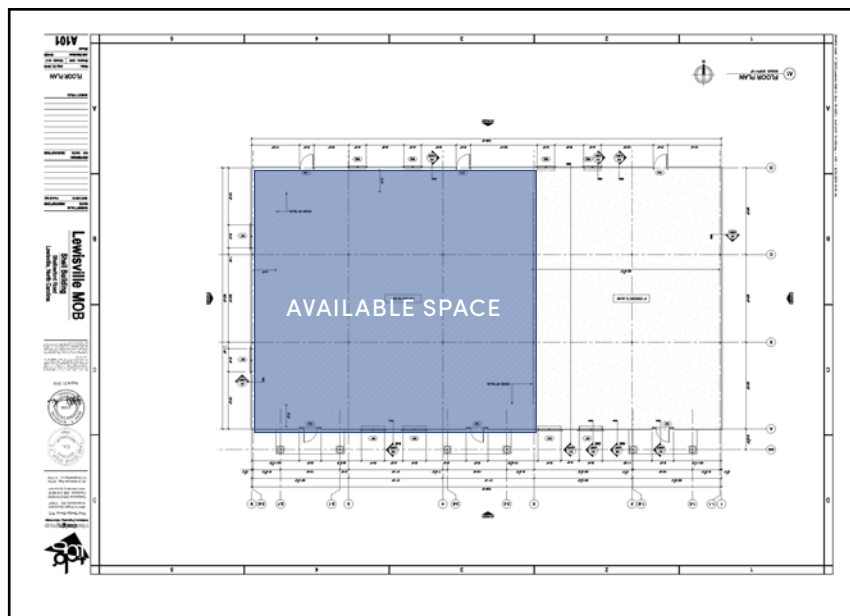
Address	6721 Shallowford Road	City/State	Lewisville/NC	Zip	27023
County	Forsyth				

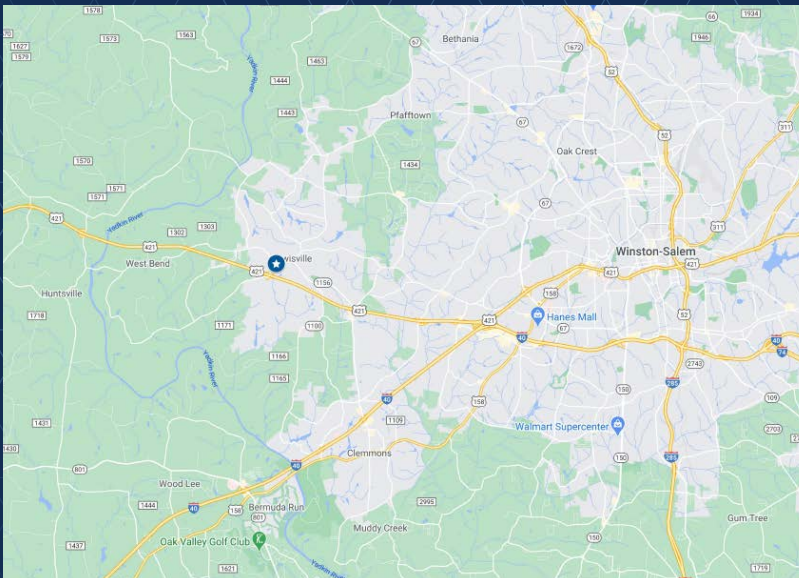
PROPERTY DETAILS

Property Type	Medical Office	Acres ±	1.23	Available SF ±	1,950 - 3,900
Floors	1	Parking ±	34 spaces	Building SF ±	6,480
Year Built	2021				

TAX & PRICING INFORMATION

Tax Pin	5875-86-4543	Lease Price	\$25 PSF	Lease Type	NNN
----------------	--------------	--------------------	----------	-------------------	-----





LOCATION FEATURES

- Located in the heart of Lewisville
- Great location, easy access to US 421, Salem Parkway and I-40