



Orange County, North Carolina

310 Millstone Dr.

Address 310 Millstone Dr., Hillsborough, NC 27278

Available Space 8,788 ft² Medical office building for lease

- 5,108 ft² Building A
- 3,680 ft² Building B

Location

- 1.3 Miles from UNC-Hillsborough hospital
- <1 Mile to Interstate 85
- <1 Mile to US Interstate 40
- 2 Miles to Historic Hillsborough
- Additional Millstone Dr. medical facilities include dentist, orthodontist, veterinary hospital, and physical therapist

Infrastructure Water Service Provider: Town of Hillsborough
Sewer Service Provider : Town of Hillsborough



Orange County Economic Development

131 W. Margaret Lane, PO Box 1177, Hillsborough, NC 27278
919-245-2325
www.GrowInOrangeNC.com



Information herein is subject to verification by all parties and may change without notice



Orange County, NC

8,788 ft² Medical Office Building

Building Features

- 10 suites, ranging from 230-3500 sq. ft., plus 8 bathrooms and 2 break rooms
- Backup natural gas generators for both buildings
- High speed (10 MB) Fiber optic internet services
- Security system with fire and door alarms, motion detectors and 6 outdoor surveillance cameras
- Pass-card entry system in place, with option to activate
- Security lighting in parking lot
- 33 parking spaces, including 2 handicapped access spaces

Building A

Suite 1—Medical Clinic area (3,402 sq. ft.) Constructed in 1997

- 2 waiting rooms with separate bathrooms
- Large reception/clerical section
- 2 physician offices
- 2 nurse stations
- 8 exam/procedure rooms
- Laboratory area
- 2 patient bathrooms with specimen pass-through to lab area
- Employee break room with separate bathroom
- Separate employee and patient entrances
- Will up-fit to suit

Suite 2

- Approximately 1058 sq. ft. plus bathroom (shared w/ Suite 3)
- 4 rooms with a central hallway, 3 rooms have windows
- Separate private entrance from parking lot as well as breezeway entrance

Suite 3

- Approximately 648 sq. ft (including shared bathroom)
- 3 rooms plus foyer



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Building B

3600 sq. ft. constructed in 2008

- 7 rooms/suites with wide central hallway
- Ramp entry through breezeway and separate back entrance
- 2 large ADA-compliant bathrooms
- Shower room with space for lockers
- Community break room with refrigerator/freezer, microwave, sink, and tables
- Private deck for outdoor seating adjacent to break room

Breezeway

- Direct ramp entry from parking lot
- Fully enclosed and lockable from exterior and both buildings
- Ideal for secure parcel shipment
- Business directory for tenants

Workforce

~644,000 Workers within 30-Mile Radius

54% of Adults have Bachelor's Degree or Higher

Building Contact

George A. Parker

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Catherine Picut Parket

919-619-0554 cathyparker@nc.rr.com

Orange County Contact

Steve Brantley

Orange County Economic Development

919-245-2326

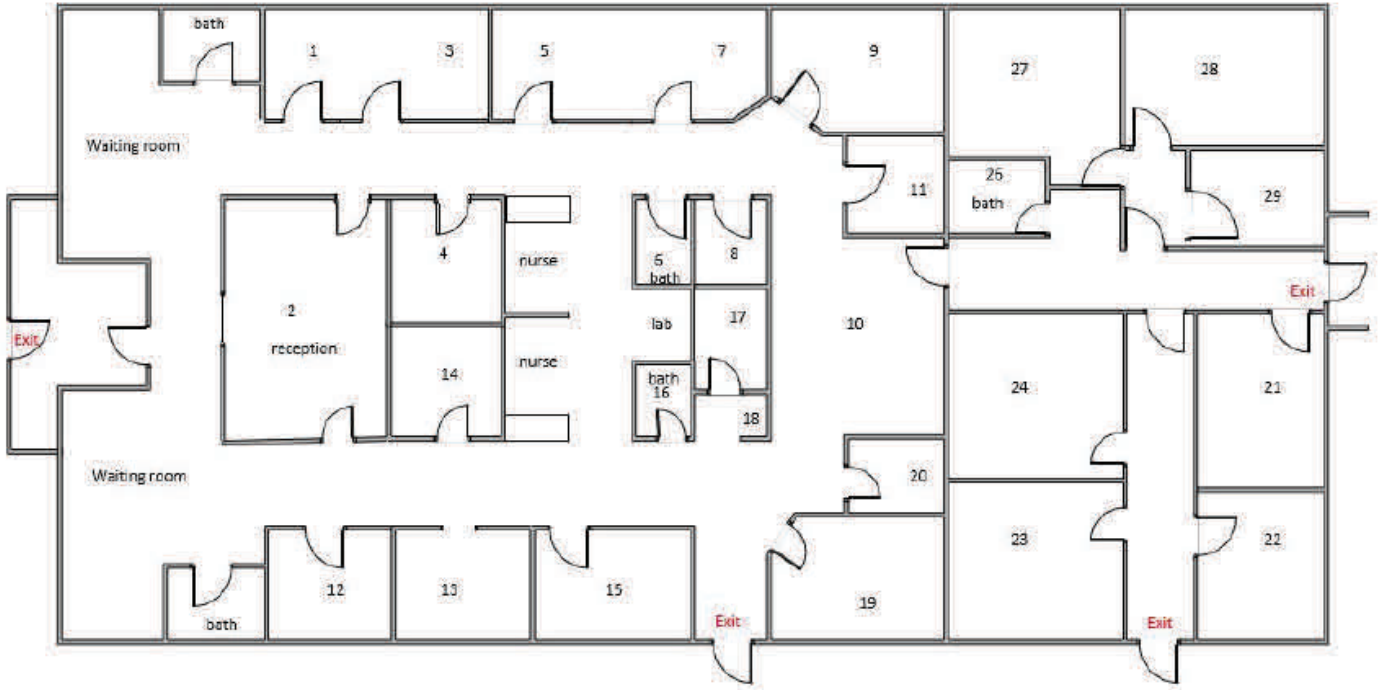
sbrantley@orangecountync.gov



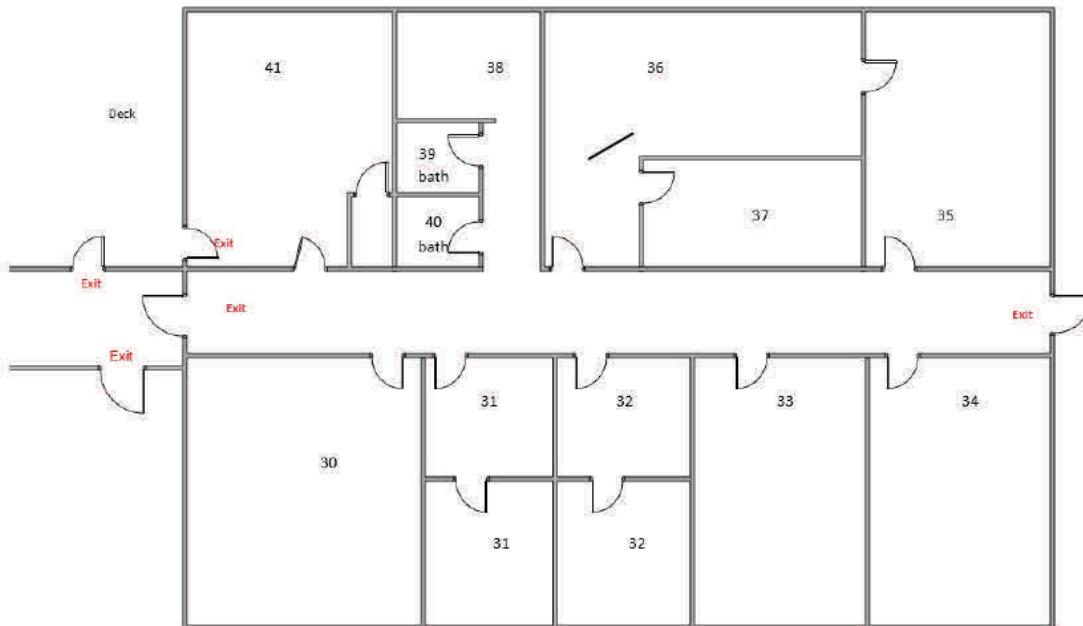
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310-A Millstone Drive



310-B Millstone Drive



Note: Floor plans are not drawn to same scale

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8,788 ft² Medical Office Building

