

# DaVita, Inc.

1488 North Center Avenue | Somerset, Pennsylvania 15501



## OFFERED EXCLUSIVELY BY

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PA Lic #ABR002892



Subject Property



**\$2,653,056**

Offering Price



**5.40%**

Cap Rate

### Northmarq

120 W 45th St, Suite 2610

New York City, NY 10036

646.778.5560

[northmarq.com](http://northmarq.com)

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office facility located in Somerset, PA. It consists of 1.11 acres and a one-story, 7,050-SF MOB built-to-suit in 2022. The Property is located along North Center Avenue in the center of Somerset where approximately 15k vehicles pass per day. It is located near many national retailers such as Lowe's, Walmart, Tractor Supply, MedExpress, and Giant Eagle.

## HIGHLIGHTS

- No Early Termination or Kick-Out Clause
- Leading Operator with Strong Guarantee
- Growing Industry
- Insulated from Macroeconomic Changes
- New Prototype Design
- Long-Term, Passive Lease with Rent Growth
- Strong Demographics
- Dominant Retail Corridor