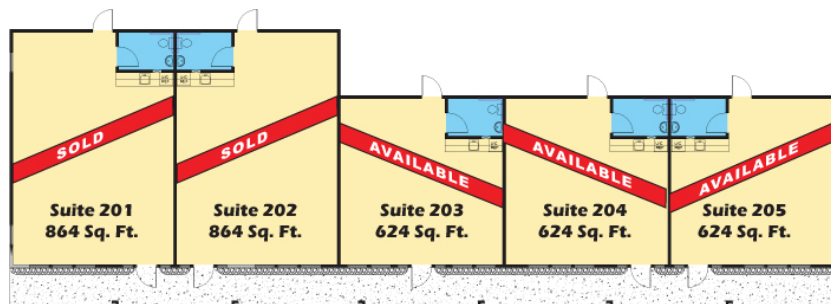


# FOR SALE OR LEASE



## SAMPAT PROFESSIONAL CENTER Powells Point, NC

- 624 SQ FT Class A Office/Retail Suites
- 3 Suites Available
- 3 miles from Wright Memorial Bridge
- Built 2006, zoned GB
- Excellent highway visibility
- 750 FT highway frontage
- 155 Parking Spaces
- Available Immediately



**Jarvis Building  
Floor Plan**

Brand-new building in the Sampat Professional Center with excellent landscaping. Sampat Professional Center is one of the largest professional office complexes in the Outer Banks area, encompassing 3.92 acres. Come and join this elite group of professionals: The Bank of the Commonwealth, a technology firm, a real-estate firm, and an engineering firm. This property is available for immediate purchase or lease with option to purchase with rent credits.

For more information, contact us:

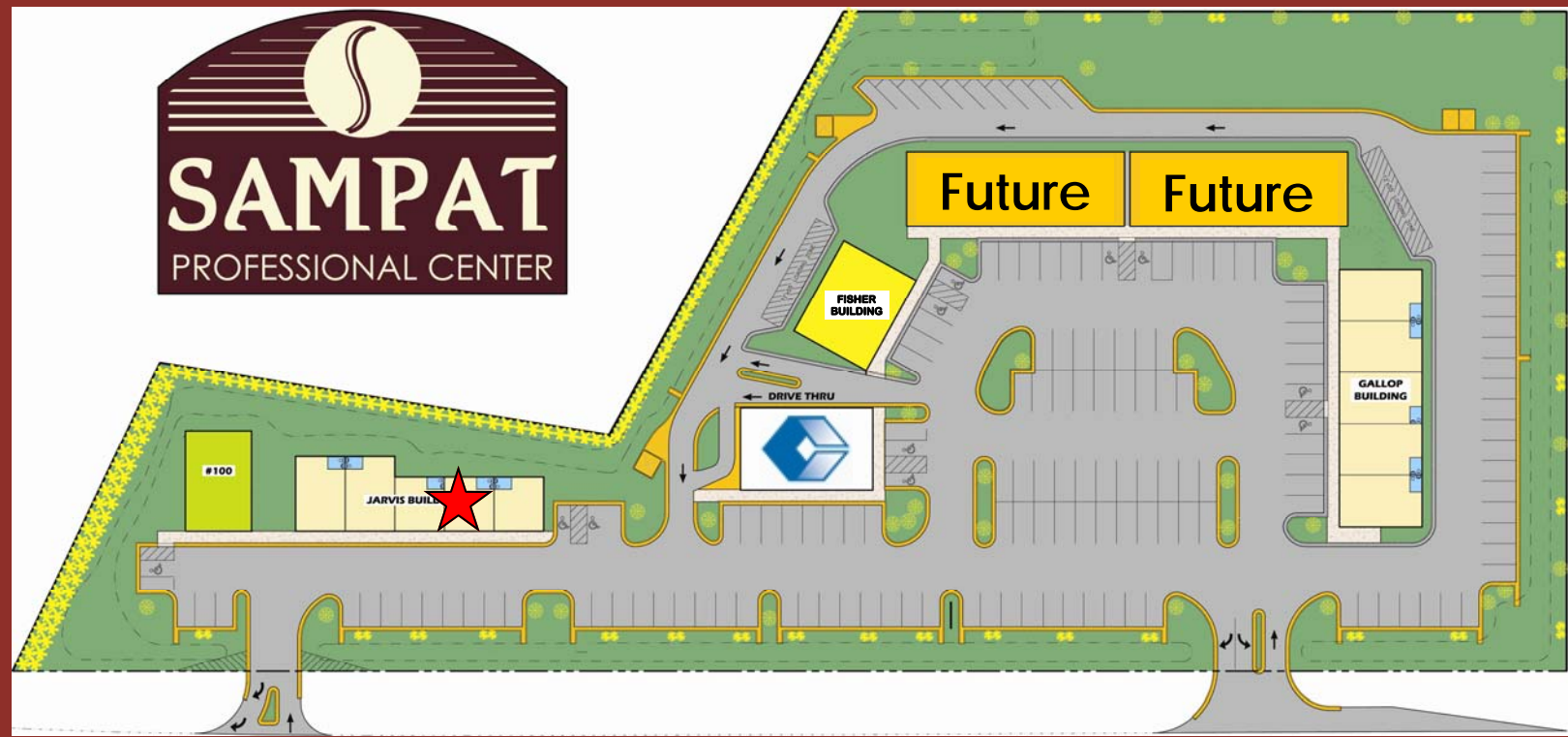
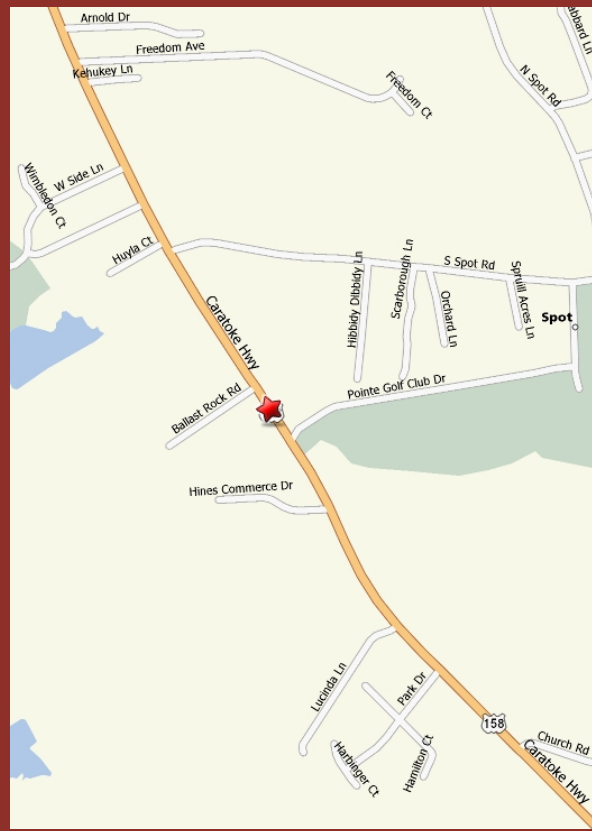
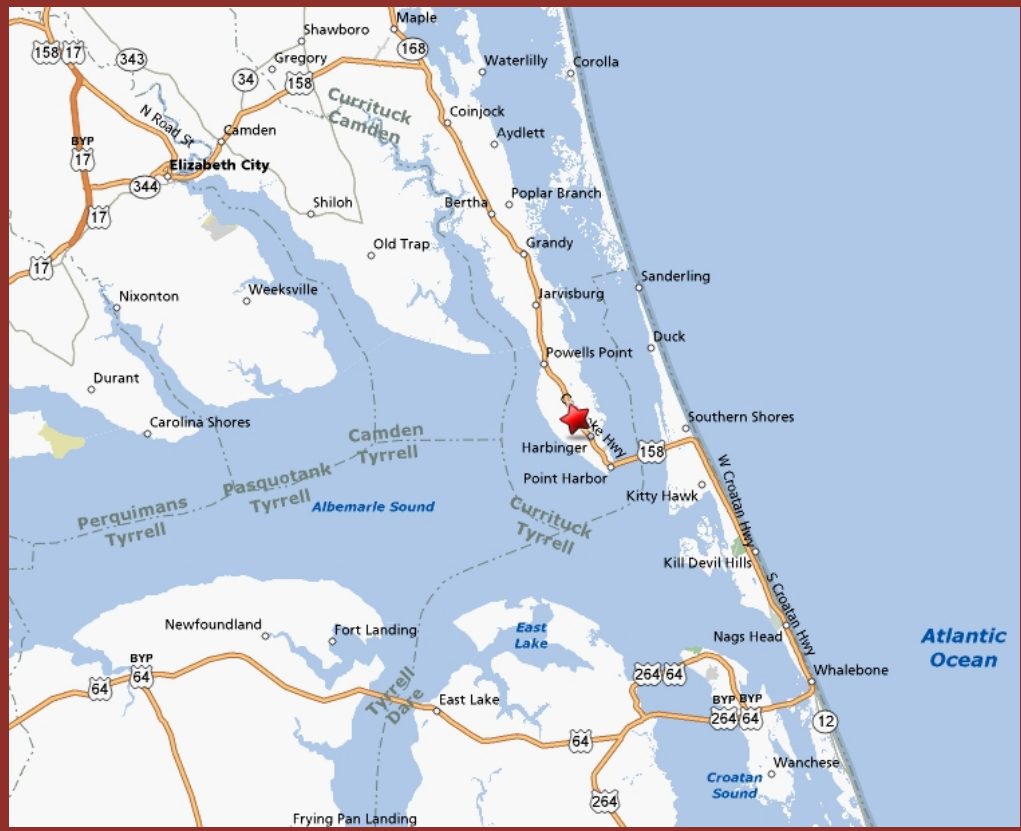
info@theravagroup.com  
Phone: 252.491.9999  
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Post Office Box 3009  
Kitty Hawk, NC 27949

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Sampat Professional Center is located about 3 miles North of Wright Memorial Bridge, on the southbound side of Caratoke Highway, across from The Pointe Golf Club. Caratoke Highway is the main thoroughfare to get to North Carolina's Outer Banks – over 8 million people drive by this site every year.



8474 Caratoke Hwy, Powells Point, NC 27966