

Apex Dental Laboratory Group | National Dentistry

SINGLE TENANT NET LEASE (NNN)

Investment Opportunity



707 SUNSHINE WAY, GREENSBORO, NC 27409



MEDICAL OFFICE FOR SALE

CONTENTS

EXECUTIVE SUMMARY

01

Investment Summary

LOCATION

02

Location Summary

PROPERTY DESCRIPTION

03

Property Features

RENT SCHEDULE

04

Rent Schedule

SPENCER CRIGLER

One Alliance Companies

Director of Brokerage Services

(704) 765-4620

spencer@onealliancecompanies.com

PAULA QUICKEL

One Alliance Companies

VP of Brokerage Services

(704) 765-4620

paula@onealliancecompanies.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property.

You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

MEDICAL OFFICE FOR SALE

EXECUTIVE SUMMARY



SUMMARY

707 SUNSHINE WAY
GREENSBORO, NC 27409

NNN

LEASE TYPE

6.0%

CAP RATE

10 Years

INITIAL LEASE
TERM

8.50 Years

REMAINING
LEASE TERM



MEDICAL OFFICE FOR SALE



FINANCIAL SUMMARY

Price	\$3,480,000
NOI (Current)	\$208,704
Occupancy	100%
Current Base Rent PSF	\$13.26
Annual Escalations	2.00%
Lease Start Date	January 1, 2025
Lease End Date	December 31, 2034

RESPONSIBILITIES

Landlord

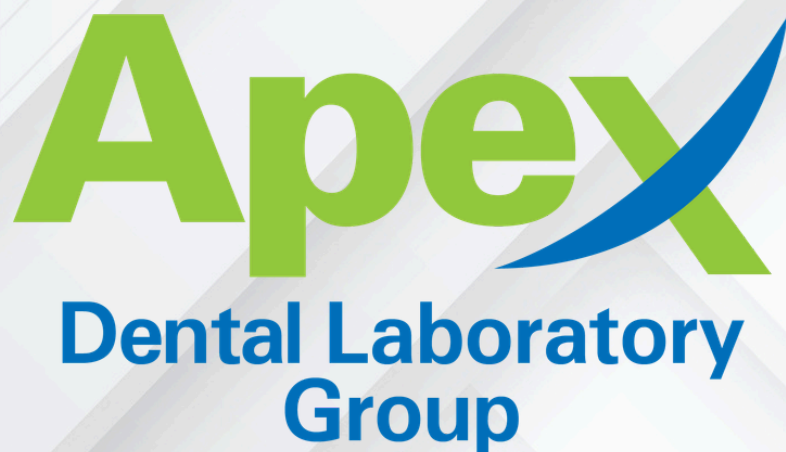
- General exterior structure upkeep
- Major parking lot repairs (asphalt, sealing)
- Major repairs to surrounding grounds
- HVAC replacement or major repair
- Plumbing replacement or major repair
- Electrical replacement or major repair
- Restore after fire/casualty (up to insurance proceeds)

Tenant

- NNN Costs (All paid by tenant)
 - All utilities
 - Real estate taxes
 - Operating & insurance costs
- Routine maintenance of HVAC, plumbing, electrical
- Minor repairs (bulbs, windows, toilets, cleaning)
- Interior upkeep & entranceway
- Parking lot general upkeep & snow removal
- Rubbish & hazardous waste disposal
- \$2M liability policy (landlord as additional insured)
- All regulatory compliance costs
- Damage caused by tenant negligence

Property Highlights

- **Credit Tenant** — The property is leased to Apex Dental Laboratory Group, an established commercial dental laboratory and production operation with 16 locations
- **This site is the 3rd largest facility in the U.S.** and represents Apex Dental Group's flagship facility in the southeast region.
- **Apex Dental Laboratory Group** is a commercial dental laboratory and production company operating out of a purpose-built 15,739 SF facility, reflecting the scale and infrastructure of a serious, entrenched operator
- **NNN Lease** — Tenant responsible for utilities, operating expenses, routine maintenance, real estate taxes, and insurance, providing a truly passive income stream for the investor
- **Long-Term Lease Security** — 10-year initial term (Dec. 2024 – Dec. 2034) with one 5-year renewal option, offering outstanding tenure and minimal rollover risk
- **Lessor-Favorable Responsibilities** — Landlord obligations limited to major structural/exterior repairs and major system replacements (HVAC, plumbing, electrical) only when not caused by tenant negligence
- **Specialized Use / High Replacement Cost** — Dental laboratory and production space with specialized infrastructure creates high re-tenanting barriers and tenant stickiness



About the Tenant

- Premier operator of U.S.-focused dental laboratories with a growing national footprint
- Private equity-backed tenant with institutional sponsorship and long-term growth strategy
- Founded in 2015 with 16 laboratory locations spanning 12 states nationwide
- Employs approximately 400 team members across its expanding platform
- Completed 22+ acquisitions and 3 de novo lab openings to accelerate market growth
- Majority recapitalized in March 2026 by LongueVue Capital (\$800M+ AUM) and Swaney Group Capital
- Executive leadership deeply rooted in the dental lab industry, including former and current NADL presidents
- Exclusive U.S. manufacturer of Lumineers®, Snap-On Smile®, and Kinder Krowns® with all products FDA-compliant and domestically produced



02

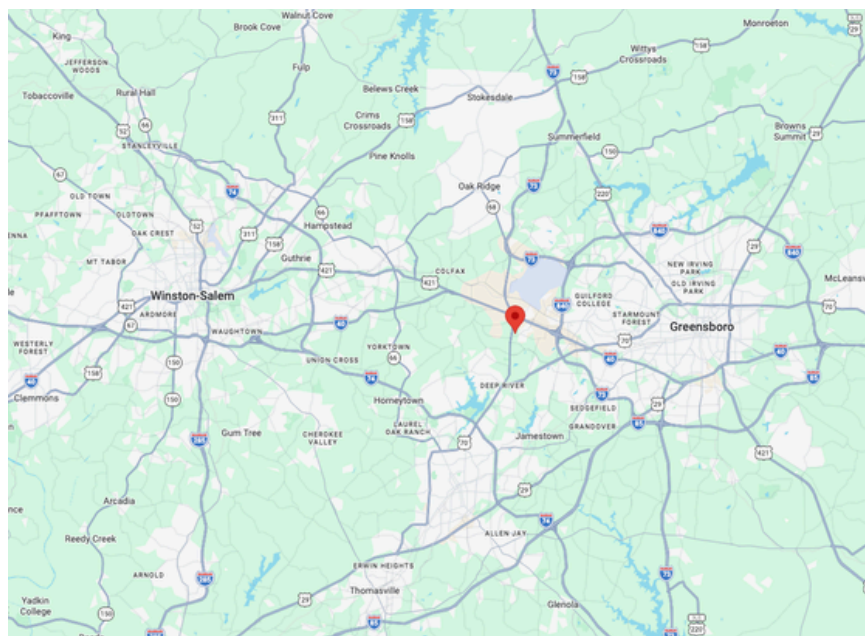
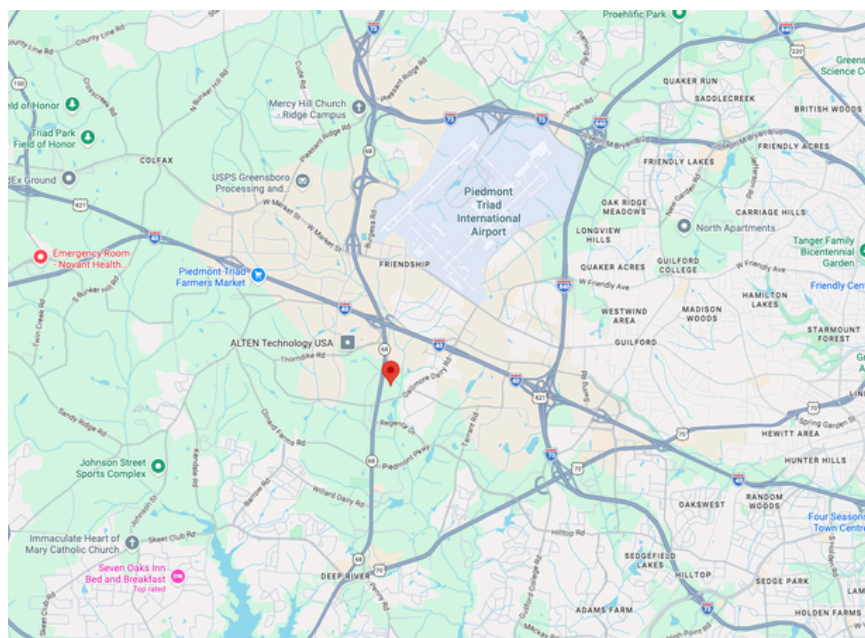
MEDICAL OFFICE FOR SALE

LOCATION SUMMARY



ABOUT GREENSBORO, NC

- **Greensboro is one of North Carolina's largest and fastest-growing cities, strategically positioned along the I-40 and I-85 corridors in the heart of the Piedmont Triad.** Known for its strong transportation and logistics network, the city offers easy access to major Southeastern markets, supported by Piedmont Triad International Airport, rail connectivity, and a highly skilled workforce. Greensboro is home to a diverse economy anchored by advanced manufacturing, healthcare, education, aviation, and distribution industries.
- **The city also offers an exceptional quality of life with a blend of urban amenities and Southern charm.** Residents and businesses benefit from a growing downtown, nationally recognized universities, abundant parks and greenways, and a lower cost of living compared to many major metro areas. Greensboro's continued population growth, strong consumer base, and ongoing commercial development make it an attractive destination for businesses, investors, and residents alike.





03

MEDICAL OFFICE FOR SALE

PROPERTY DESCRIPTION





PROPERTY FEATURES

1
BUILDINGS

15,825 SF
BUILDING SF

1
TOTAL PARCELS

A
BUILDING CLASS

1.90
LAND ACRES

56,192
LAND SF

2002
YEAR BUILT

LI
ZONING TYPE

A
LOCATION CLASS

CONTACT BROKER
PARKING EASEMENT

72
PARKING SPACES

75
ADDITIONAL
EASEMENT PARKING



CONSTRUCTION

Framing

Metal

Exterior

Brick

Parking Surface

Asphalt

Roof

Ballasted EPDM



MEDICAL OFFICE FOR SALE



04

MEDICAL OFFICE FOR SALE

RENT SCHEDULE



RENT SCHEDULE

YEAR	LEASE START	LEASE END	SF	BASE RENT/SF	BASE RENT MONTH	BASE RENT YEAR	RENT INCREASE
1	1/1/2025	12/31/2025	15,739	\$13.00	\$17,051.00	\$204,612.00	
2	1/1/2026	12/31/2026	15,739	\$13.26	\$17,392.02	\$208,704.24	2.00%
3	1/1/2027	12/31/2027	15,739	\$13.53	\$17,739.86	\$212,878.32	2.00%
4	1/1/2028	12/31/2028	15,739	\$13.80	\$18,094.66	\$217,135.89	2.00%
5	1/1/2029	12/31/2029	15,739	\$14.07	\$18,456.55	\$221,478.61	2.00%
6	1/1/2030	12/31/2030	15,739	\$14.35	\$18,825.68	\$225,908.18	2.00%
7	1/1/2031	12/31/2031	15,739	\$14.64	\$19,202.20	\$230,426.34	2.00%
8	1/1/2032	12/31/2032	15,739	\$14.93	\$19,586.24	\$235,034.87	2.00%
9	1/1/2033	12/31/2033	15,739	\$15.23	\$19,977.96	\$239,735.57	2.00%
10	1/1/2034	12/31/2034	15,739	\$15.54	\$20,377.52	\$244,530.28	2.00%



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from One Alliance Companies and it should not be made available to any other person or entity without the written consent of One Alliance Companies. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to One Alliance Companies. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. One Alliance Companies has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, One Alliance Companies has not verified, and will not verify, any of the information contained herein, nor has One Alliance Companies conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

SPENCER CRIGLER

One Alliance Companies

Director of Brokerage Services

(704) 765-4620

spencer@onealliancecompanies.com

PAULA QUICKEL

One Alliance Companies

VP of Brokerage Services

(704) 765-4620

paula@onealliancecompanies.com

707 SUNSHINE WAY, GREENSBORO, NC 27409