



# FOR SALE

# Medical Office Condo

2501 ATRIUM DRIVE, SUITE 200  
RALEIGH, NC





# PROPERTY

## PROPERTY DETAILS

<b>PRICING</b>	Contact Broker For Details
<b>ADDRESS</b>	2501 Atrium Drive Suite 200 Raleigh, NC 27607
<b>YEAR BUILT</b>	1984 / Remodeled 1994
<b>SIZE</b>	3,296 RSF
<b>RESTROOMS</b>	Common building restrooms
<b>ACCESS</b>	Direct access off building lobby with private exterior entrance to the suite
<b>HVAC</b>	Central Building systems recently updated
<b>SPRINKLERS</b>	Yes
<b>BUILDING AMENITIES</b>	Shared Conference Room available for tenant & owner use
<b>ZONING</b>	OX-5
<b>SIGNAGE</b>	Monument

RCR is pleased to present this rare medical office condominium for sale in the West Raleigh Submarket near UNC Rex Hospital. The condominium is located on the 2nd floor which offers direct access to the parking lot and easy access for patients to enter the space without the use of stairwell or elevators. The space is located within a five story, 38,985 square foot building occupied by medical and professional office users. The building has surface parking surrounding in the front and rear of the property.





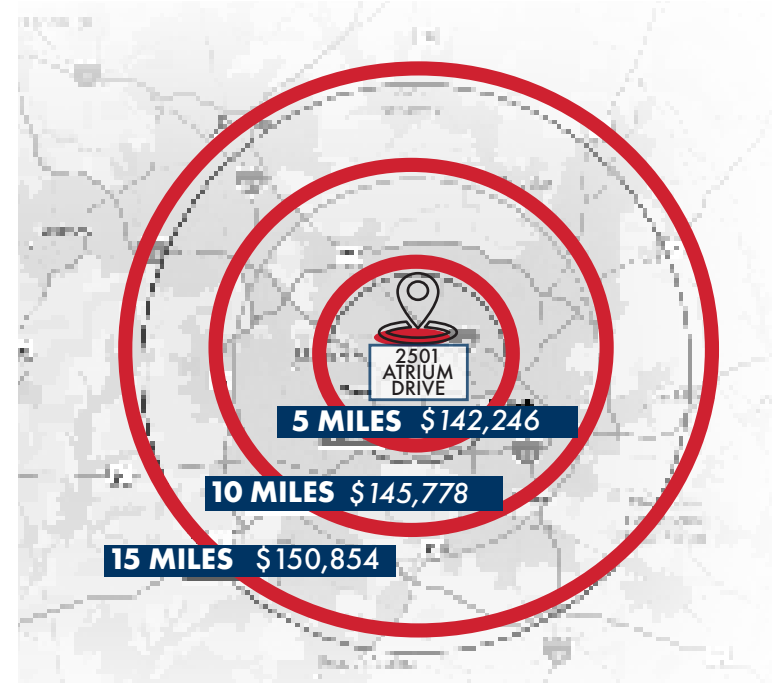






# HIGHLIGHTS & DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME



## LOCATION & ACCESSIBILITY

- 0.6 miles from UNC Rex Hospital
- Ideally situated between I-40 and I-440 with easy access to Downtown Raleigh, Cary, and RTP
- Centrally located within the Blue Ridge Corridor

## RECREATION & KEY ATTRACTIONS

- North Carolina Museum of Art (NCMA)
  - 308,300 SF
  - 164-Acre Park
  - 500 Outdoor Seating theater
- PNC Arena
  - Home to the Carolina Hurricanes and NC State Basketball
  - 1.6M Guests annually
- NC State Fairgrounds : 500+ Events Annually

## LARGE, RAPIDLY GROWING POPULATION

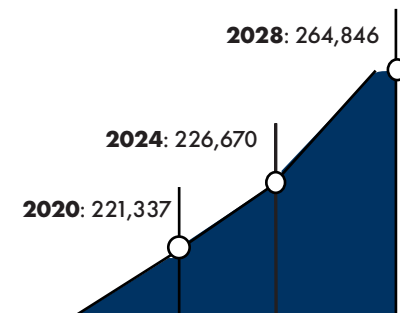


BACHELORS/GRAD/  
PROF DEGREE



18.9%  
COLLEGE/ASSOCIATE'S  
DEGREE

5 Mile Radius





# SURROUNDING AMENITIES







## CONTACTS

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## RCR

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