



NATRI PROPERTIES

MEDICAL SPEC
SUITE
Delivered

8300 HEALTH PARK

Raleigh, NC 27615

OUTPATIENT MEDICAL SUITES
FOR LEASE

Comprehensive on-site amenities unmatched by any area medical campus - Building on a strong foundation!

8300 HEALTH PARK

ADDRESS 8300 Health Park, Raleigh, NC 27615

BUILDING SIZE 185,000 RSF

SPEC SUITES **1,999 RSF Delivered!!** [Move-In Ready](#)

AVAILABLE SPACES 1st Floor: 1,921 to 5,987 SF
2nd Floor: 1,057 to 3,892 SF contiguous
3rd Floor: 2,632 to 18,505 SF contiguous
(7) 2nd Generation Spaces: 1,057 SF - 6,519 SF contiguous
Design-ready shell AND move-in-ready spaces!

RENTAL RATE Contact Broker for more details.

PARKING RATIO

- 4+ spaces per 1,000 SF
- Attached covered parking garage
- Easily accessible surface parking

PROPERTY HIGHLIGHTS

- Under new ownership & management
- Space planning available
- Tenant improvement allowance
- Central to all Hospitals:
 - 4.5 Miles to WakeMed North Hospital
 - 6.8 Miles northwest of Duke Raleigh Hospital
 - 7.4 Miles from UNC REX Healthcare Hospital
- Ideal for medical treatment suites, surgical practices & other healthcare related businesses
- Within 1 mile of numerous restaurants & retail shops
- On-site cafe & state-of-the-art fitness facility with indoor pool, basketball courts & showers
- Lakeside patio
 - 0.75 miles of walking trails

**Brokers protected*

CONTACTS:

EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com

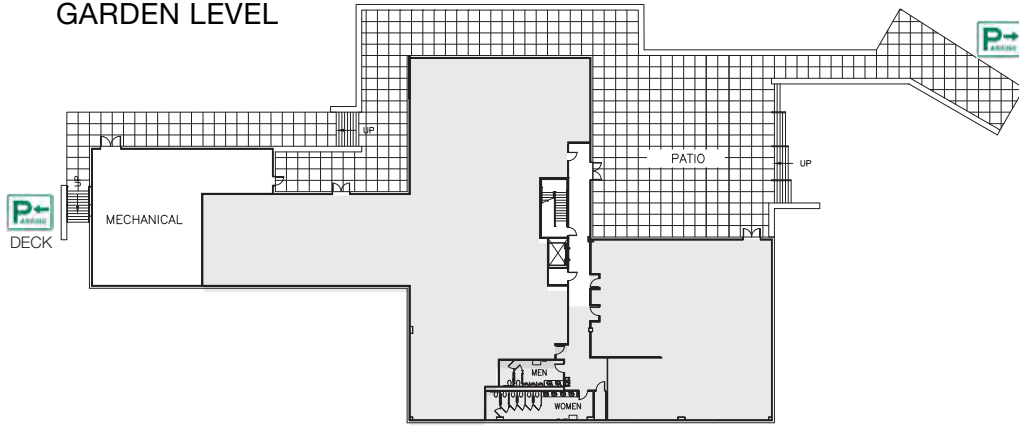
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

NAITRI PROPERTIES

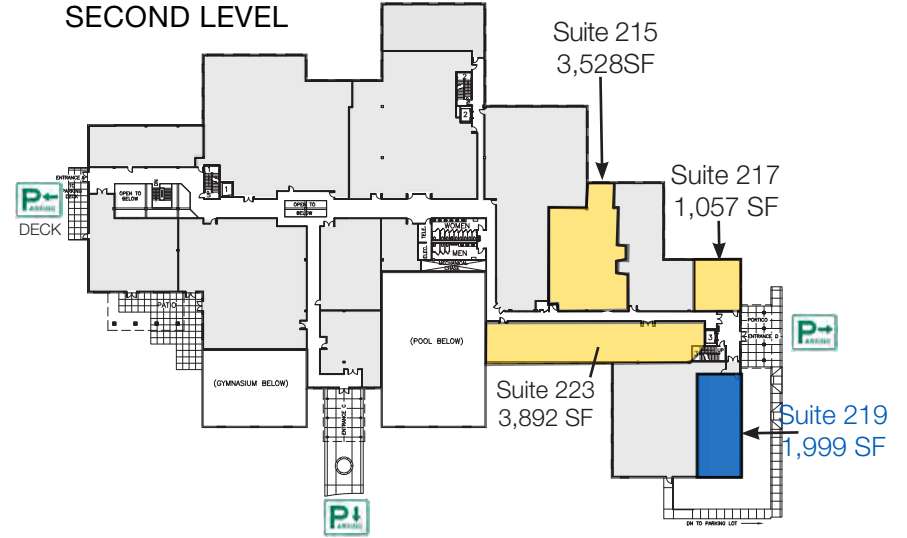


FLOOR PLANS

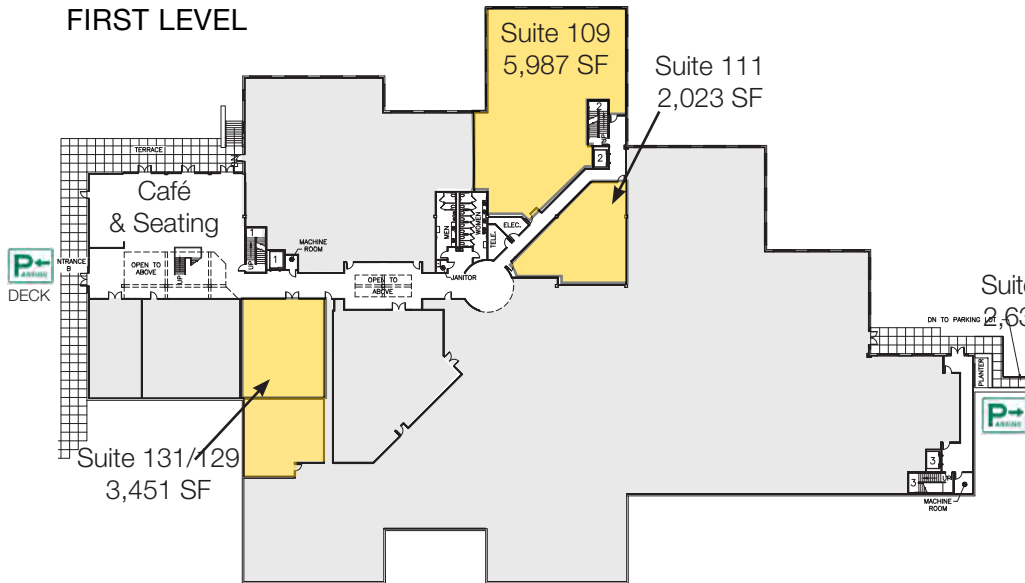
GARDEN LEVEL



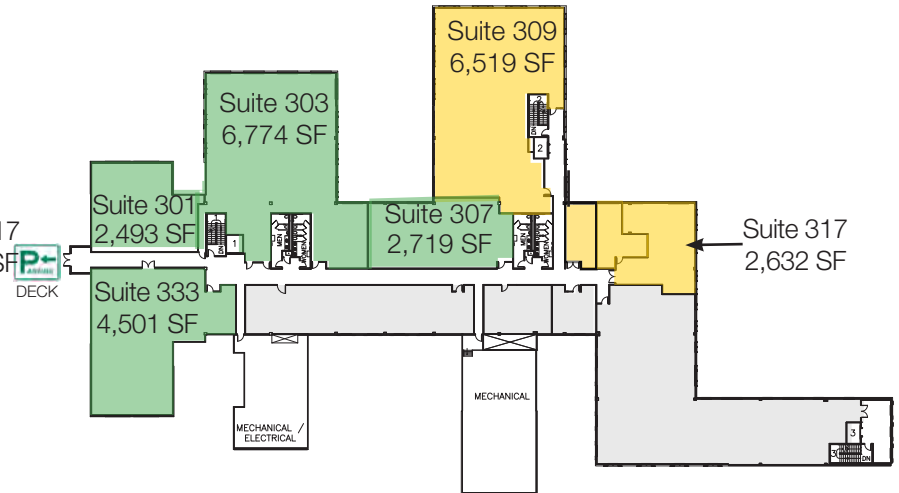
SECOND LEVEL



FIRST LEVEL



THIRD LEVEL



SPEC SUITE
 WARM SHELL AVAILABLE
 2ND GEN AVAILABLE
 LEASED

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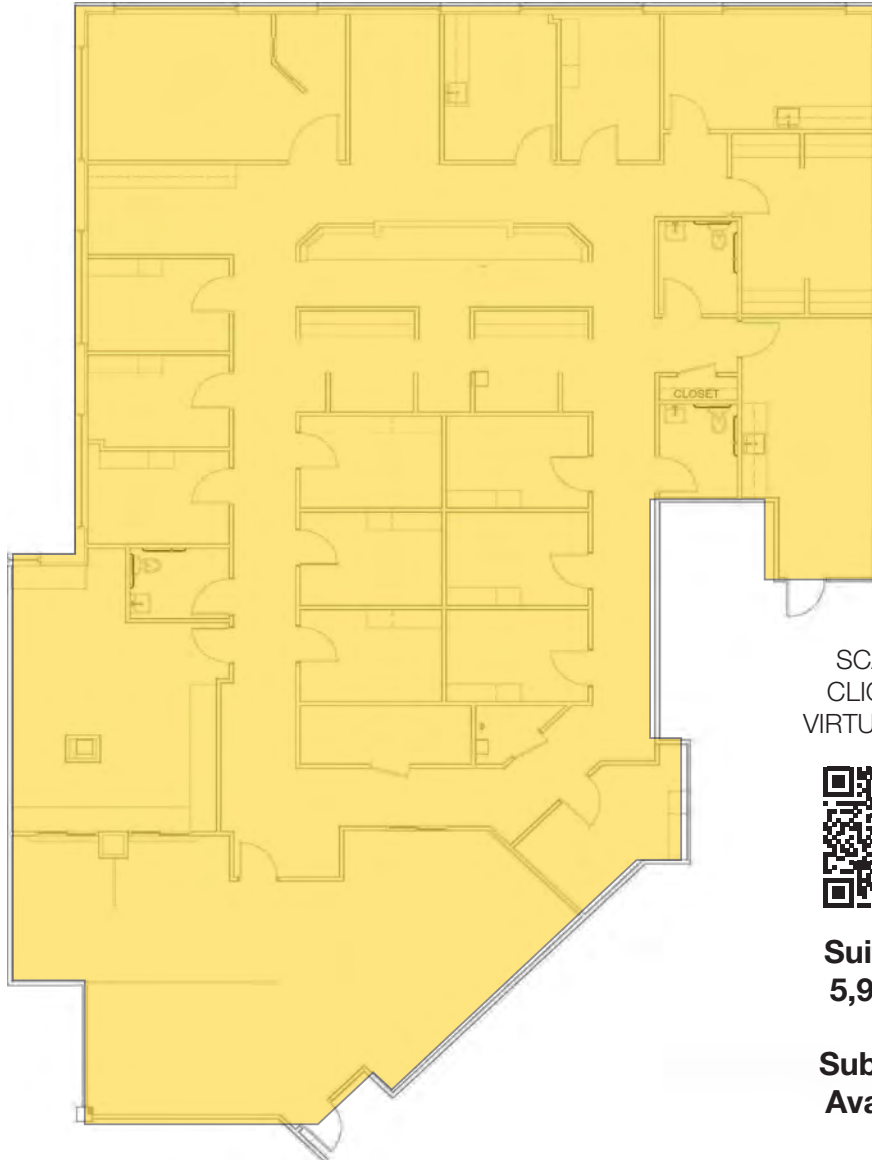
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2ND GENERATION MEDICAL SPACE

SUITE 109 | SUBDIVIDE AVAILABLE

FORMER ORTHOPEDIC MEDICINE PRACTICE



SCAN OR
CLICK FOR
VIRTUAL TOUR



Suite 109
5,987 SF

Subdivide
Available

CONTACTS:

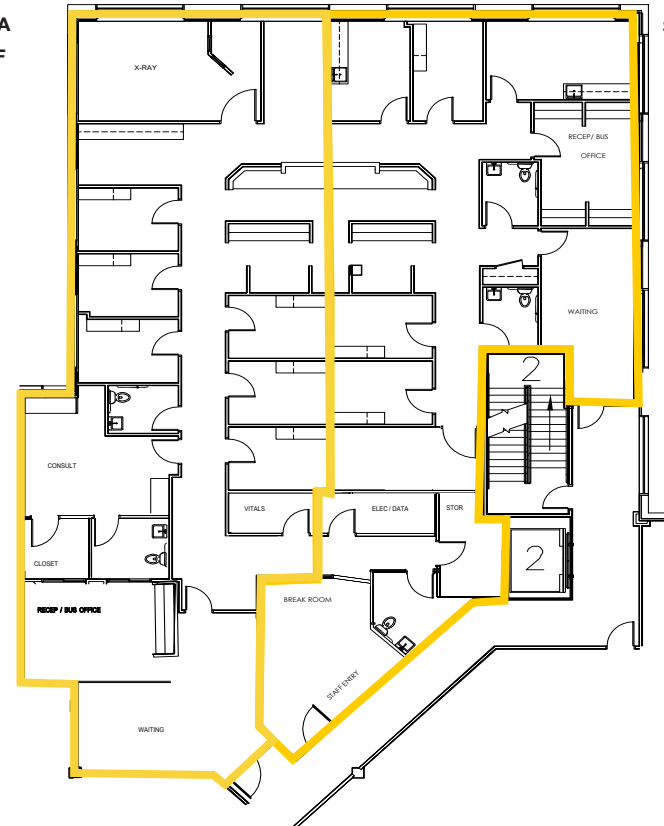
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SAMPLE LAYOUT

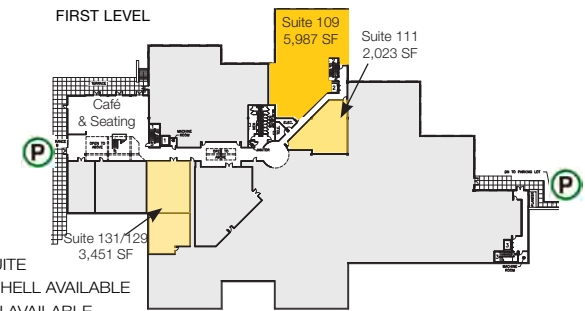
Suite 109-A
±3,300 SF



Suite 109-B
±2,700 SF

*Design and/or Furniture for illustrative purposes only

FIRST LEVEL



- SPEC SUITE
- WARM SHELL AVAILABLE
- 2ND GEN AVAILABLE
- LEASED

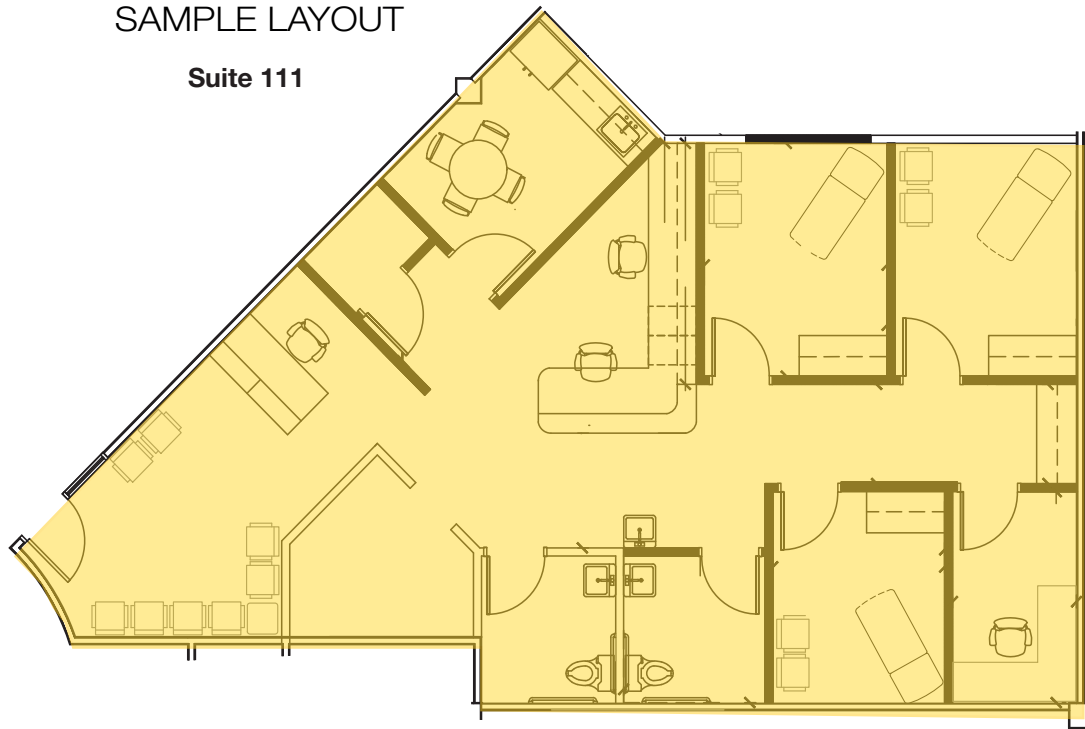


2ND GENERATION MEDICAL SPACE

SUITE 111

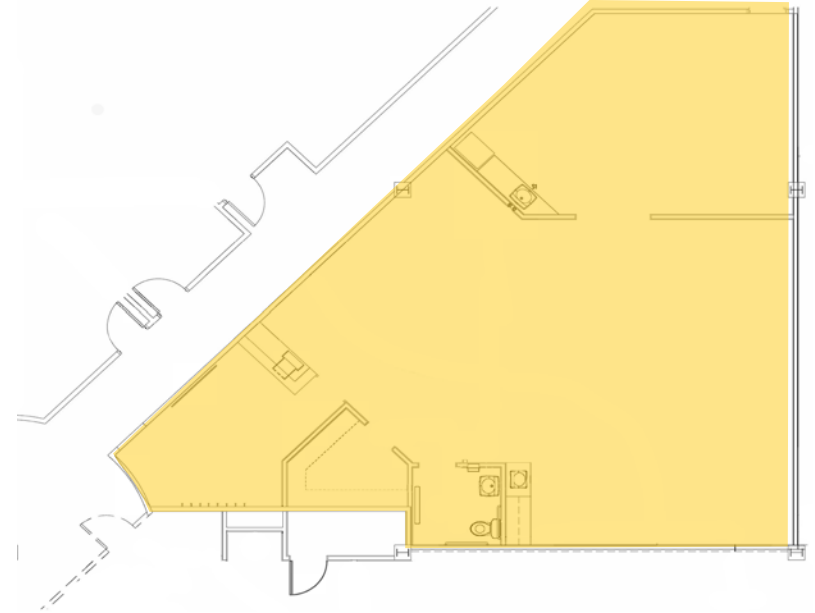
SAMPLE LAYOUT

Suite 111



*Design and/or Furniture for illustrative purposes only

1/8"=1'-0"

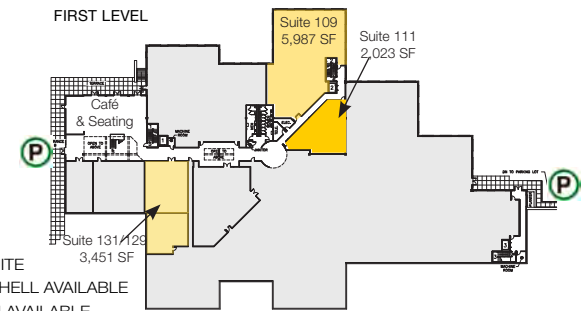


Suite 111
2,023 SF

SCAN OR
CLICK FOR
VIRTUAL TOUR



FIRST LEVEL



- SPEC SUITE
- WARM SHELL AVAILABLE
- 2ND GEN AVAILABLE
- LEASED

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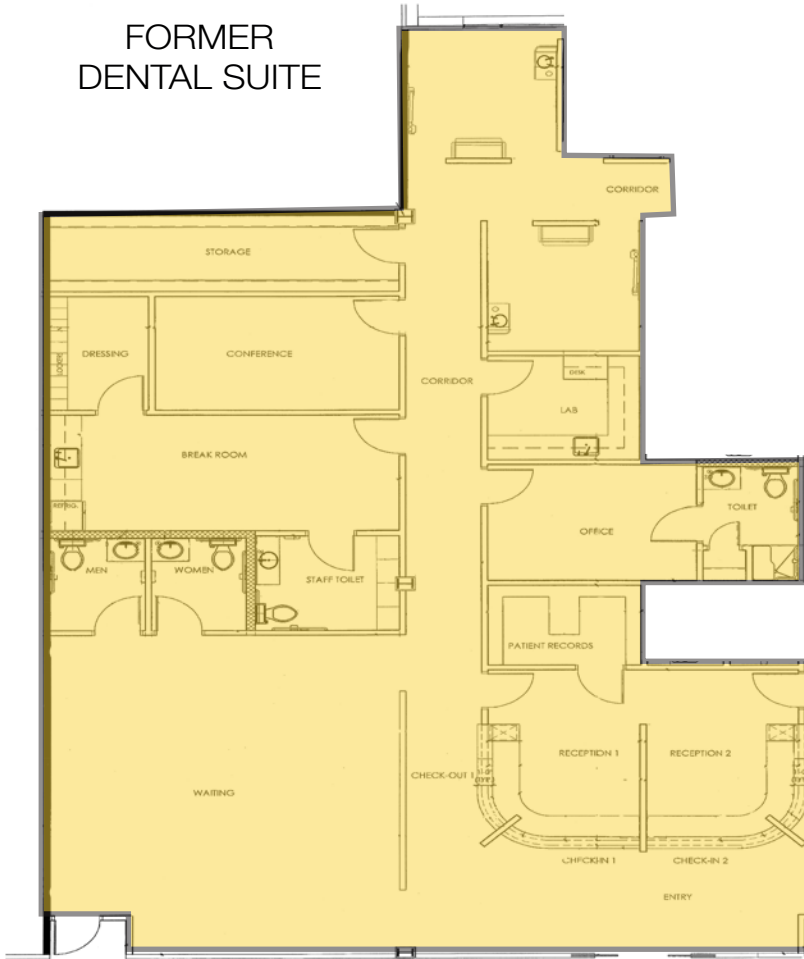
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NAI TRI PROPERTIES

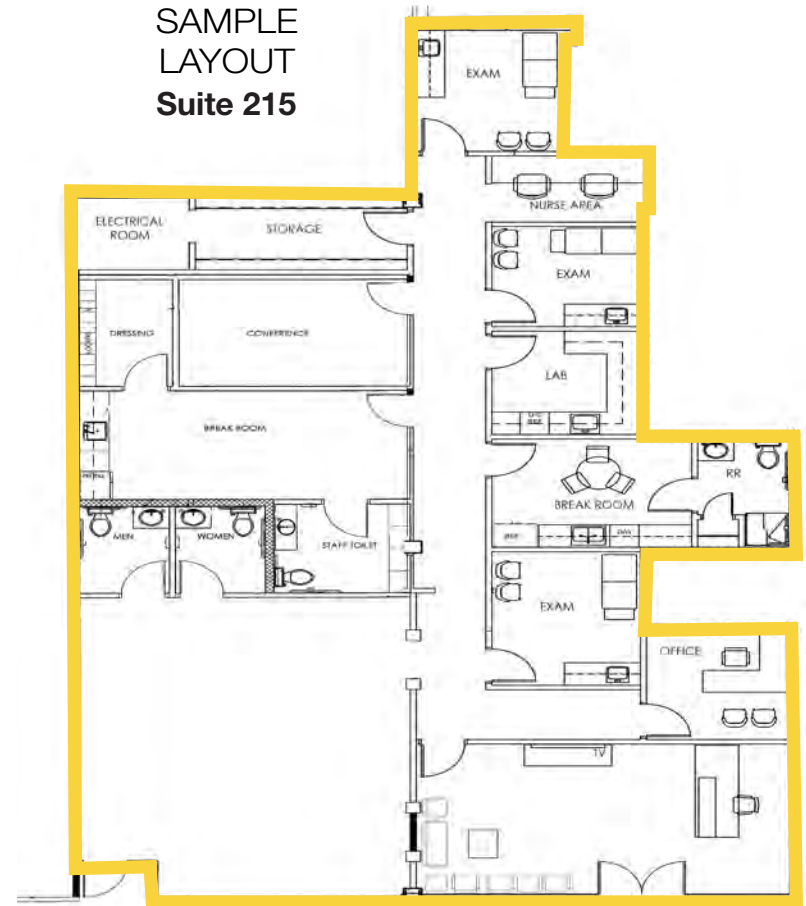
2ND GENERATION MEDICAL SPACE

SUITE 215

FORMER
DENTAL SUITE



SAMPLE
LAYOUT
Suite 215



*Design and/or Furniture for illustrative purposes only

Suite 215
3,528 SF



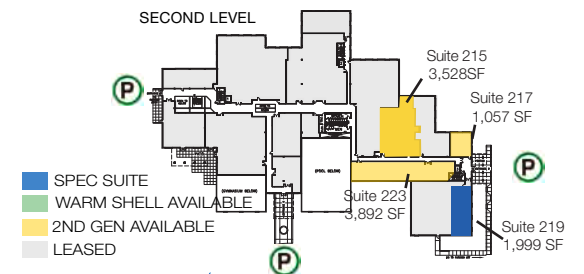
SCAN OR
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VIRTUAL
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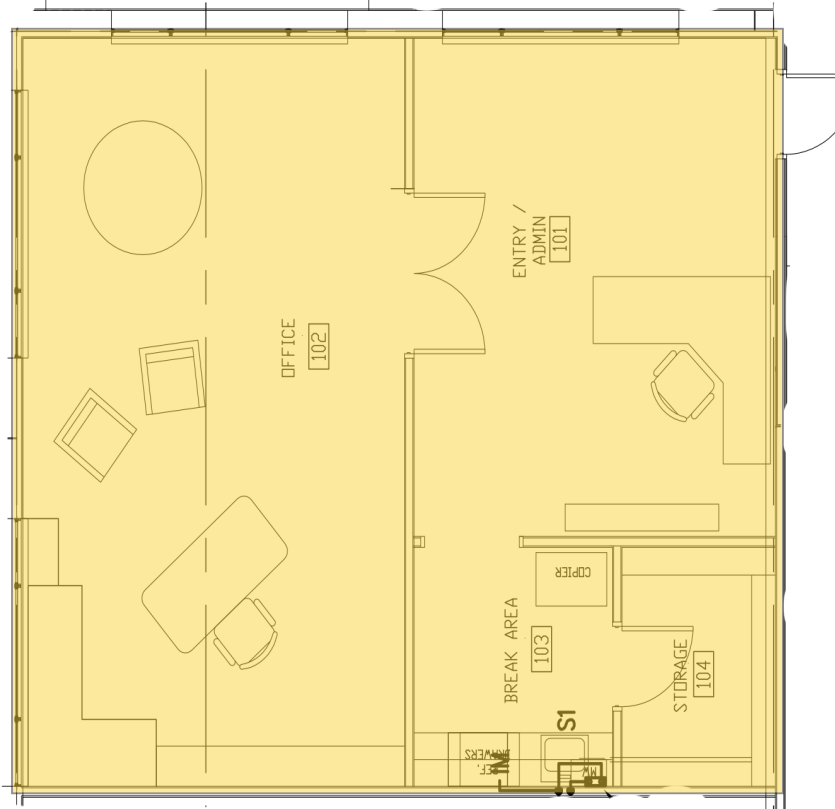


NAI TRI PROPERTIES

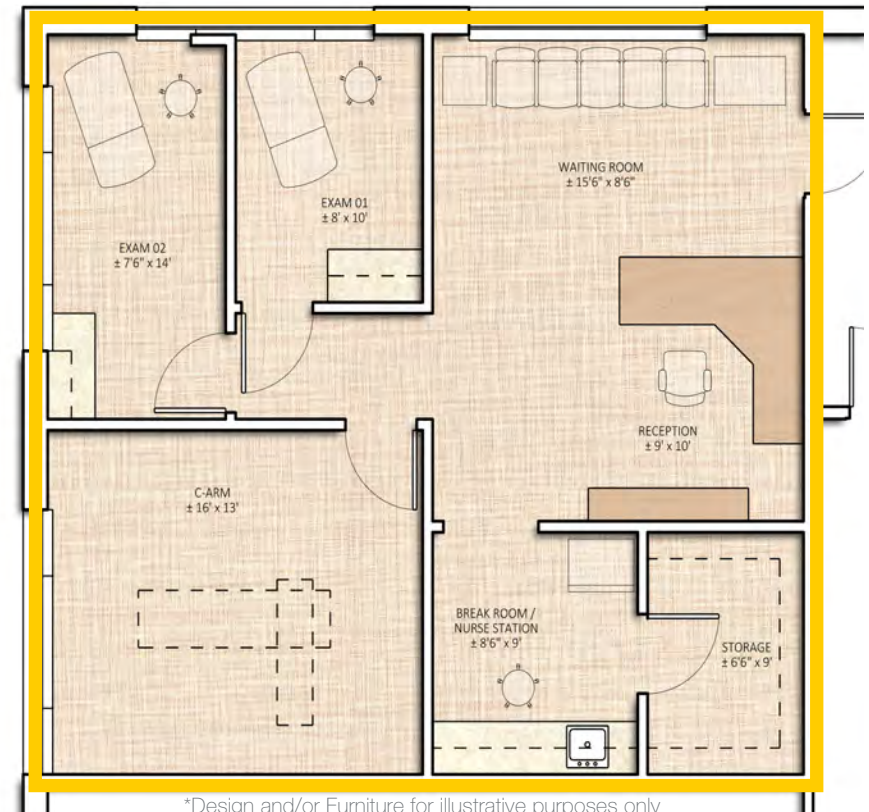
2ND GENERATION MEDICAL SPACE

SUITE 217

FORMER MANGEMENT OFFICE



SAMPLE LAYOUT
Suite 217



*Design and/or Furniture for illustrative purposes only

Suite 217
1,057 SF

SCAN OR
CLICK FOR
VIRTUAL
TOUR

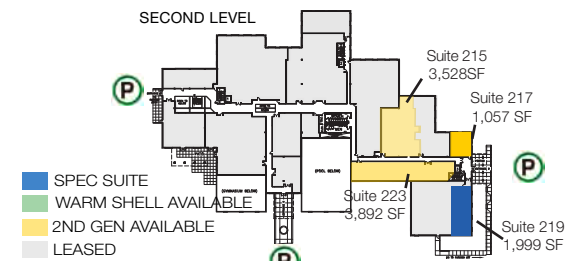


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1ST GENERATION MEDICAL SPACE

SUITE 219 - SPEC SUITE

MEDICAL SPEC SUITE
DELIVERED
Suite 219
1,999 SF



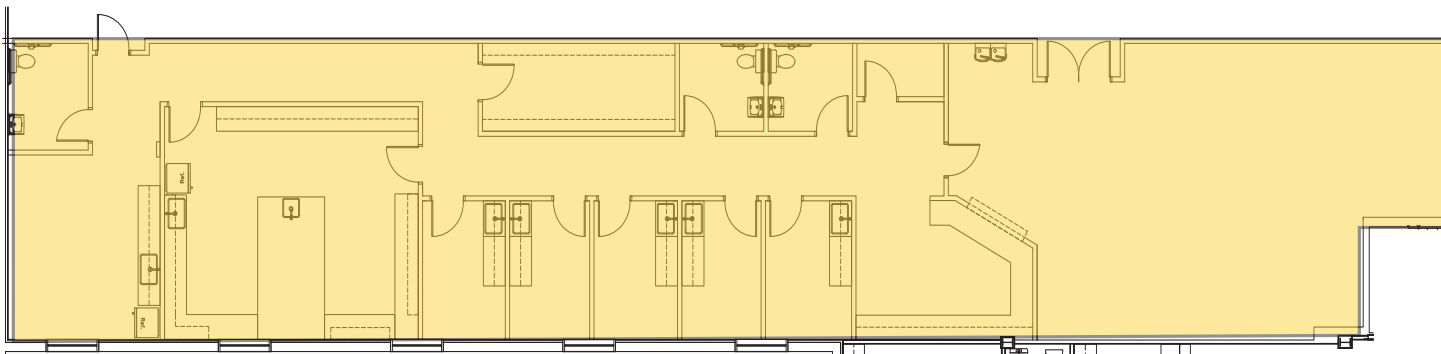
SCAN OR
 CLICK FOR
 SPEC SUITE
 VIRTUAL
 TOUR



*Furniture for illustrative purposes only

2ND GENERATION MEDICAL SPACE

SUITE 223



FORMER LAB CLINIC

Suite 223
3,892 SF
8/2024



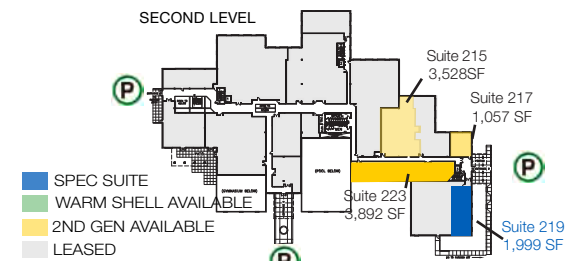
SCAN OR
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 VIRTUAL
 TOUR

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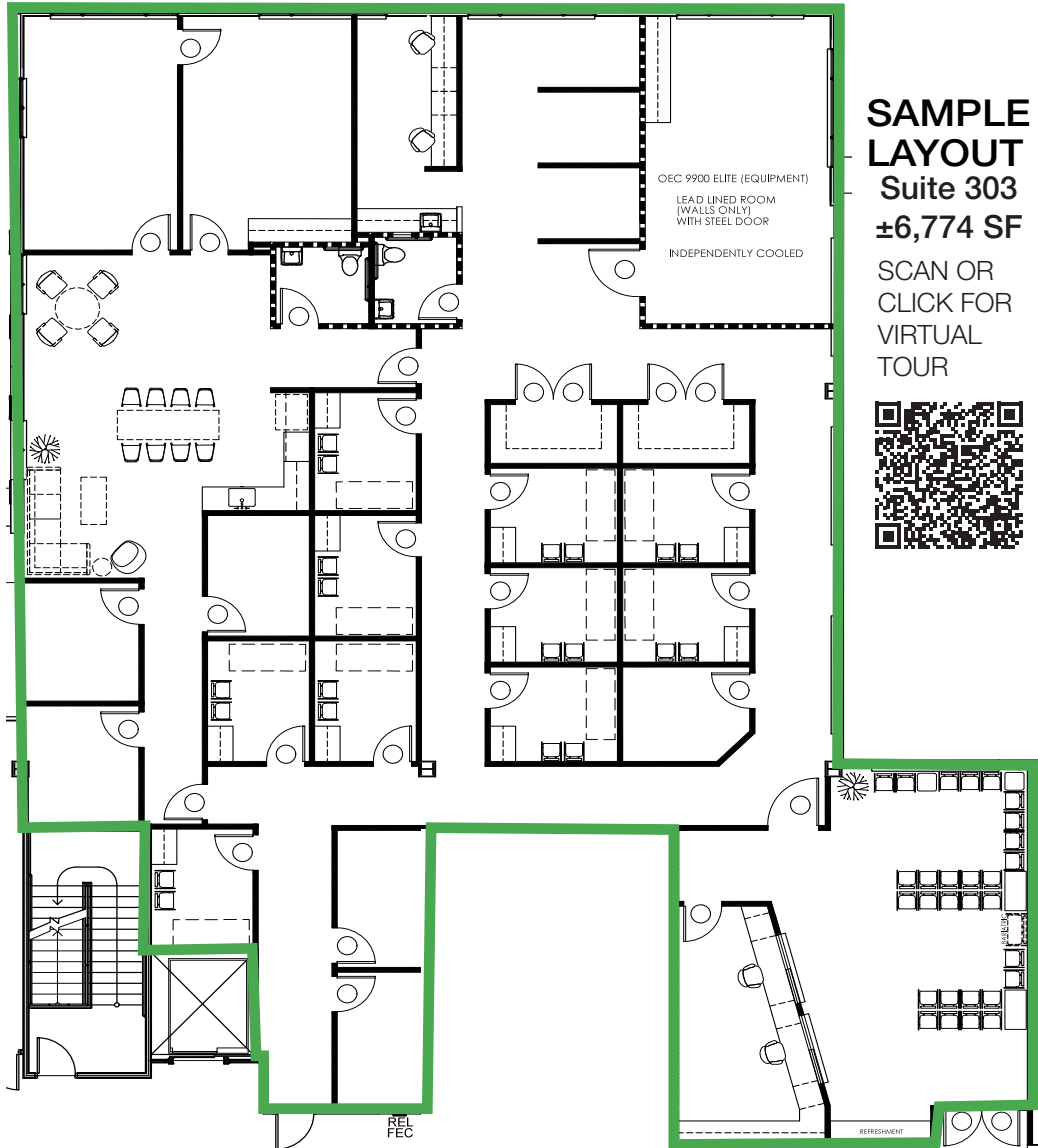
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1ST GENERATION MEDICAL SPACE

SUITE 303 - WARM SHELL



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CONTACTS:

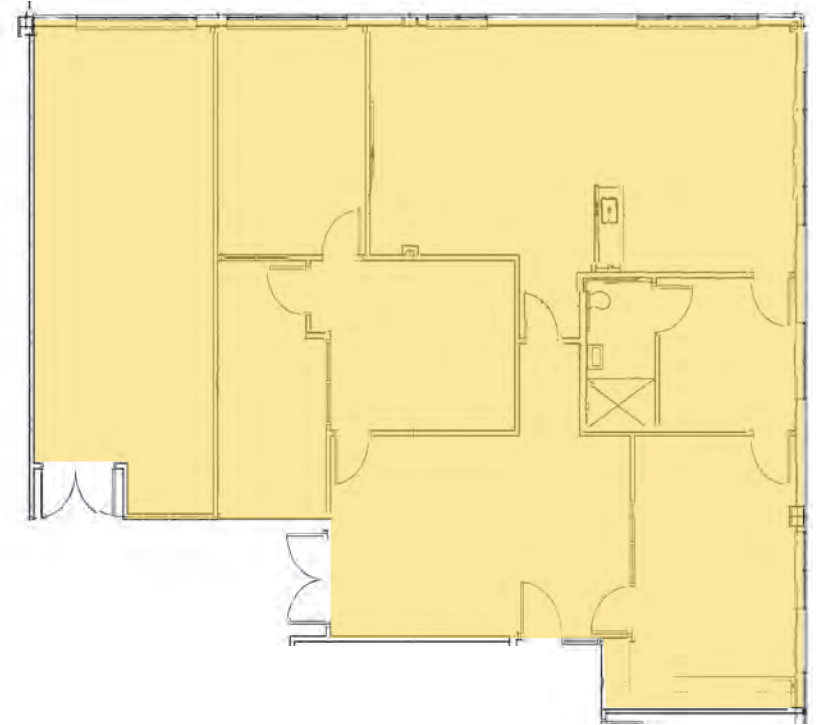
EMILY PFEIFFER | 252.945.9240 | epfeiffer@triprop.com

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

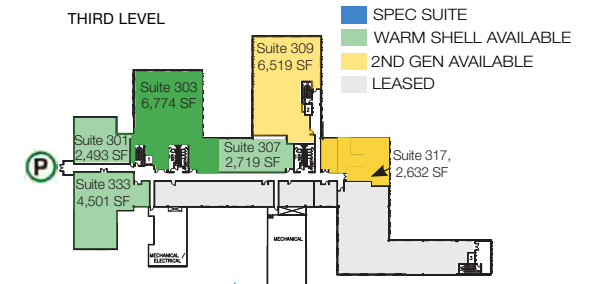
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2ND GENERATION SPACE

SUITE 310-317



Suite 310-317
±2,632 SF
 SCAN OR CLICK FOR VIRTUAL TOUR

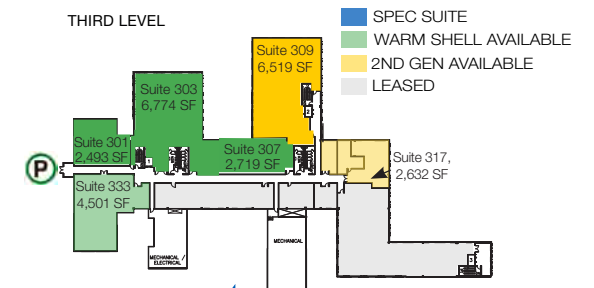
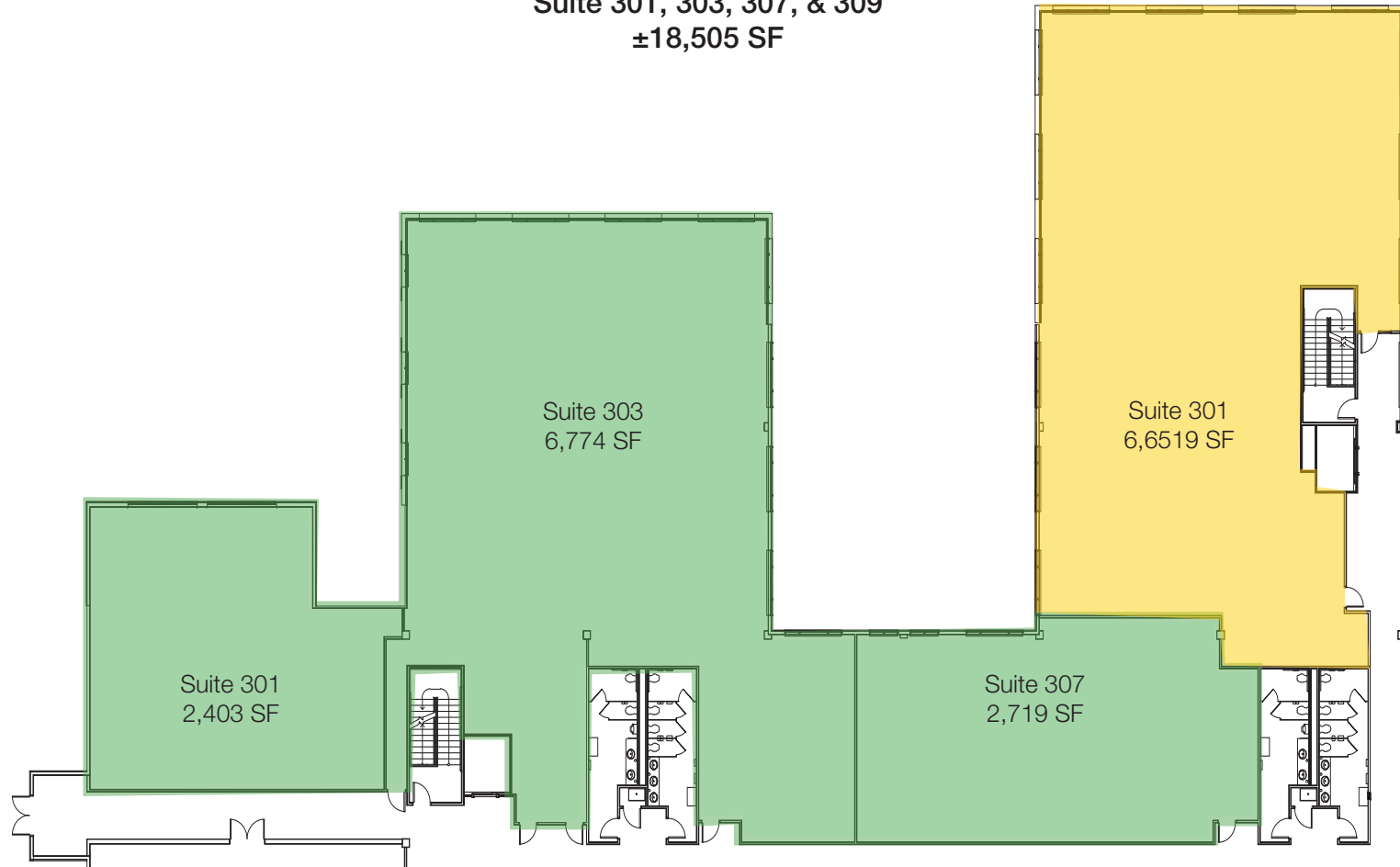


NAI TRI PROPERTIES

LARGEST CONTIGUOUS MEDICAL SPACE

SUITE 301 | SUITE 303 | SUITE 307 | SUITE 309

Suite 301, 303, 307, & 309
±18,505 SF



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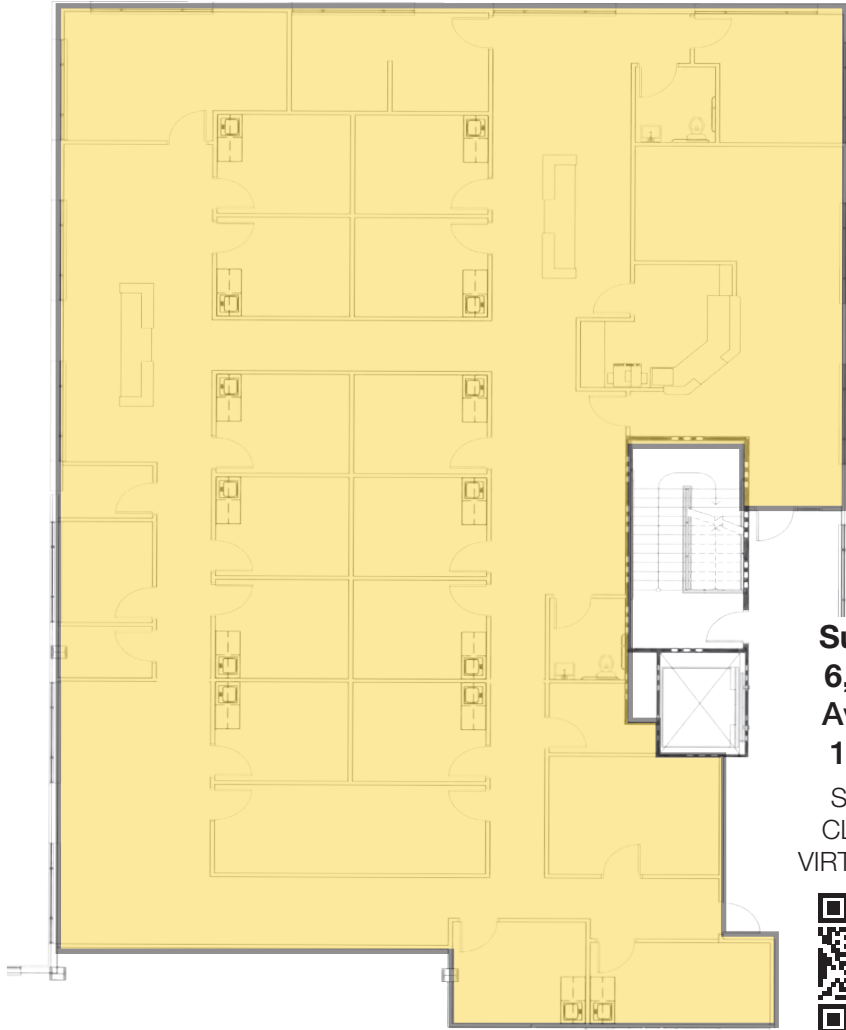
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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE

SUITE 309

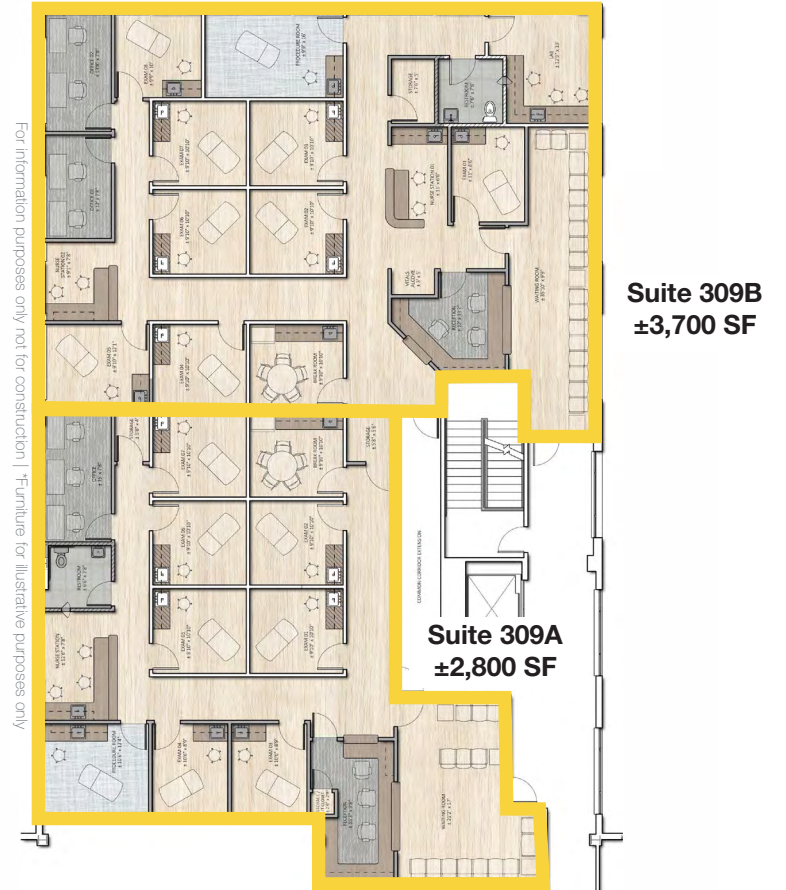
FORMER INTERNAL MEDICINE PRACTICE



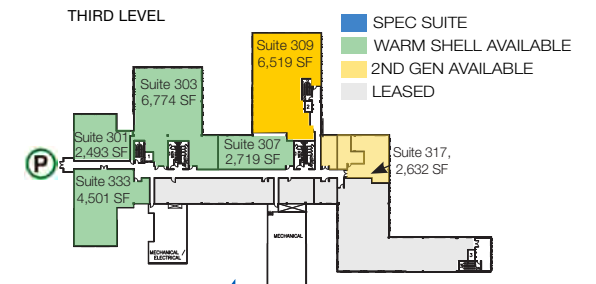
Suite 309
6,519 SF
Available
10/2024
 SCAN OR
 CLICK FOR
 VIRTUAL TOUR



SAMPLE LAYOUT



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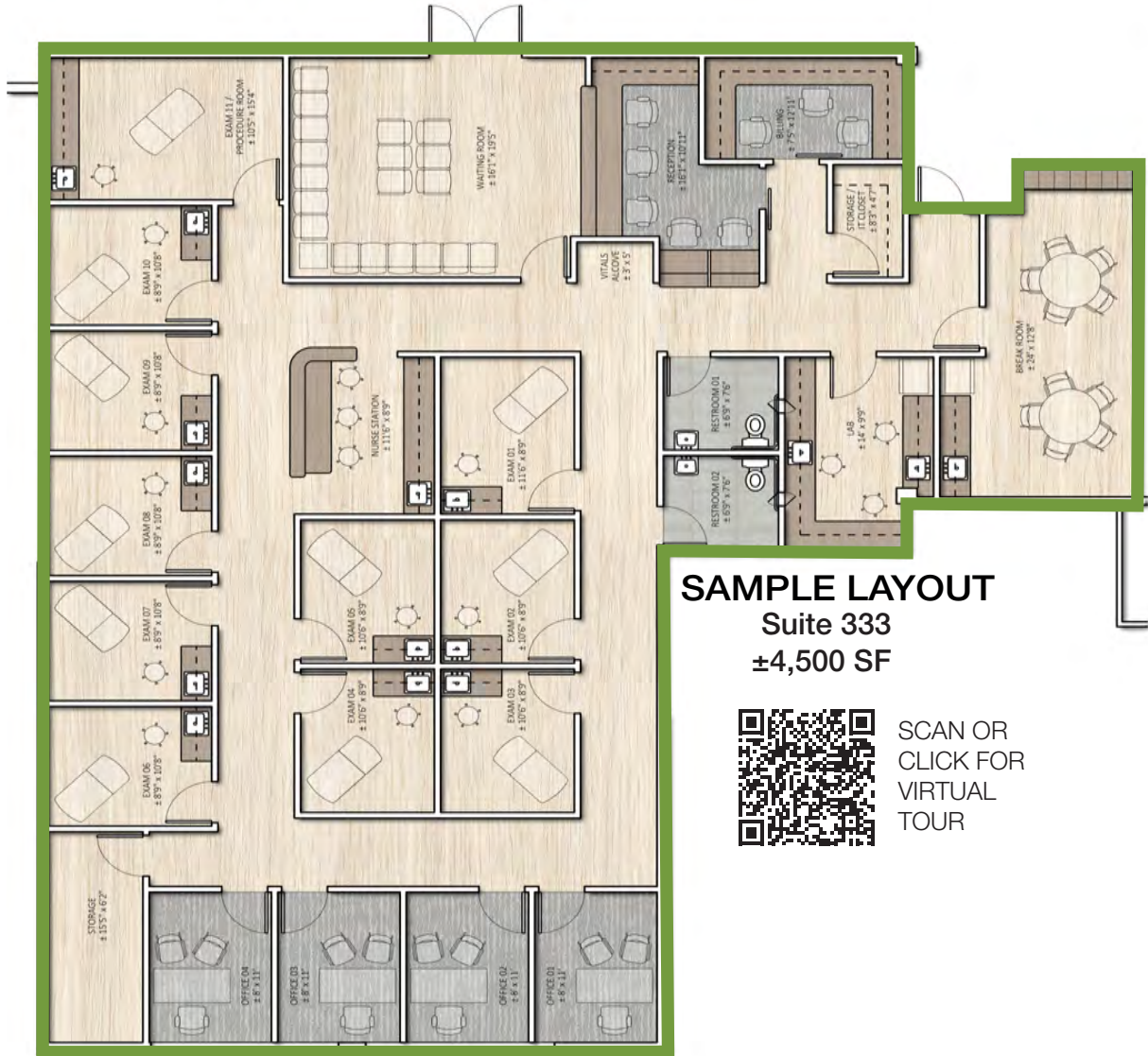
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1ST GENERATION MEDICAL SPACE

SUITE 333 - WARM SHELL



SAMPLE LAYOUT
Suite 333
±4,500 SF



SCAN OR
 CLICK FOR
 VIRTUAL
 TOUR

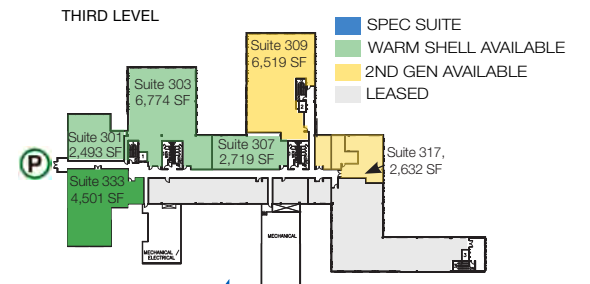
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THE HEALTH PARK AREA



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NAI TRI PROPERTIES

AMENITIES

This site is surrounded by amenities to live, work, and play. While the below lists a sampling of amenities within a 5 mile radius, there is much more within close proximity. North Hills is 4 miles, Umstead Park is a 5,579-acre woodland area with hiking trails only 16 minutes west, and RDU International Airport is 16 minutes via I-540.

FOOD

- Arepa Culture
- Brigs
- Bruegger's Bagel
- Chick-fil-A
- Chili's
- Chipotle
- Chow Pizza Bar
- Chuy's
- Clean Juice
- Cook Out
- Cucciolo Terrazza
- Duck Donuts
- Dunkin'
- Firebirds Wood Fired Grill
- First Watch
- Five Guys
- Gonza Tacos Y Tequila
- Happy + Hale
- Jersey Mike's Subs
- Jose and Sons Bar & Kitchen
- Kai Sushi & Sake Bar
- Kazu Hibachi
- La Rancherita
- Margaux's
- McDonald's
- Outback Steakhouse
- Panera
- Pure Vegan Café
- Quiznos
- Relish Craft Kitchen
- Rockin' Rolls Sushi
- Rudino's Rooftop
- Salsa Fresh
- Smashburger
- Starbucks
- STIR

Tacos Abarca

- The Capital Grille
- The Cowfish Sushi Burger Bar
- Two Roosters Ice Cream
- Vivace
- Waraji
- Wendy's
- Zaxby's

RECREATIONAL

- AMF Pleasant Valley Lanes
- Anytime Fitness
- Cedar Hills Park
- Lake Lynn Park
- North Hills Park
- North Ridge Country Club
- Orangetheory Fitness
- Shelley Lake Park
- Triangle Rock Club

SERVICES

- AutoZone Auto Parts
- DICK's Sporting Goods
- FedEx Office
- First National Bank
- Food Lion
- Target
- The Home Depot
- Triangle Town Center
- Union Bank
- USPS
- Lowe's Foods
- Walgreens
- Wells Fargo
- Whole Foods



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DEMOGRAPHICS - 5 MILE

HAS ONE TYPE OF HEALTH INSURANCE



19.6%
Pop <19

17.8%
Pop 19-34

35.1%
Pop 35-64

5%
Pop 65+

POPULATION



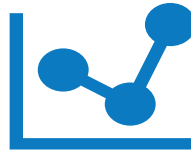
170,167

2023 Total Population
(Esri)



173,582

2028 Total Population
(Esri)



0.40%

2023-2028 Population:
Annual Growth Rate (Esri)

EDUCATION

3.1%

No High School
Diploma



11.1%

High School
Graduate



20.3%

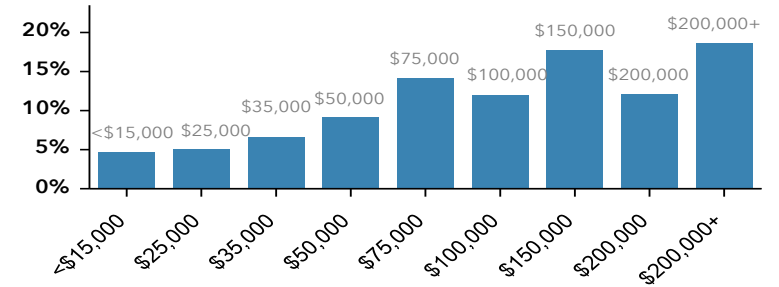
Some College/
Associate's
Degree



65.5%

Bachelor's/Grad/
Prof Degree

2023 HOUSEHOLD INCOME



INCOME

HEALTH CARE EXPENDITURES



\$6,188

Annual Health Insurance
Expenditures



\$3,041

Medical Care

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,675
Medicare Payments	\$1,215
Physician Services	\$355
Dental Services	\$581
Eyecare Services	\$111
Lab Tests/X-rays	\$97
Hospital Room & Hospital Service	\$322
Convalescent/Nursing Home Care	\$44

Source: This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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