

8001 CREEDMOOR ROAD, SUITE 101

RALEIGH, NC 27613

NORTH RALEIGH OWNER/USER OPPORTUNITY |

FOR SALE



EXECUTIVE SUMMARY



8001 CREEDMOOR ROAD STE 101

ADDRESS	8001 Creedmoor Road, Suite 101
CITY/STATE/ZIP	Raleigh, NC 27613
PRICE	\$1,700,000 (\$273/SF)
TOTAL SF	+/- 6,249 SF
YEAR BUILT	1998
PROPERTY TAX (2026)	\$10,397
ANNUAL CONDO FEES	\$12,490
OFFICE SPACES	17
ZONING	Office Mixed-Use, 3-story (OX-3)
AVERAGE ANNUAL DAILY TRAFFIC (2024)	31,500 VPD

Cushman & Wakefield is pleased to present 8001 Creedmoor Rd, Suite 101 for sale to qualified investors and owner/users. Located in the heart of North Raleigh, the Property offers exceptional visibility along Creedmoor Road (31,500 VPD), convenient access to I-540, and walkable access to Brennan Station Shopping Center, home to Trader Joe's and a wide variety of restaurants, retail, and daily conveniences.

BUILDING OVERVIEW

Suite 101 is part of the Creedmoor Road Office Condominiums. The roof is maintained by the association and was last replaced 10 years ago. Interior upgrades to paint and carpet were performed in 2024. The HVAC units were replaced in 2023. The space is served by a 15-ton Trane Odyssey split-system condensing unit and air handler.

CONDO ASSOCIATION

The well-established office park is occupied by medical, healthcare, professional office, and wellness users. It's managed by the Creedmoor Road Office Condominiums Association. The association is responsible for roof, exterior, structure, parking, and all common areas. The most recent assessment was in 2016. There are no planned assessments. Dues have not increased in 3 years and will not increase in 2027.

PROPERTY PHOTOS

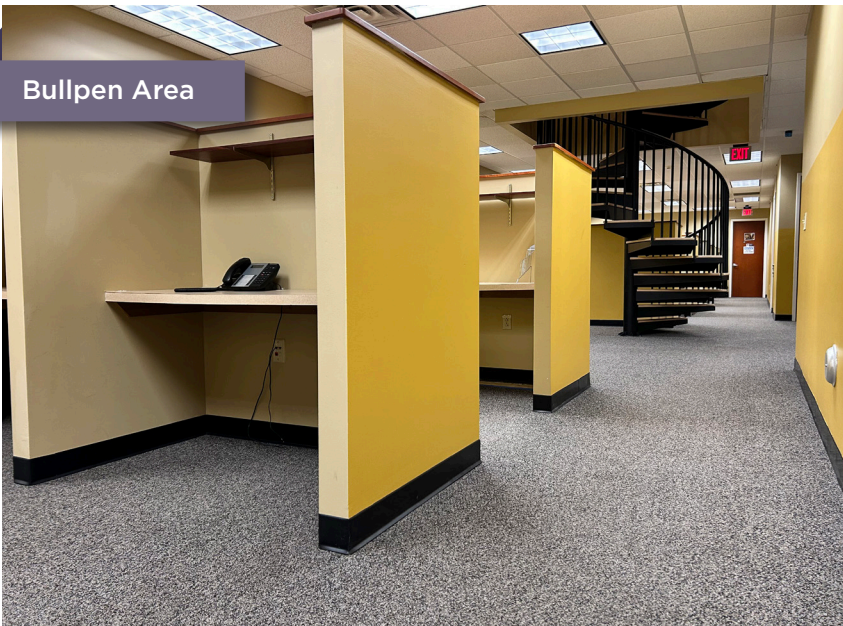
Conference Room



Main Entrance



Bullpen Area



Main Entrance



PROPERTY PHOTOS

Break Room



Private Office



Private Office

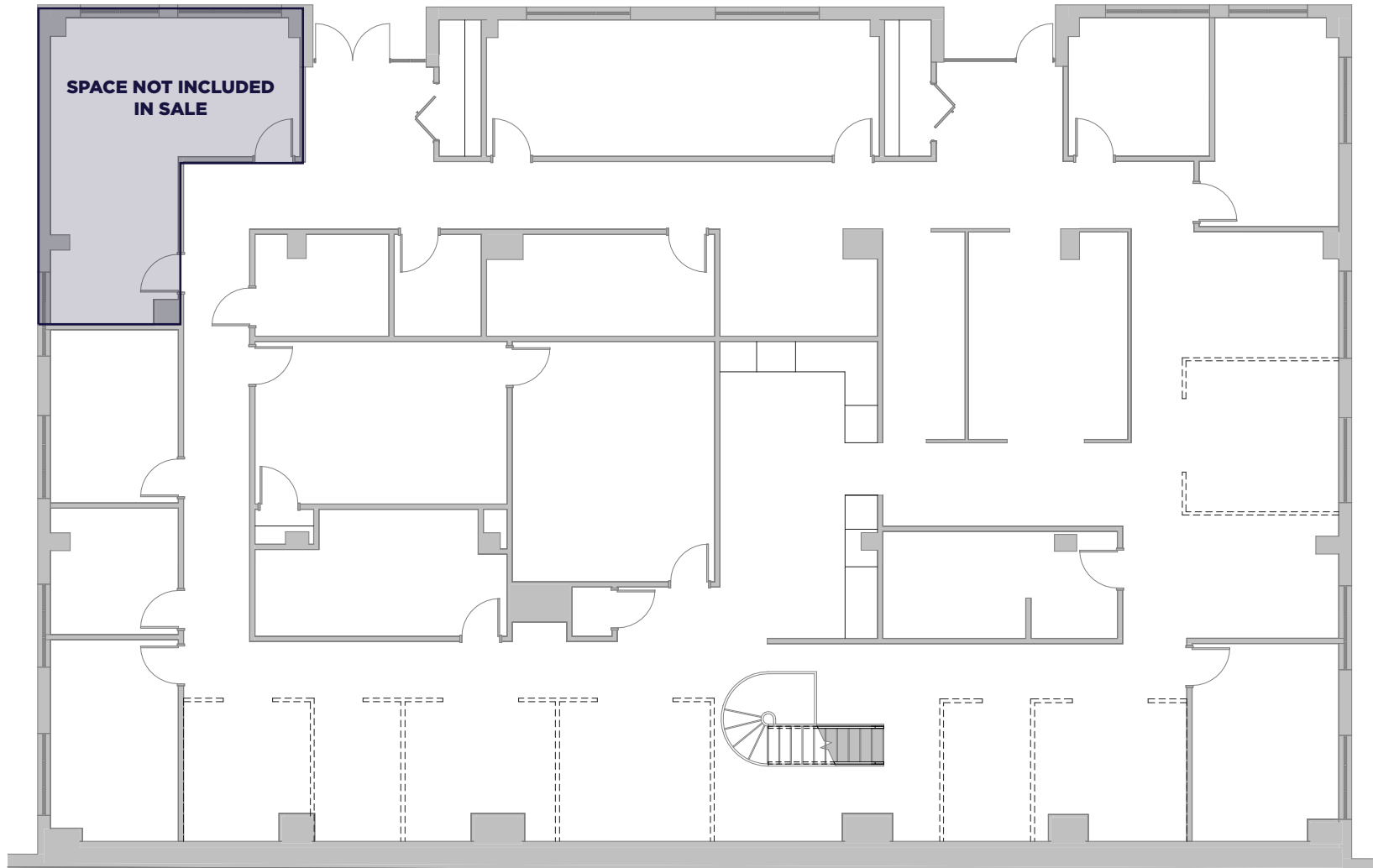


Break Room



FLOOR PLAN

Suite 101:
± 6,249 SF
\$1,700,000



****The spiral staircase and engineering room will be removed and demised prior to closing**

PROPERTY LOCATION



STIRCKLAND ROAD

STIRCKLAND ROAD



4 MIN TO I-540

CREEDMOOR ROAD

CREEDMOOR ROAD



BRENNAN STATION RETAIL CENTER

TRADER JOE'S

DUNKIN' FIVE GUYS


DOLLAR TREE

Nancy's PIZZERIA


MOE'S SOUTHWEST GRILL


Brigs restaurants


EL DORADO

KAZU HIBACHI


MARGAUX RESTAURANT

Jersey Mike's Subs



SUBJECT PROPERTY

8001 CREEDMOOR ROAD STE 101

CUSHMAN & WAKEFIELD

LOCATION OVERVIEW

NORTH RALEIGH

North Raleigh has emerged as one of the Triangle's premier business destinations, offering a highly educated workforce, affluent demographics, and exceptional connectivity to Raleigh, Durham, and Research Triangle Park. Anchored by convenient access to I-540 and major arterial corridors including Creedmoor Road and Glenwood Avenue, the area is home to a diverse mix of corporate offices, medical providers, retail centers, and established residential communities. With strong population growth, abundant amenities, and one of the region's most desirable business environments, North Raleigh continues to attract businesses seeking a strategic and amenity-rich location.

\$30.01/SF
Full Service

Average US 70/Glenwood
Office Rent, Q2 2026

19.7%
0.2% Decrease From Q1
US 70/Glenwood Overall
Vacancy Rate, Q2 2026

NORTH RALEIGH BY THE NUMBERS

150,000+ Residents

10,000+ Businesses

HIGHLIGHTED DEVELOPMENTS

**TRADER
JOE'S**

Trader Joe's opened its second Raleigh location at Brennan Station in November 2024. The opening has increased consumer traffic and further elevated Brennan Station as a premier neighborhood retail destination within walking distance of the Property.

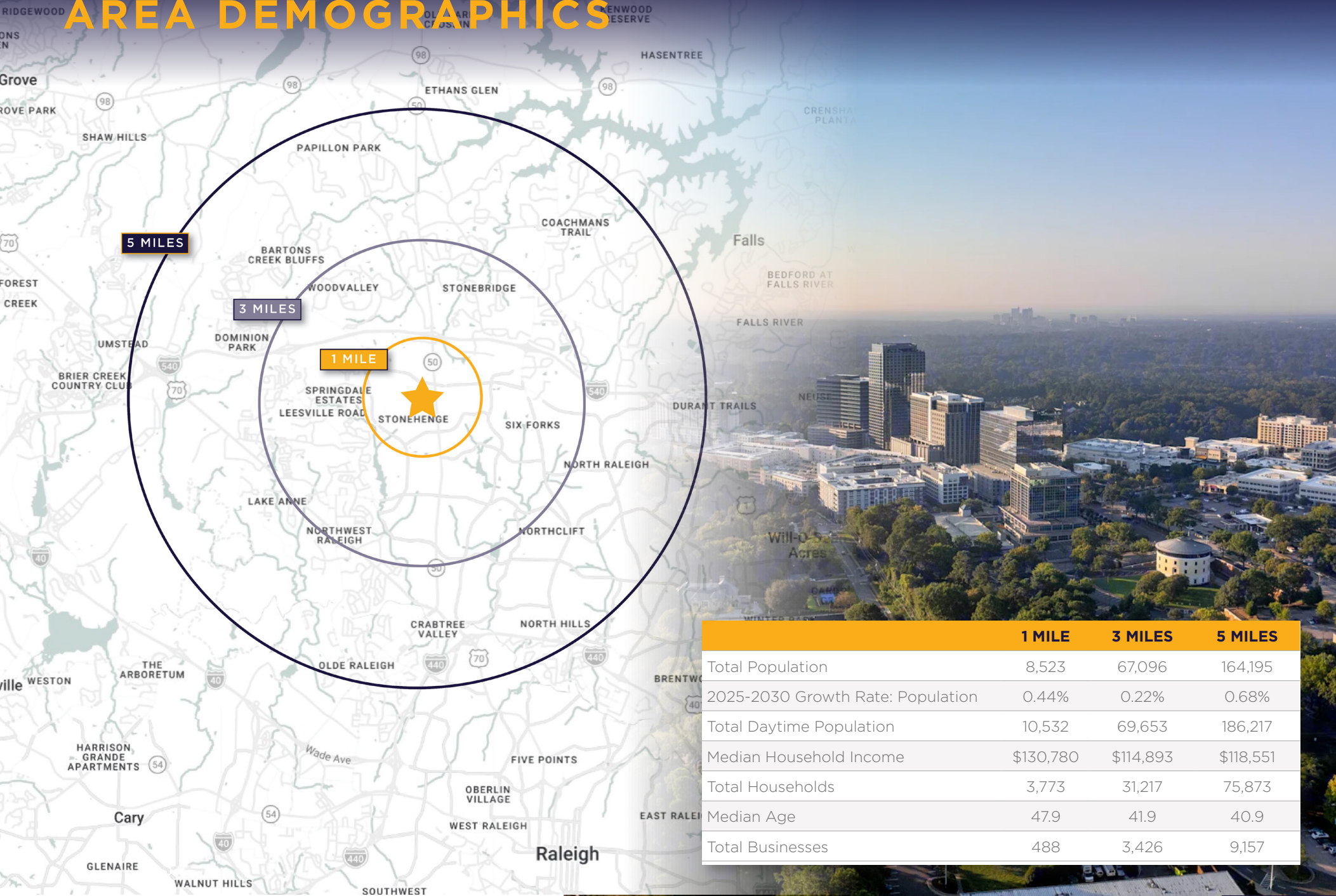


Less than 10 minutes south of the Property, the North Hills Innovation District continues to expand with new Class A office buildings, luxury residential towers, hospitality, and retail. The ongoing investment is reinforcing Midtown/North Raleigh as one of the Triangle's premier employment and mixed-use centers.



The completion of the final segment of I-540 has significantly improved regional connectivity between North Raleigh, Research Triangle Park, Cary, Apex, and RDU International Airport. With immediate access via Creedmoor Road (Exit 9), businesses in the area benefit from shorter commute times and improved accessibility.

AREA DEMOGRAPHICS



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