

OFFICE SPACE FOR LEASE

3916 SUNSET RIDGE RD | RALEIGH, NC 27607



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY OVERVIEW

Suite 100 at 3916 Sunset Ridge Road offers $\pm 3,863$ SF of flexible office, lab, or medical office space in one of West Raleigh's most established business corridors. The suite features a functional layout with a minimal core factor, abundant natural light, and a private entrance directly into the space. Ongoing capital improvements, including suite enhancements and parking lot restriping, will further elevate the tenant experience and overall property appeal.

LOCATION DESCRIPTION

Conveniently located in West Raleigh near Wade Avenue and I-440, 3916 Sunset Ridge Road offers quick access to Downtown Raleigh, Cary, UNC Rex Hospital, NC State University, and numerous nearby dining and retail amenities.

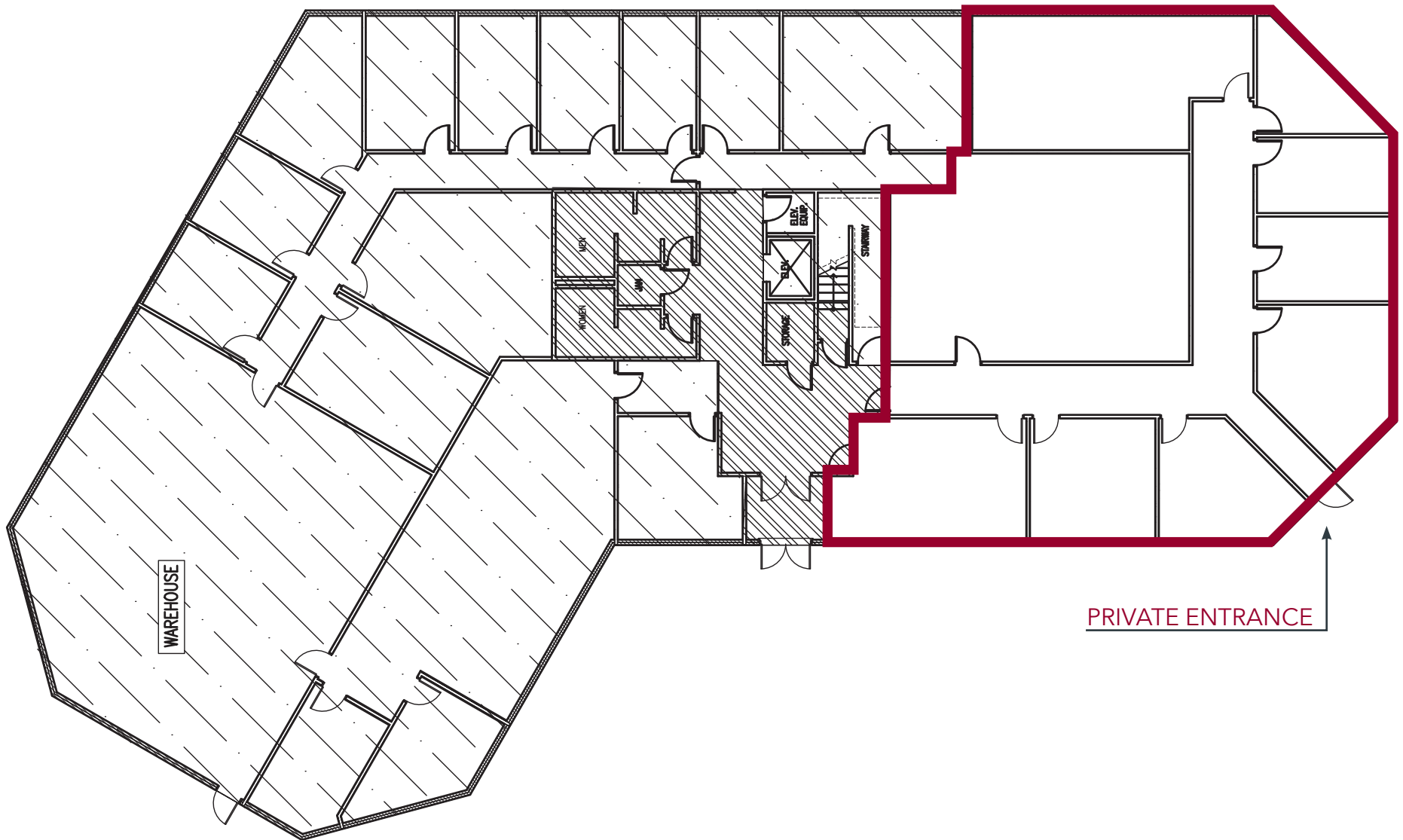
PROPERTY HIGHLIGHTS

- $\pm 3,863$ SF available in Suite 100
- Flexible office, lab, or medical office opportunity
- Well-positioned West Raleigh location
- Private exterior entrance directly into suite
- Suite improvements underway
- Renovated shared lobby & restrooms
- Parking lot recently resurfaced
- Efficient layout with minimal core factor
- Building signage opportunities
- Convenient access to Wade Avenue and I-440
- Minutes from UNC Rex Hospital, NC State University, and Downtown Raleigh
- Surrounded by numerous retail, dining, and lifestyle amenities
- **Lease Rate: \$26/SF, Full Service**



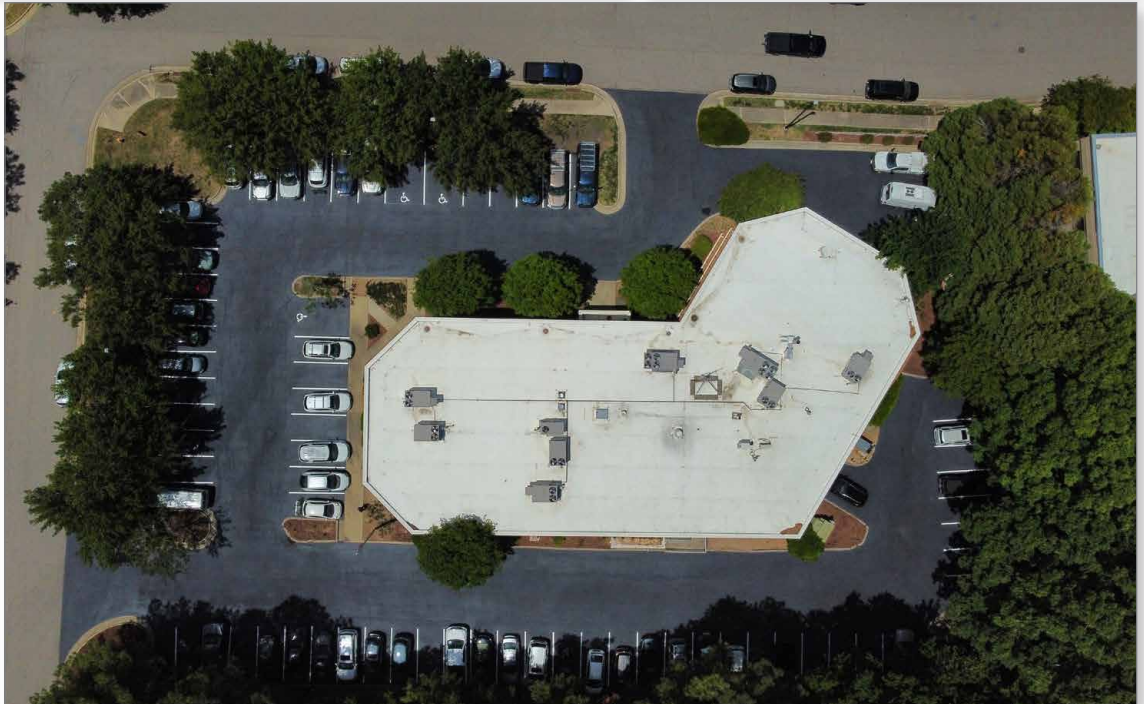
FLOOR PLAN

SUITE 100: ±3,863 SF



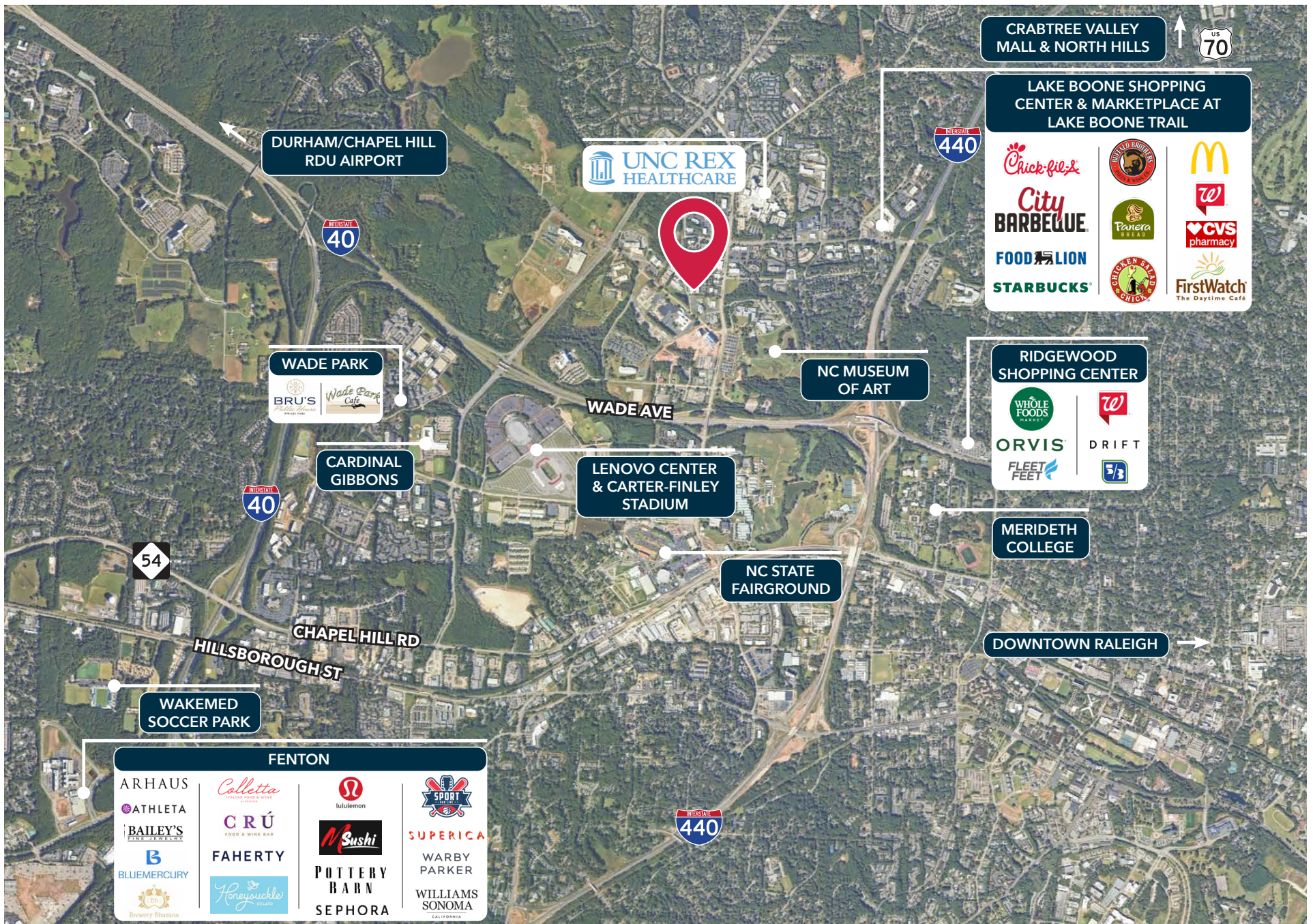
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PHOTOS



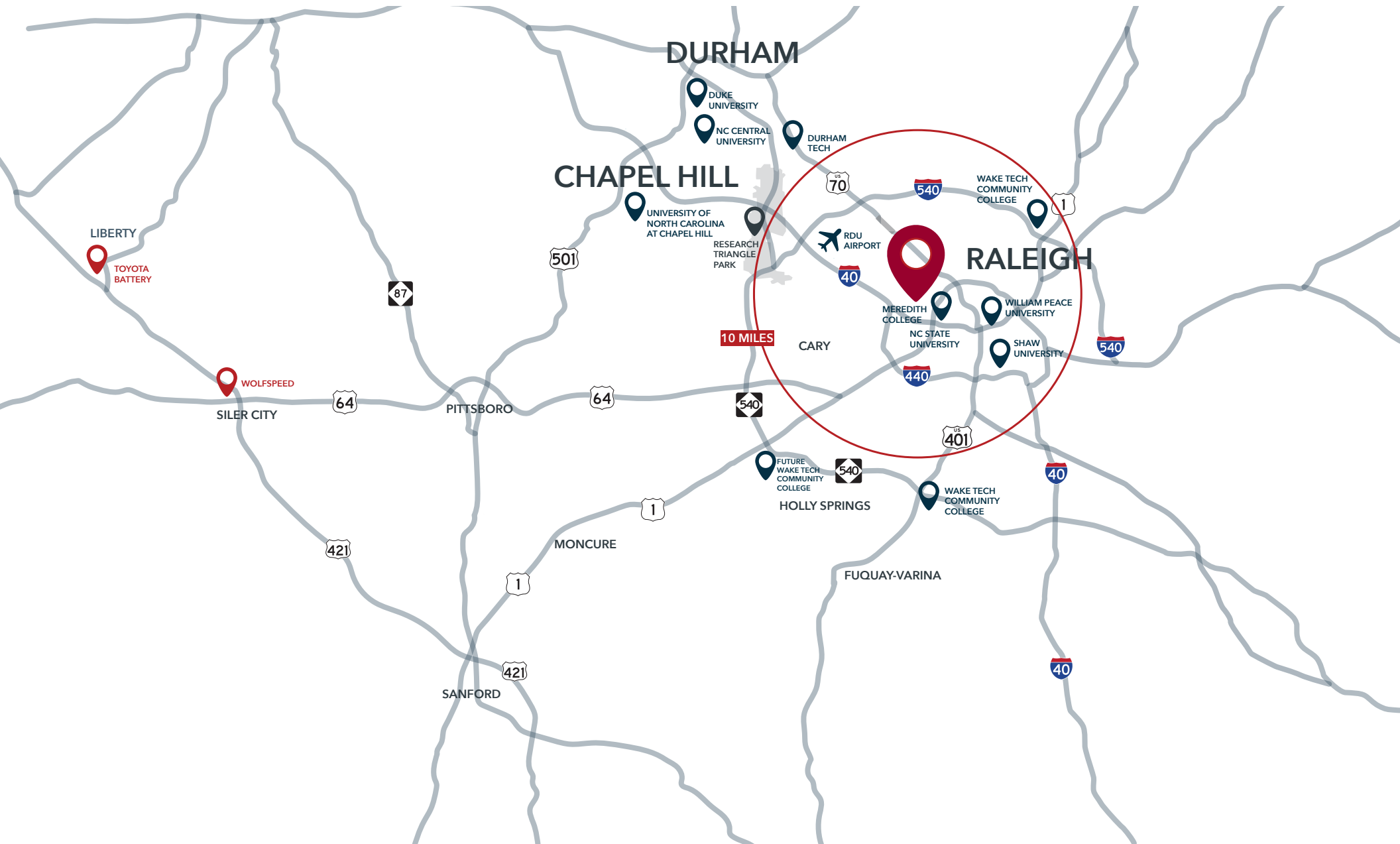
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AREA OVERVIEW



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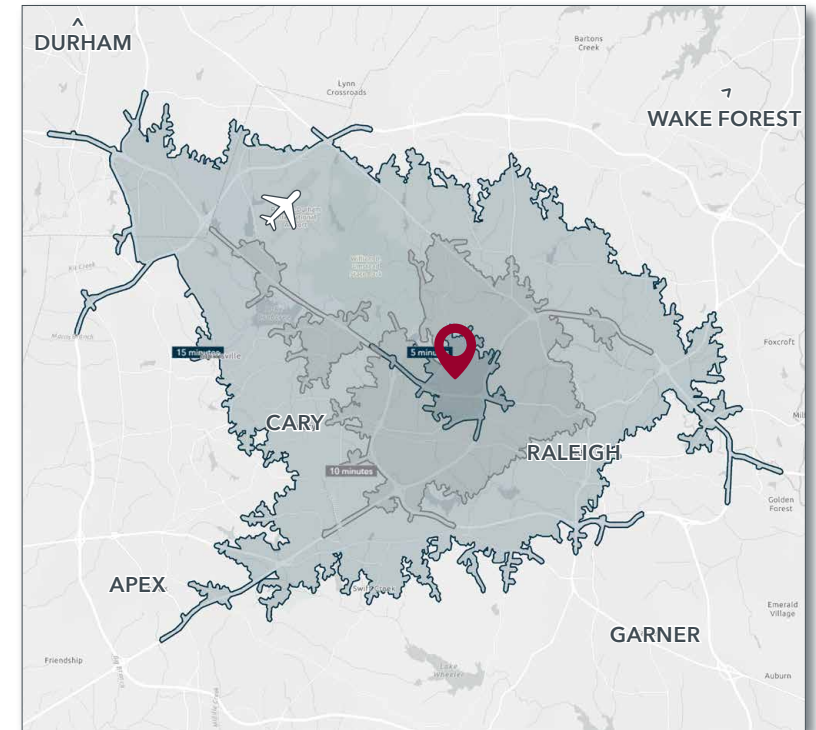
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DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
2025 Population	5,434	98,740	314,588
Total Businesses	983	6,206	22,066
2030 Projected Population	5,733	103,689	339,223
Daytime Population	25,036	142,357	494,556
Bachelor's Degree or Higher	69.0%	68.2%	66.8%
Median Age	37.3	32.3	34.5
Average Household Income	\$142,872	\$138,582	\$141,037
Average Home Value	\$716,448	\$747,828	\$632,173



ABOUT RALEIGH, NORTH CAROLINA

Raleigh, NC is one of the fastest-growing markets in the Southeast, known for its strong economy, educated workforce, and high quality of life. As part of the Research Triangle region, Raleigh continues to attract office, medical, and technology users with its proximity to major employers, top universities, and convenient access to I-40, I-440, and I-540.

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Presented by:

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