

# OFFICE / LAB / MEDICAL OFFICE FOR LEASE

3916 SUNSET RIDGE ROAD SUITE 100 | RALEIGH NC

SUITE 100: 3,863 SQUARE FEET



**LEASE RATE**  
**\$27.50 PSF**  
FULL SERVICE GROSS  
TIA AVAILABLE

**Available: Q2 2024**

- 1st Floor common area lobby and restroom recently renovated
- Prominent West Raleigh location
- Private side entry directly to suite



# RECENTLY COMPLETED RENOVATIONS



3916 SUNSET RIDGE ROAD SUITE 100 | RALEIGH NC

**Renovated Bathrooms and Lobby**



# PROPERTY FLOORPLAN

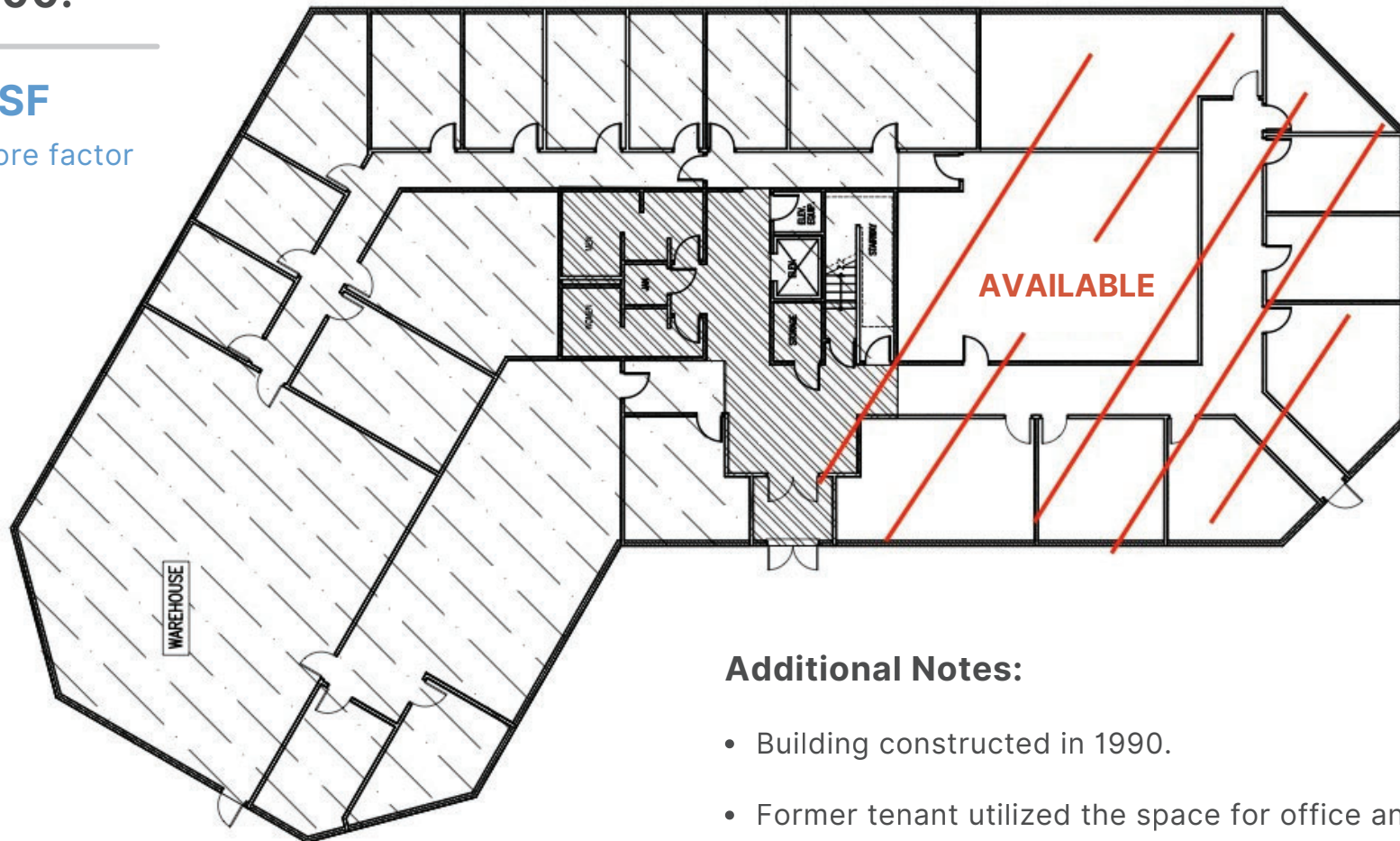
3916 SUNSET RIDGE ROAD SUITE 100 | RALEIGH NC



## Suite 100:

**3,863 SF**

minimal core factor



### Additional Notes:

- Building constructed in 1990.
- Former tenant utilized the space for office and lab.
  - All lab infrastructure will be removed.
- USGS- U.S. Geological Survey conservation department occupies remainder of the building.



# AMENITY MAP

3916 SUNSET RIDGE ROAD SUITE 100 | RALEIGH NC



Proximal to UNC Rex Hospital and numerous food and beverage amenities







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