



**503 OBERLIN**

**RALEIGH, NC 27605**

**±6,124 SF OFFICE BUILDING FOR SALE**



# EXECUTIVE SUMMARY

503 OBERLIN ROAD, RALEIGH, NC 27605

## THE OFFERING

Foundry Commercial is pleased to present 503 Oberlin, prominently located across the street from the Village District, one of Raleigh's premier mixed-use shopping and dining districts. Now available for the first time since it was initially constructed, this offering presents a rare opportunity for both owner-users and investors seeking a desirable asset in a high barrier-to-entry, highly infill location.

Designed by Davis Kane Architects for their headquarters, this three-story, podium-style building was constructed in 1998 and features an attractive brick and hardiplank façade with exceptional glass line, building top signage potential, and covered parking with direct access to the ground floor lobby. Visible to more than 14,000 cars daily along Oberlin Road, the property consists of a 6,124 square foot professional office building set on 0.21 acres and contains 22 surface parking stalls, 8 of which are covered at the ground level, for a healthy parking ratio of 3.6 spaces per 1,000 square feet.

This exceptional infill location is proximate to more than 600,000 square feet of retail, restaurant, fitness, entertainment, and hospitality amenities at the Village District. The property is less than a mile from North Carolina State University, the largest university in the Carolinas, and a mere two miles from Downtown Raleigh and Interstate 440, providing convenient access to Research Triangle Park, Raleigh-Durham International Airport and the entire Triangle region.

## OFFERING HIGHLIGHTS

- **Sale Price: \$3,800,000**
- Exceptional owner-user opportunity
- Prime location within the Village District
- Highly visible with signage opportunities
- Ample on-site surface parking
- Walkable to abundant amenities: restaurants, shops, fitness, banking, grocery, hospitality and healthcare



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## BUILDING FEATURES

Address	503 Oberlin Road, Raleigh, NC 27605
Parcel ID/REID	0794-92-8879 / 0059616
Zoning	3-Story Office Mixed Use (OX-3)
Site Area (AC)	0.21 AC
Building Size (SF)	6,124 SF
Year Built/Renovated	1998
Floors	3-stories (ground level parking, plus 2 stories of office)
Availability	Full Building
Construction Type	Steel frame with brick veneer and hardiplank lap siding, concrete slab and foundation, metal deck roof system, and insulated glass in aluminum frames
Parking (Ratio)	22 surface spaces (3.6/1,000)
Roof	Sloped with TPO membrane and gutters/downspouts
Roof Age	New Silicone Coating installed in 2023
HVAC	Two 5-ton Carrier RTUs
HVAC Age	2013 & 2014
Elevators	One, 3-stop 2,100 lb. Hydraulic Thyssen Krupp
Utilities	City of Raleigh: Water & Sewer Duke Energy Progress: Electric Dominion Energy: Natural Gas Spectrum: Fiber
Electrical Supply	208/120 volt, 600 amp, 3 phase



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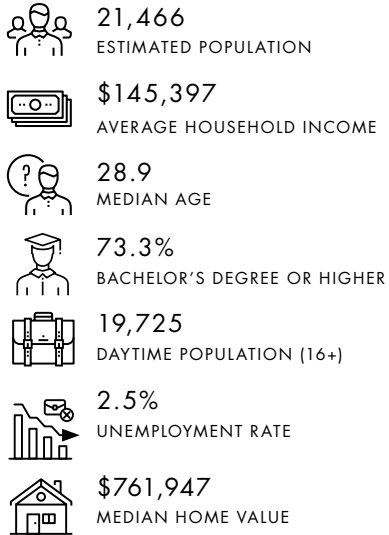
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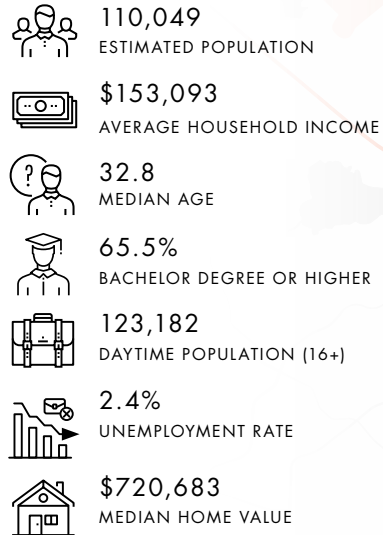
# DEMOGRAPHICS

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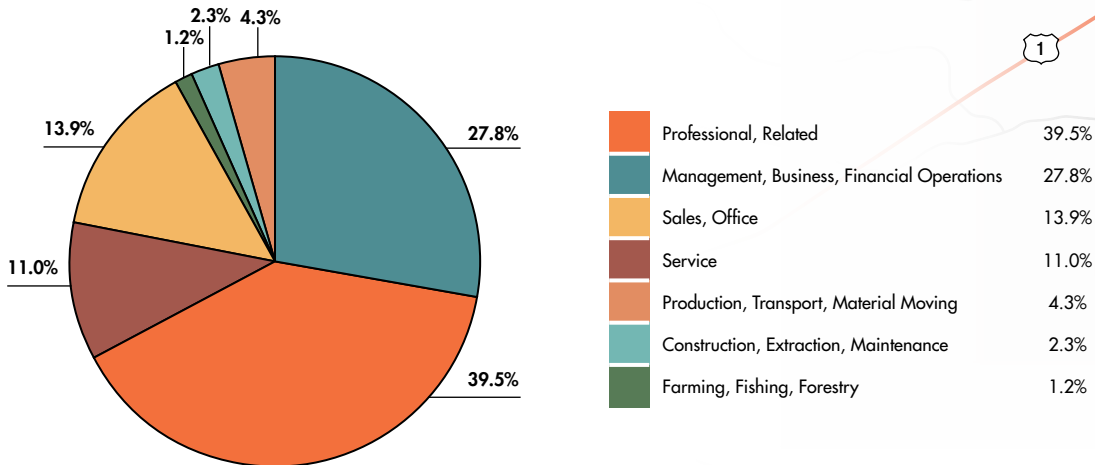
## 1 MILE RADIUS



## 3 MILE RADIUS



## OCCUPATION | 1 MILE RADIUS



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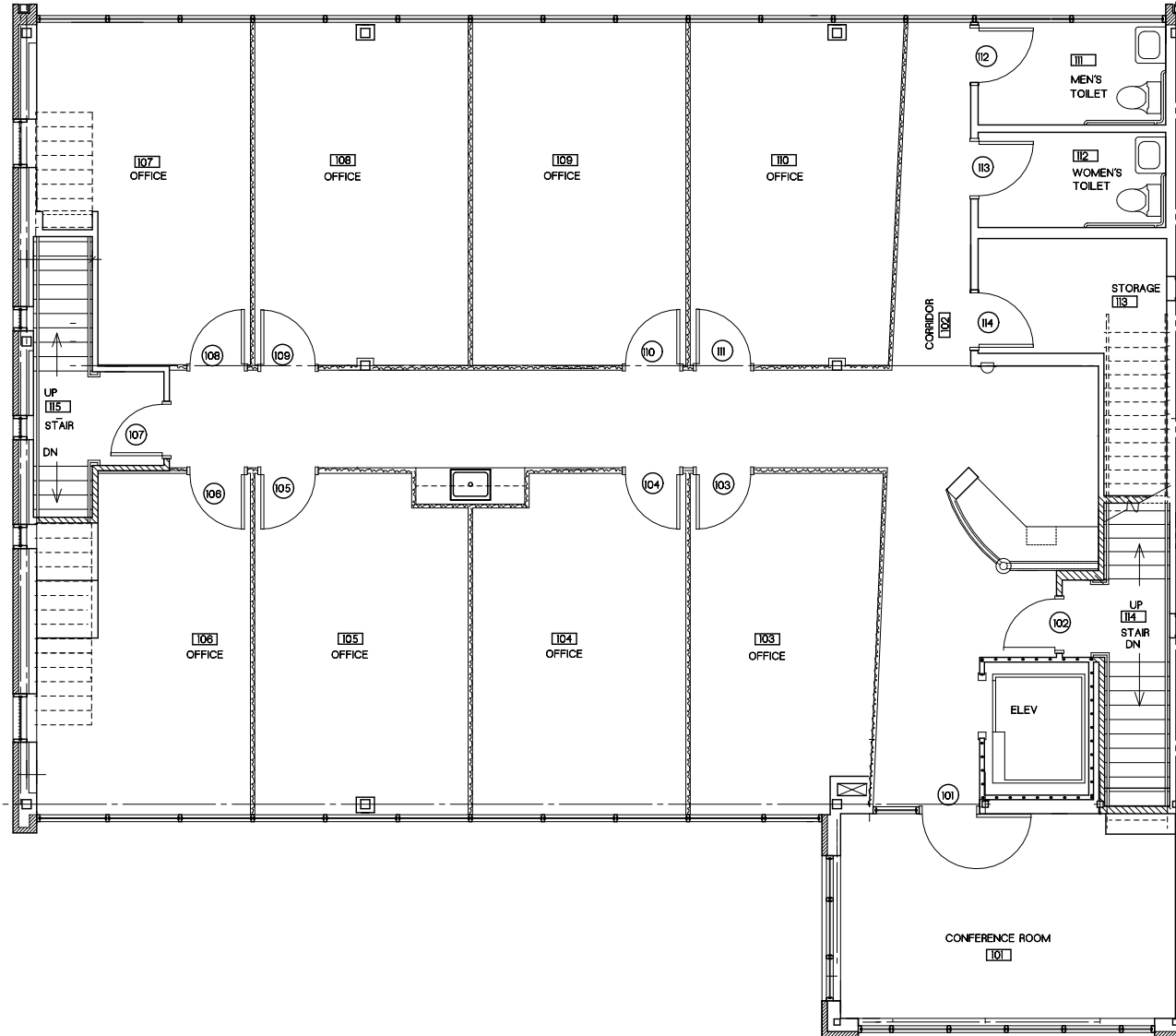
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# FIRST FLOOR

503 OBERLIN ROAD, RALEIGH, NC 27605



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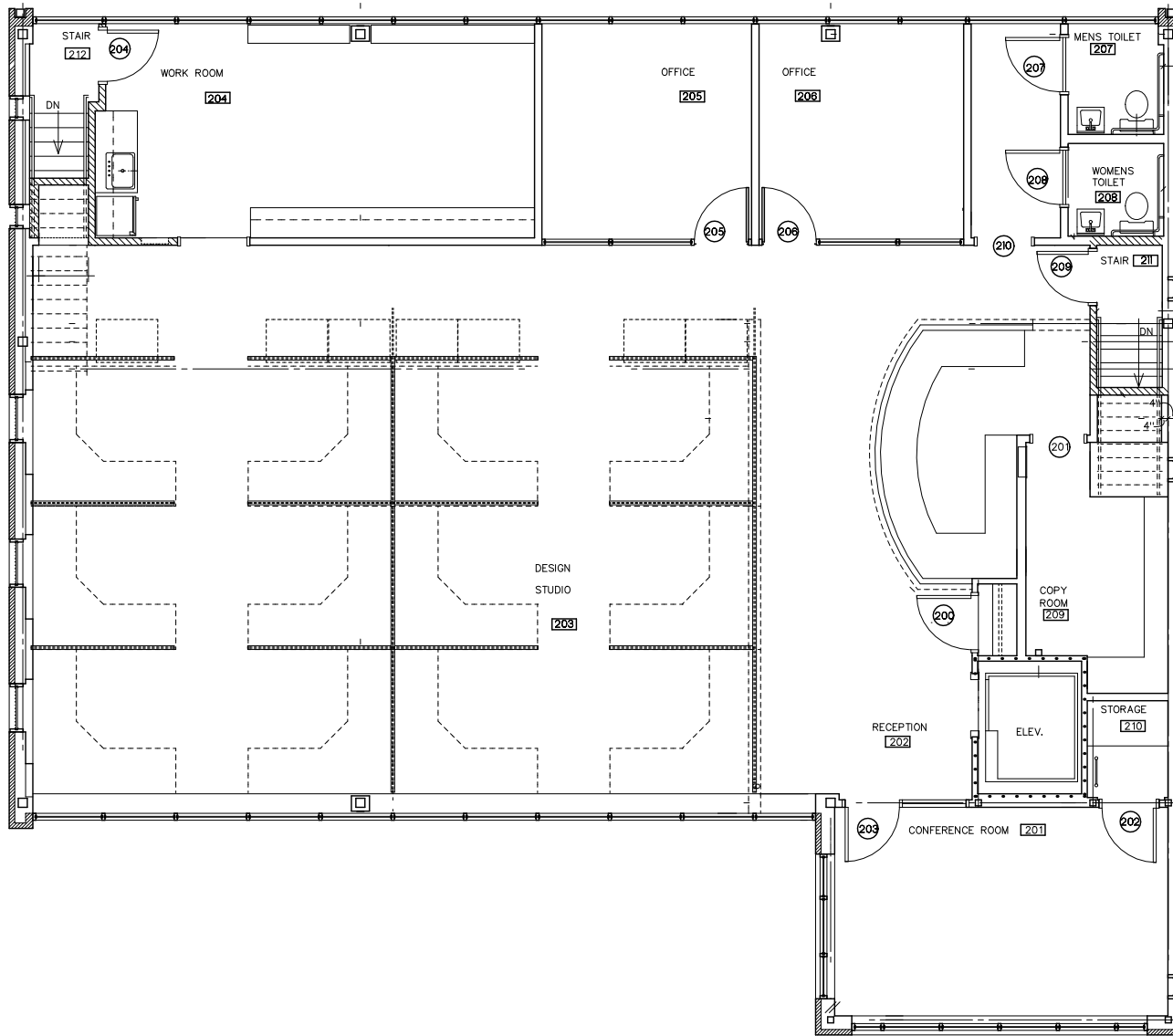
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# SECOND FLOOR

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# BUILDING PHOTOS

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# AREA AMENITIES



## Village District

### VILLAGE DISTRICT A



### VILLAGE DISTRICT B



### VILLAGE DISTRICT C



### VILLAGE DISTRICT D



### VILLAGE DISTRICT E



### VILLAGE DISTRICT F



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