

# OFFICE FOR LEASE ROSEWOOD CENTRE

190 ROSEWOOD CENTRE DRIVE, HOLLY SPRINGS, NC 27540



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



## AVAILABILITY

- Suite 201 - 3,225 SF, second floor office with three offices, reception area, conference room, break room, and open area
- Tenant pays for Internet, phone, and utilities (suite is metered separately)
- Lease Rate: \$29.00 SF/yr, Modified Gross

## PROPERTY DETAILS

- 13,398 SF multi-tenant, two-story office building on 1.56 acres
- Located on NC 55 Hwy, convenient to I-540, US 1 Hwy, Ting Park and Rex Holly Springs Hospital
- Co-tenants include Holly Springs Family Dentistry, LifeCare Counseling and Coaching, and Vineyard Church of Holly Springs
- Ample parking

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,729	44,245	128,655
Avg. Household Income	\$137,475	\$158,259	\$171,500
No. of Businesses	134	1,462	4,053
No. of Employees	1,394	14,987	44,086
Daytime Population	4,958	40,361	115,797

Source: ESRI 2024

Stone Alexander  
salexander@lee-associates.com  
D 919-591-2275

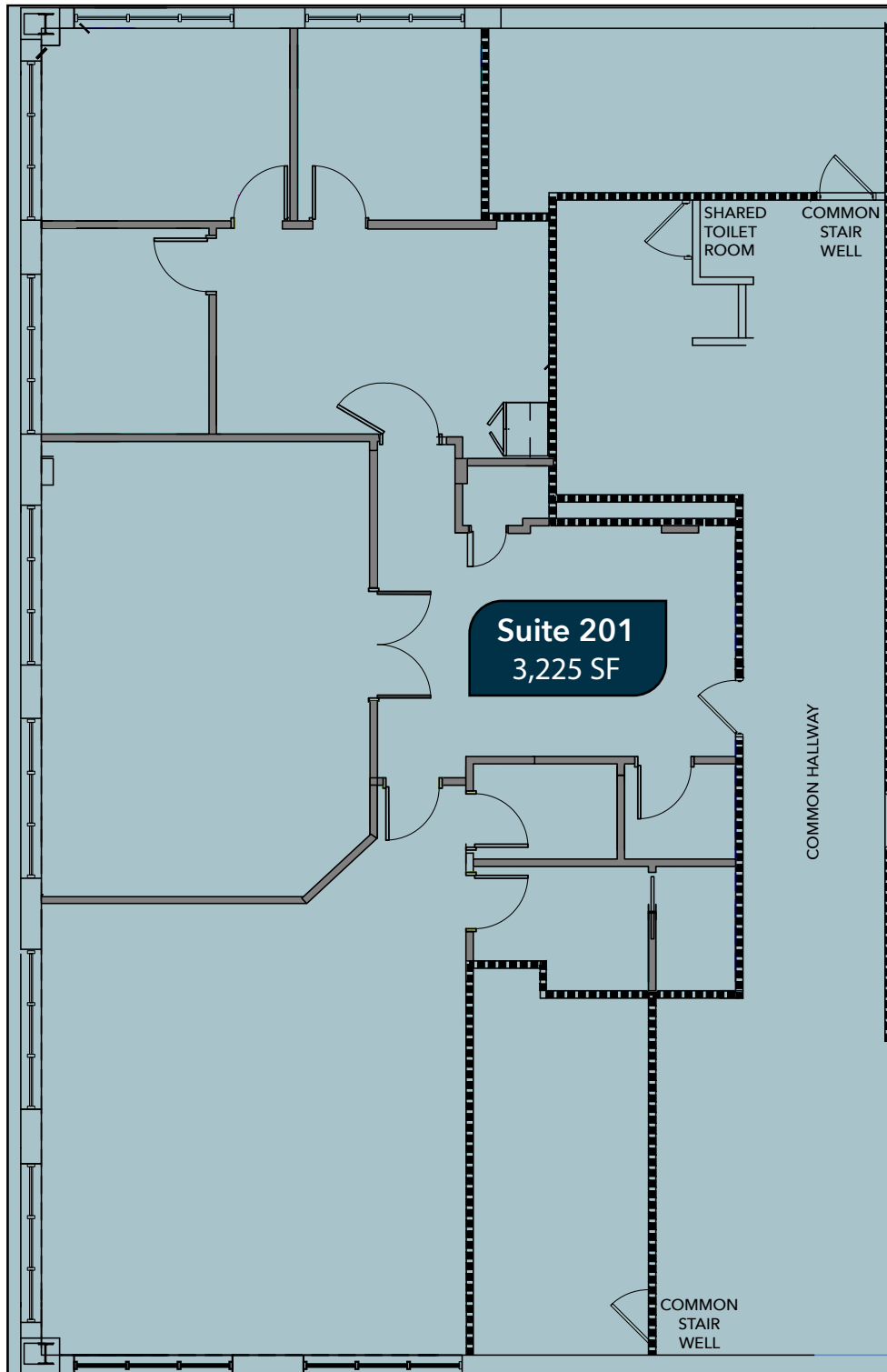
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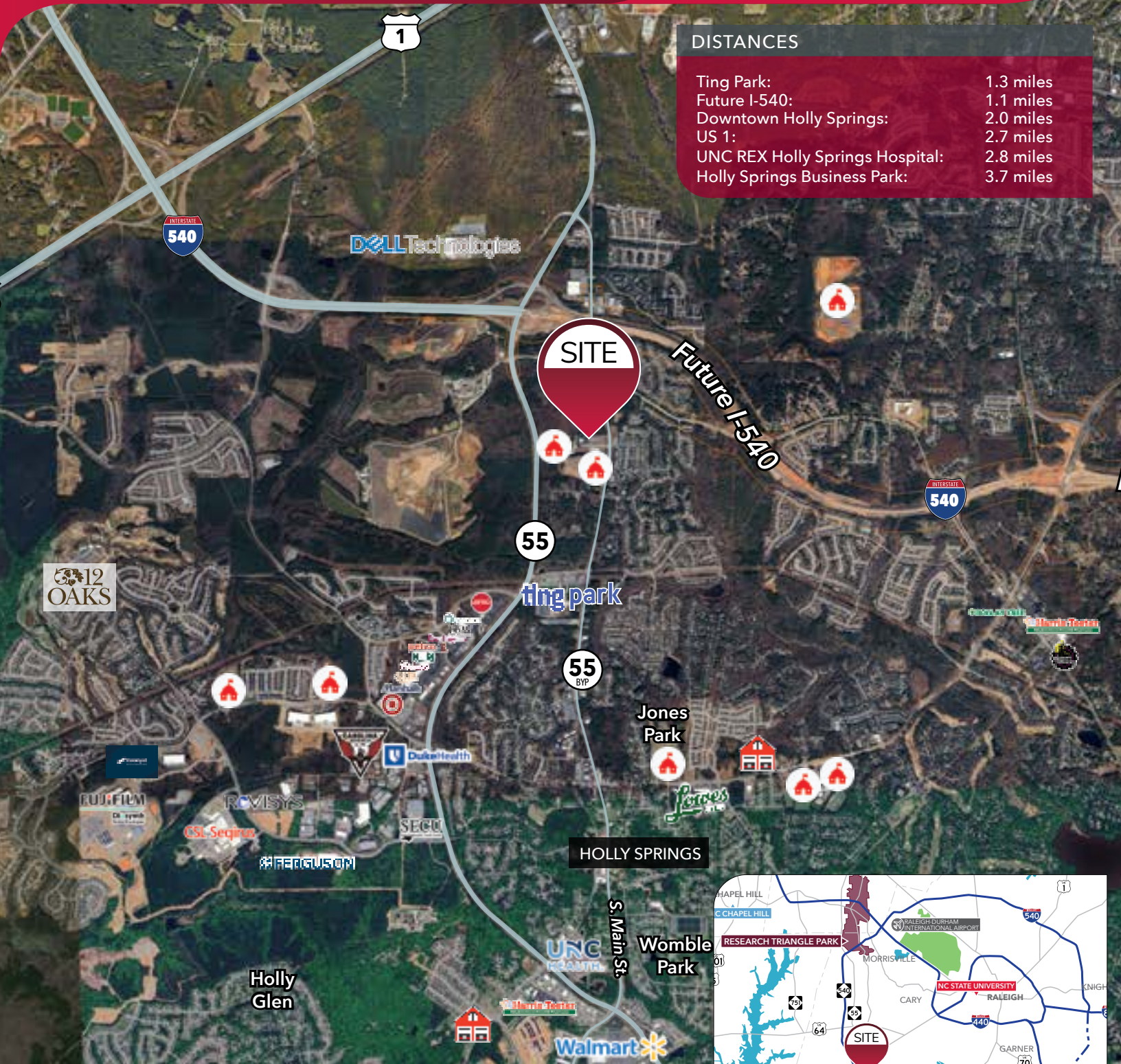
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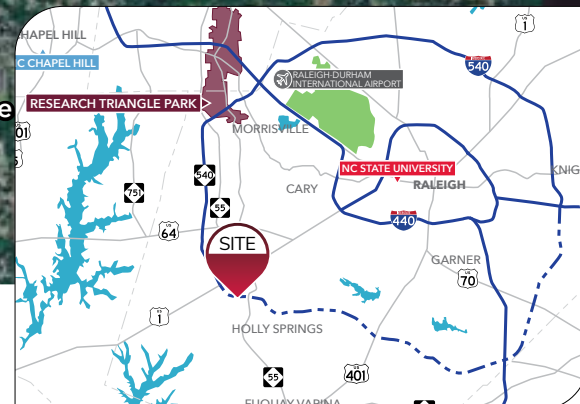
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## DISTANCES

Ting Park:	1.3 miles
Future I-540:	1.1 miles
Downtown Holly Springs:	2.0 miles
US 1:	2.7 miles
UNC REX Holly Springs Hospital:	2.8 miles
Holly Springs Business Park:	3.7 miles

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