

A photograph of a modern office building with a red brick base and a large glass upper section. The building is surrounded by greenery, including trees and manicured shrubs. A semi-transparent white box in the top left contains the address information. Another semi-transparent white box in the top right contains the text 'OFFICE FOR LEASE'. The website address is at the bottom center.

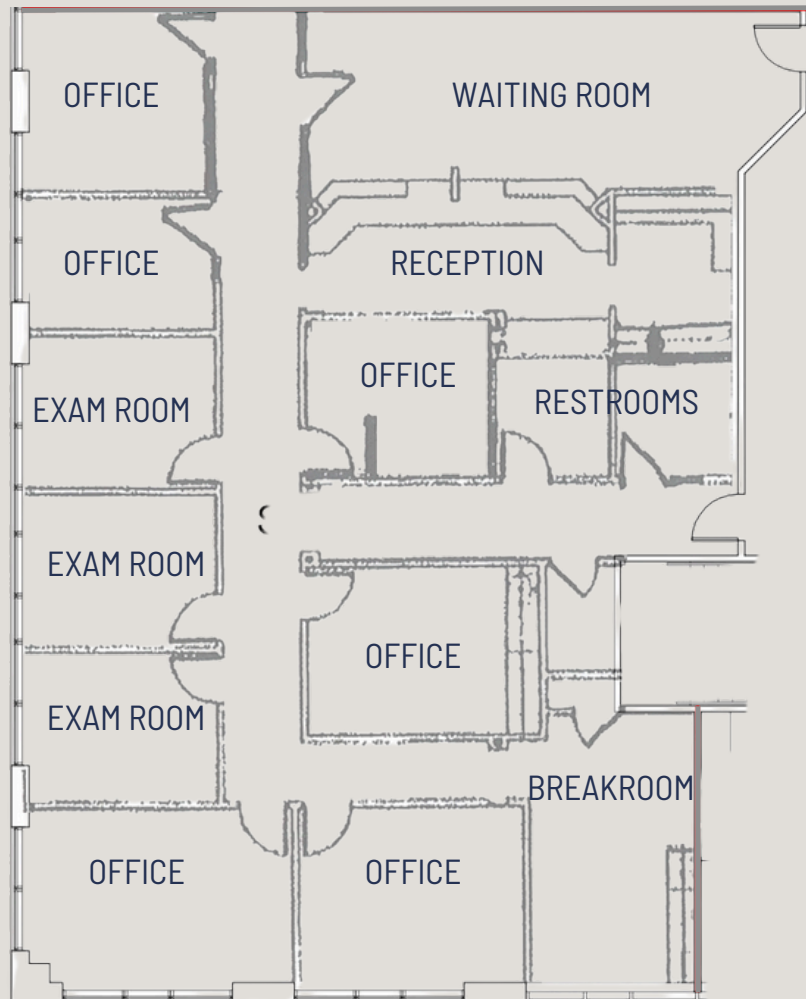
**2304 Wesvill Ct**

Raleigh, NC 27607

**OFFICE FOR LEASE**



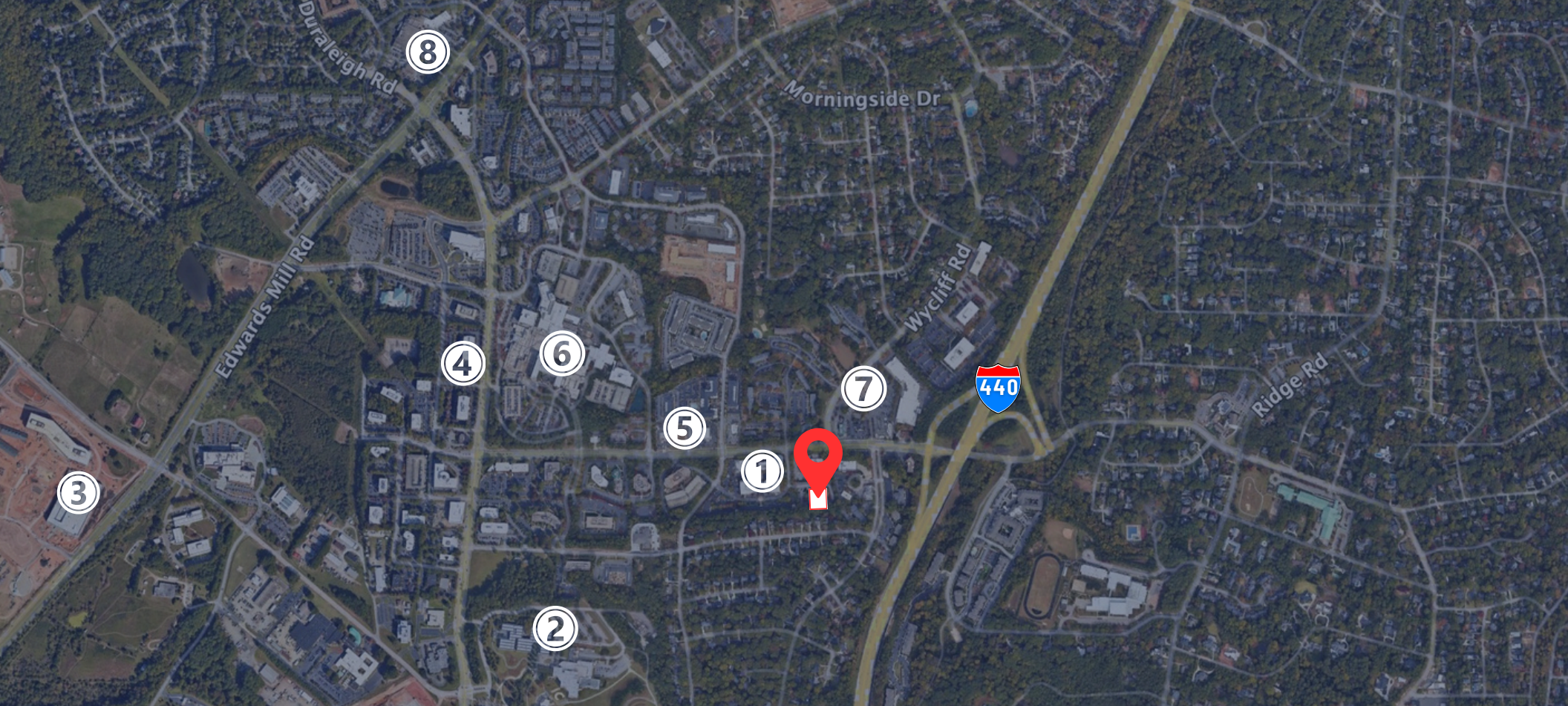
# PROPERTY SUMMARY



RATE	\$35/SF Full Service
ADDRESS	2304 Wesvill Ct
SUITE	320
AREA SF	3,300 SF
AVAILABLE	Now

## HIGHLIGHTS

- Located off Lake Boone Trail and the Beltline
- Multiple exam rooms and private offices, previously used by a medical practice
- Convenient access to restaurants: Panera, City BBQ, Guasaca, Two Roosters, Buffalo Brothers, Village Deli, Chick-fil-A, & Starbucks



# AMENITIES

- 1

MARKETPLACE AT LAKE BOONE

  - GUASACA
  - FIRST WATCH
  - TWO ROOSTERS
  - VIC'S ITALIAN
  - THE OAK BOURBON BAR
  - BUFFALO BROTHERS
- 2

NC MUSEUM OF ART
- 3

BANDWIDTH
- 4

BLUE RIDGE MEDICAL PARK
- 5

CITY BBQ & PANERA
- 6

UNC REX HOSPITAL
- 7

LAKE BOONE SHOPPING CENTER

  - STARBUCKS
  - CHICK-FIL-A
  - VILLAGE DELI
  - CHICKEN SALAD CHICK
  - CHUBBY'S TACOS
- 8

OLDE RALEIGH VILLIAGE & HARRIS TEETER CENTER

	1 MILE	3 MILE	5 MILE
2023 Population	8,963	70,884	224,249
2023 Households	8,610	66,262	211,361
2028 Projected Population	9,650	75,692	240,944









# 2304 Wesvill Ct

RALEIGH, NC

## CONTACT

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ATLAS  STARK

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