

# Available For Lease

## 14,903 ± SF Medical/General Office

2413 Blue Ridge Rd, Raleigh, NC 27607



### Space Description

**Second Floor – 14,903±SF**  
(Shell Condition – Will Subdivide)

- Class A Finishes Throughout
- Proximity to UNC Rex Hospital
- Aggressive TIA Available
- Less than a Mile to Wade Ave
- Less than 5 Mins to 440 Beltline
- Tenants – North State Bank & Travers Lasik

Lease Rate      \$39/sf Full Service

TI Allowance    10 Years – \$100/sf TIA

Term              5+ Years

**For more information, contact:**

Will Smith

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o) 919-821-7890

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**LUNDY  
GROUP**

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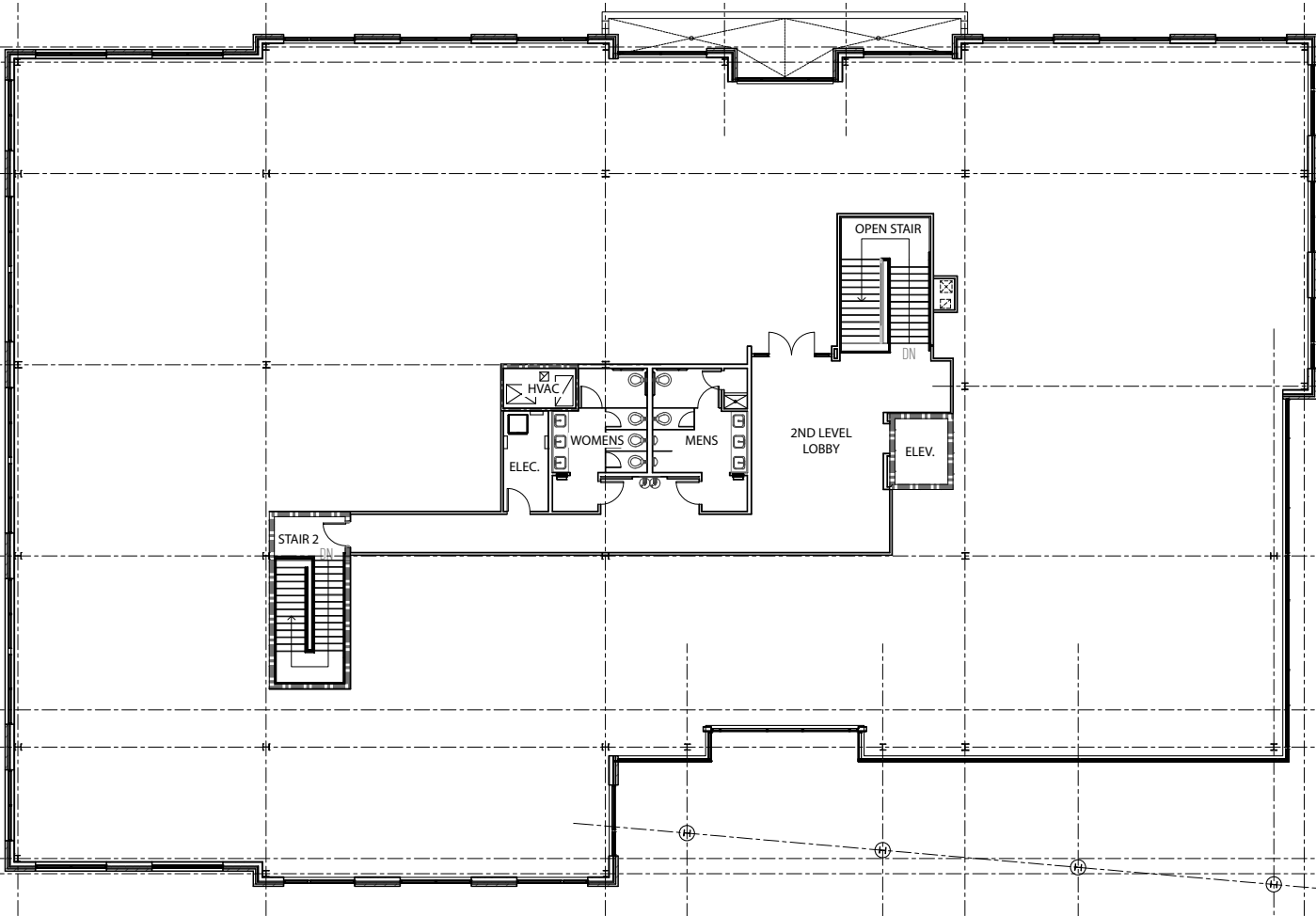
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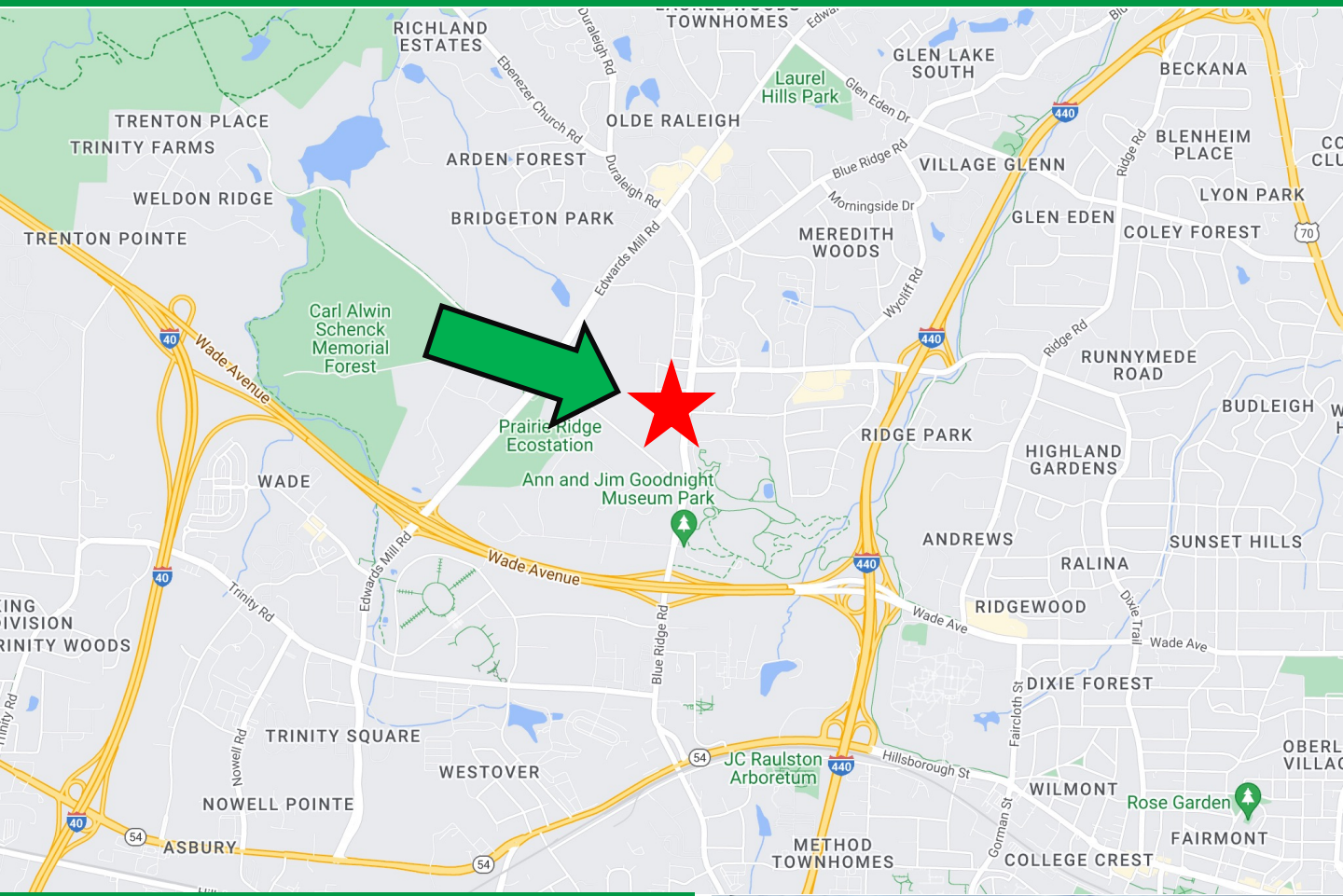
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### Demographics

	2 Mile	5 Miles	10 Miles
<b>Population</b>	27,757	231,744	711,075
<b>2029 Population Projection</b>	30,286	252,167	771,945
<b>Median Age</b>	35.2	34.3	37.4
<b>Number of Households</b>	13,155	105,113	295,094
<b>Average HH Income</b>	\$114,914	\$110,336	\$114,747



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