

FOR SALE OR LEASE

8841

WADFORD DRIVE

RALEIGH, NC

17,598 SF STANDALONE
OFFICE BUILDING



UNMATCHED POTENTIAL

Discover an exceptional opportunity in the heart of Raleigh, North Carolina. This standalone building, spanning 17,598 square feet and featuring a versatile mezzanine level, is now available for sale or lease. Meticulously renovated in 2016, this property boasts a sleek, modernized interior and exterior, setting the stage for a professional and stylish environment.

Equipped with a convenient loading dock and a turnkey, fully furnished setup, this space is ready for immediate occupancy, making it an ideal choice for businesses seeking efficiency and ease. The unique interior design offers a distinctive edge, perfect for those looking to stand out.

Strategically located with seamless access to the bustling northern Raleigh area, particularly Wake Forest, this prime property combines unparalleled convenience with limitless potential. Whether you're looking to buy or lease, seize this rare chance to establish your presence in one of Raleigh's most dynamic regions.



**Free-Standing
Owner Occupant
Opportunity**

PROPERTY OVERVIEW

BUILDING SIZE

17,598 SF

- 1st Floor – 13,503 SF
- Mezzanine – 4,095 SF

RENTAL RATE:

Negotiable

SITE SIZE:

1.37 acres

YEAR BUILT:

2005/Renovated in 2016

ZONING:

Commercial Mixed Use
CX-3

UTILITIES:

- Water & Sewer: City of Raleigh
- Electric: Duke Energy
- Gas: PSNC

CONSTRUCTION:

Steel frame and brick construction

PARKING:

46 spaces on-site

RENOVATIONS:

Full building renovations in 2016

- New roof (TPO Membrane System)
- New sprinkler system
- Epoxy concrete and carpet tile floors
- Multiple recent HVAC units replace
- New fixtures and finishes throughout
- LED lighting throughout
- Remote controlled roller shades

POWER:

400 amp 277/480V

LOADING:

- Loading dock on-site
- Supplemental cooling unit located within server room
- Furniture can be available

OCCUPANCY:

Currently leased and occupied through 9/30/25



FLEXIBLE MEETING SPACES



AMPLE NATURAL LIGHT



OPEN WORKSTATIONS



LOBBY



CONFERENCE ROOM



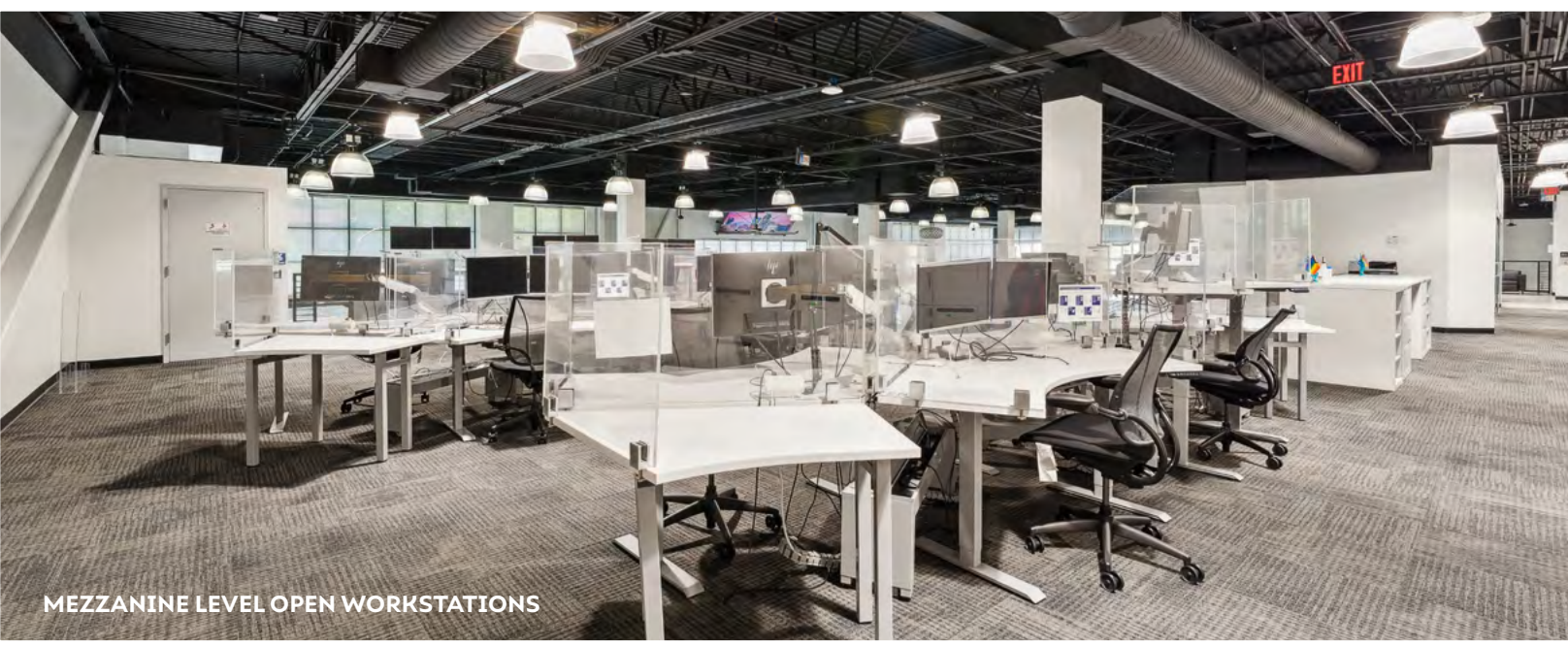
VIEW FROM MEZZANINE LEVEL



OPEN FLOOR PLAN



LOUNGE SEATING



MEZZANINE LEVEL OPEN WORKSTATIONS



MEZZANINE LEVEL CONFERENCE ROOM



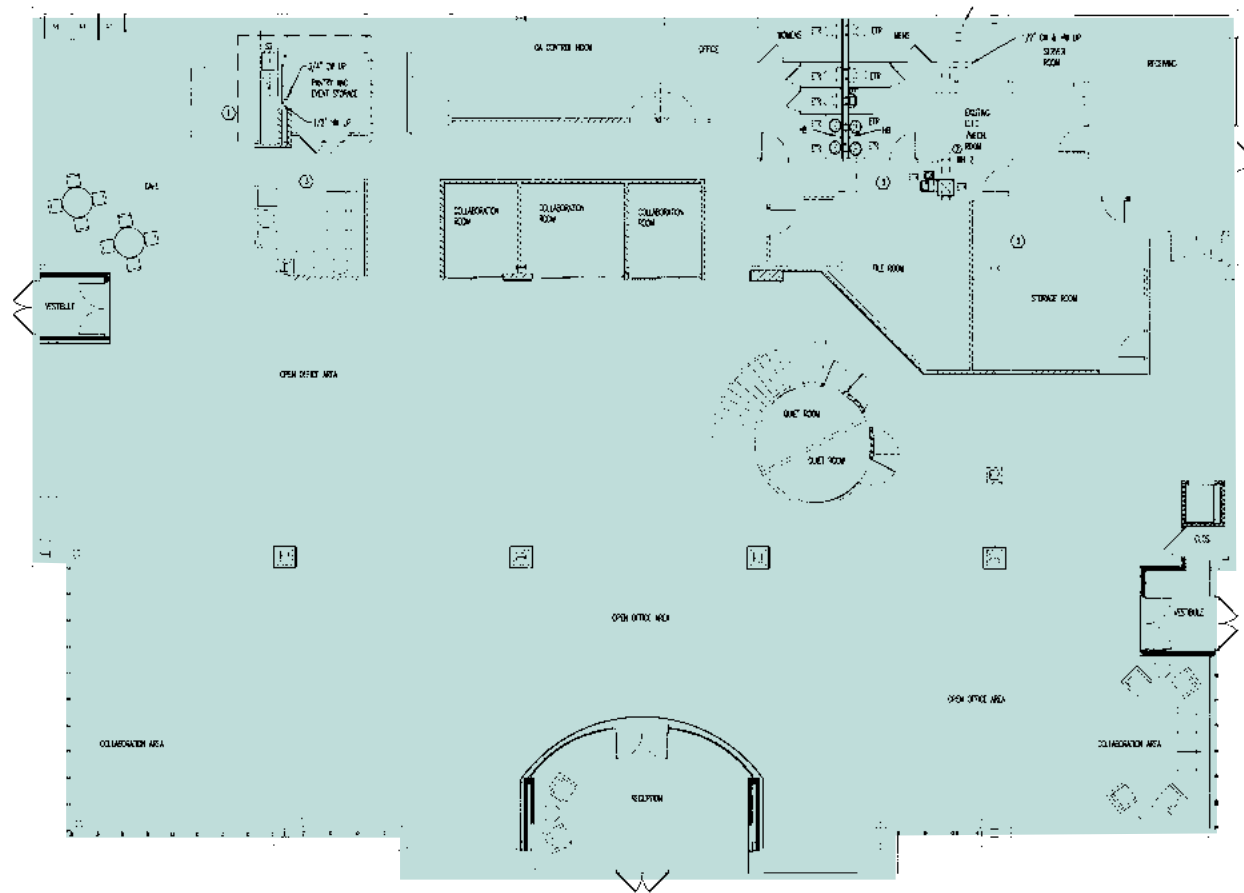
BREAK AREA



OUTDOOR PATIO

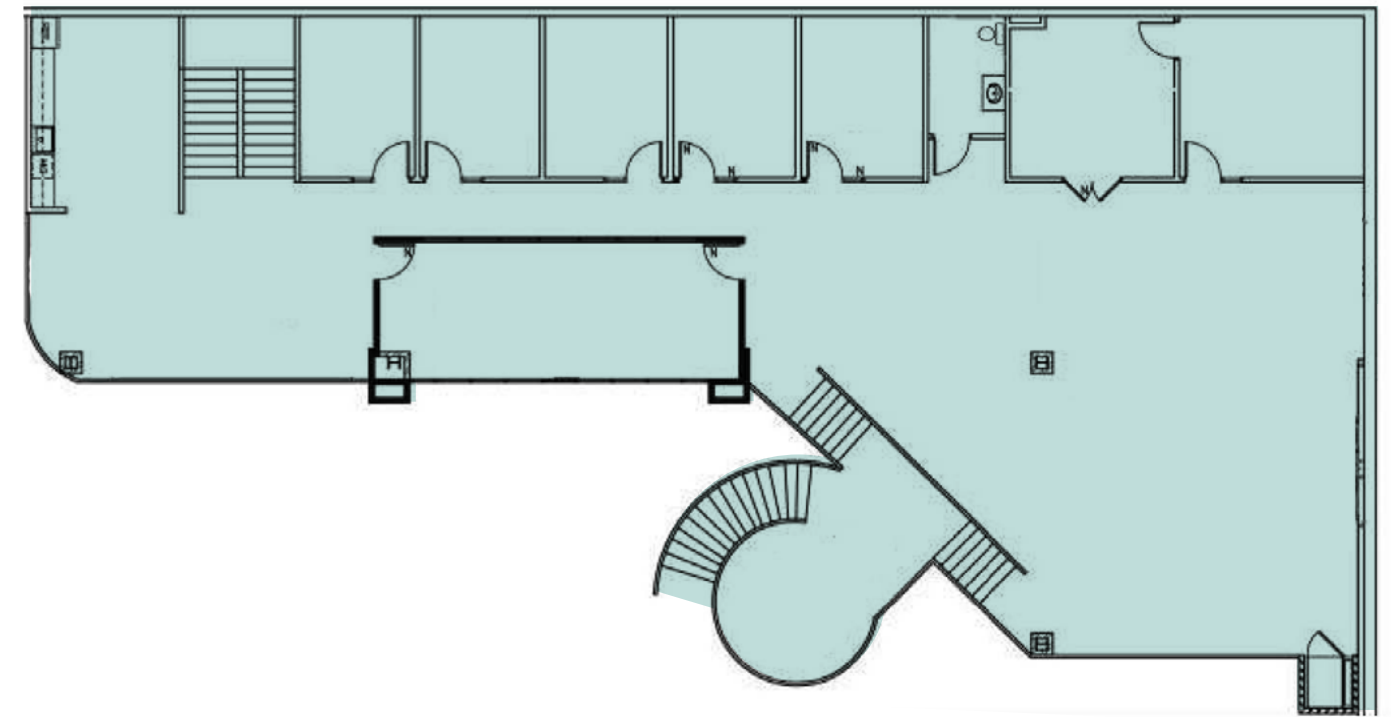
1ST FLOOR PLAN

13,503 SF

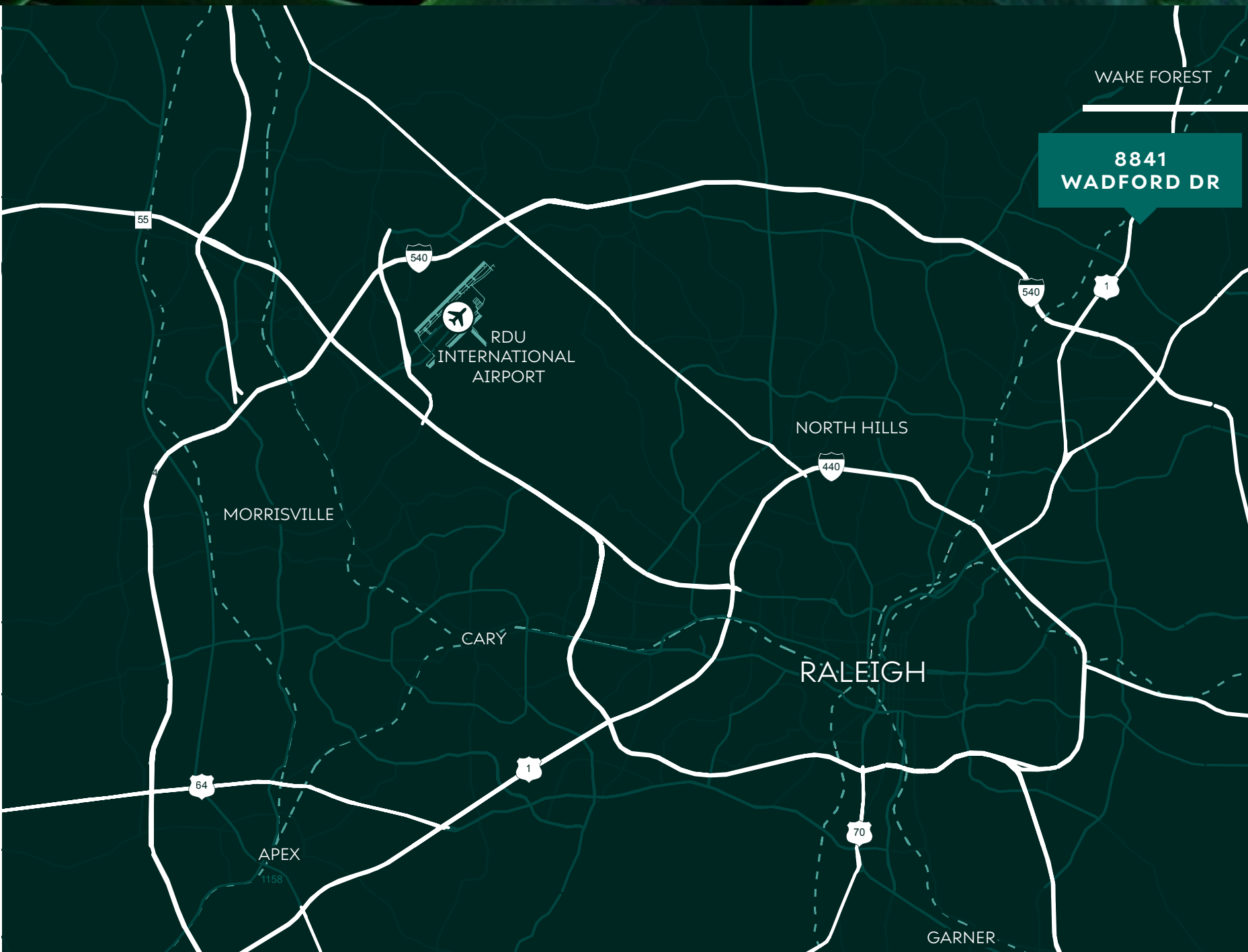


MEZZANINE LEVEL

4,095 SF

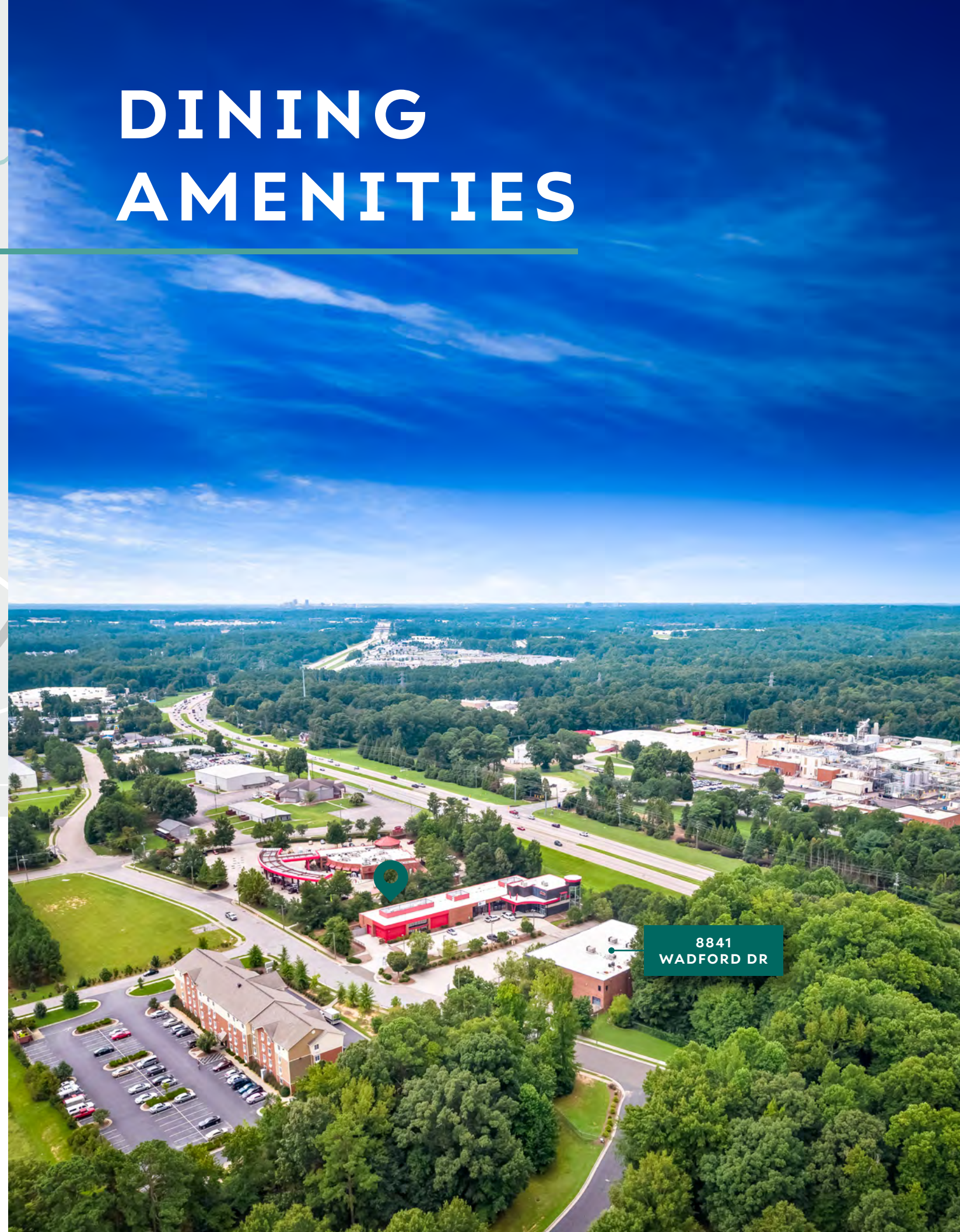
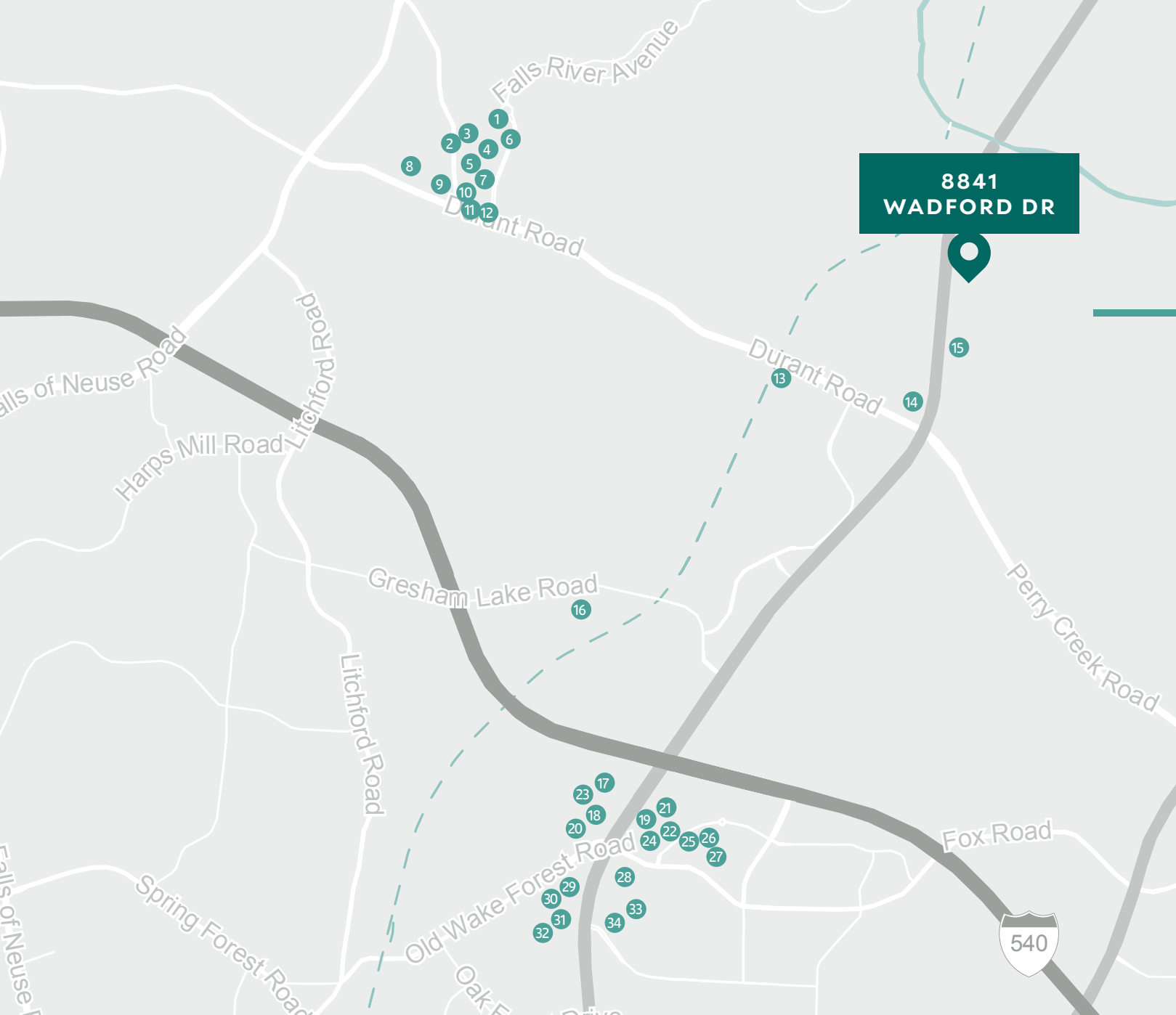


LOCATION



Wake Forest	10 Mins
North Hills	15 Mins
RDU International Airport	22 Mins
Downtown Raleigh	23 Mins
Cary	26 Mins
Durham	30 Mins

DINING AMENITIES



- | | | | | | |
|----|---------------------------|----|----------------------------------|----|------------------------------------|
| 1 | 13 Tacos and Taps | 15 | Korner Pocket | 27 | Bonchon Raleigh |
| 2 | River Pub | 16 | Compass Rose Brewery | 28 | McDonald's |
| 3 | Taza Grill Inc | 17 | Red Bowl Asian Bistro | 29 | Panera Bread |
| 4 | Marco's Pizza | 18 | Sweet Frog | 30 | Tropical Smoothie Cafe |
| 5 | The Hop Yard | 19 | Arby's | 31 | Petra Grill |
| 6 | Nantucket Grill | 20 | Mariscos Nayarit | 32 | Chipotle Mexican Grill |
| 7 | Sake House | 21 | Subway | 33 | The Bistro - Eat. Drink. Connect.® |
| 8 | Bella Italia | 22 | First Watch | 34 | Chili's Grill & Bar |
| 9 | Bojangles | 23 | Crab Du Jour Cajun Seafood & Bar | | |
| 10 | Jersey Mike's Subs | 24 | Burger King | | |
| 11 | Bruster's Real Ice Cream | 25 | Steve's Place | | |
| 12 | Subway | 26 | Wayback Burgers | | |
| 13 | Altered State Brewing Co. | | | | |
| 14 | Dunkin' | | | | |



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