

Freestanding Building For Sale

2 2 0 0

NEW BERN AVE

Raleigh, NC 27610

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LODEN

# PROPERTY DESCRIPTION

## 2200 NEW BERN AVENUE

### BUILDING FOR SALE

#### Asking Price

\$2,800,000

#### Size

± 7,433 SF

± 0.85 Acres

#### Details

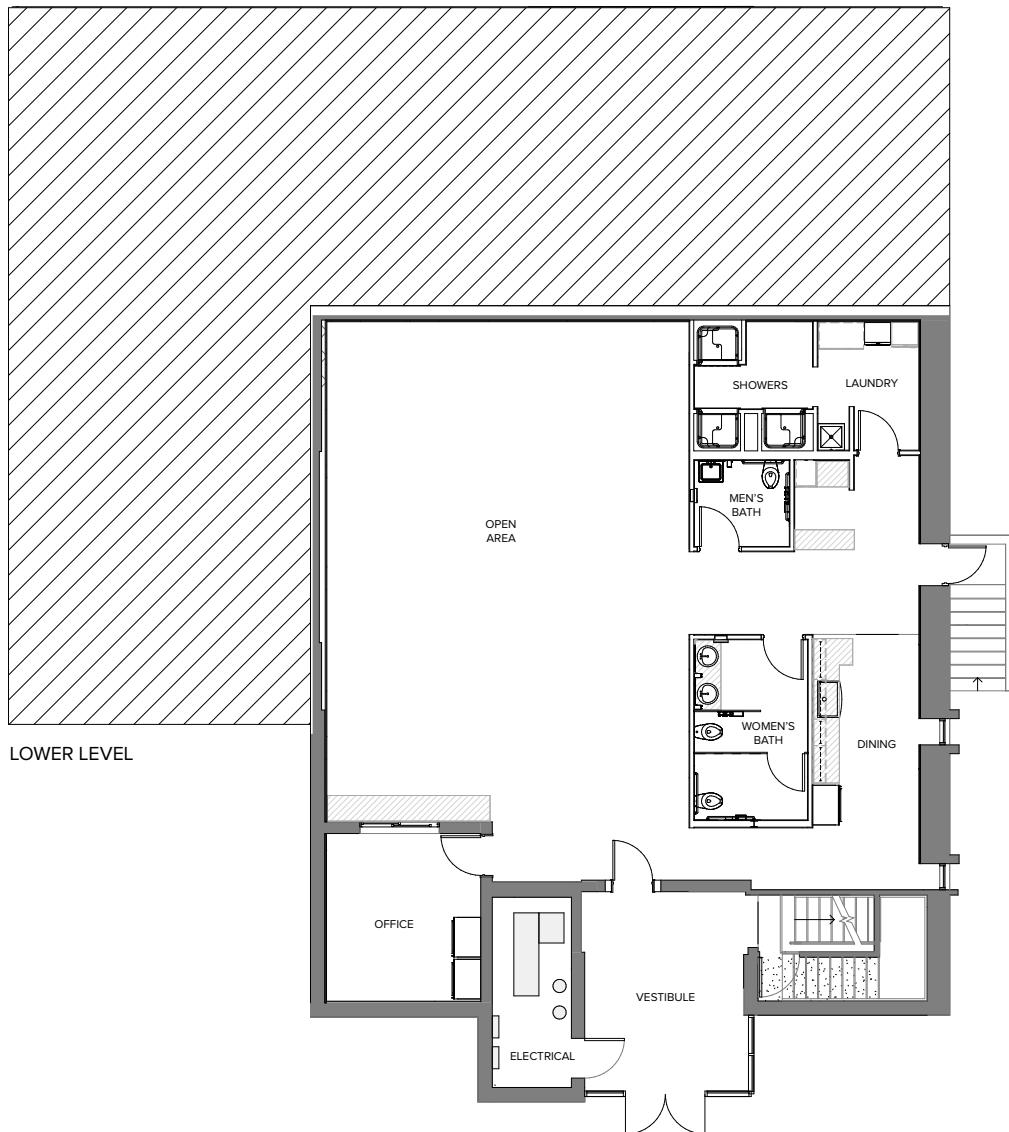
- *Current home to the Women's Center of Wake County (WCWC)*
- *Building extensively renovated in 2022 including new electrical, plumbing, and HVAC.*
- *Self-contained parking with 30 existing spaces, newly re-paved*
- *OX-5 Zoning: Office-mixed use with 5 story maximum height*
- *Immediately adjacent to Alama Drafthouse Cinema, Longview Shopping Center and Raleigh County Club*
- *Traffic counts over 20,000 per day on New Bern Avenue*
- *New Bern Avenue Improvement plan including BRT (Bus Rapid Transit) to commence 2025*
- *1 mile to WakeMed Raleigh Campus (Wake County's #3 largest employer)*
- *1.5 miles to I-440 Beltline*



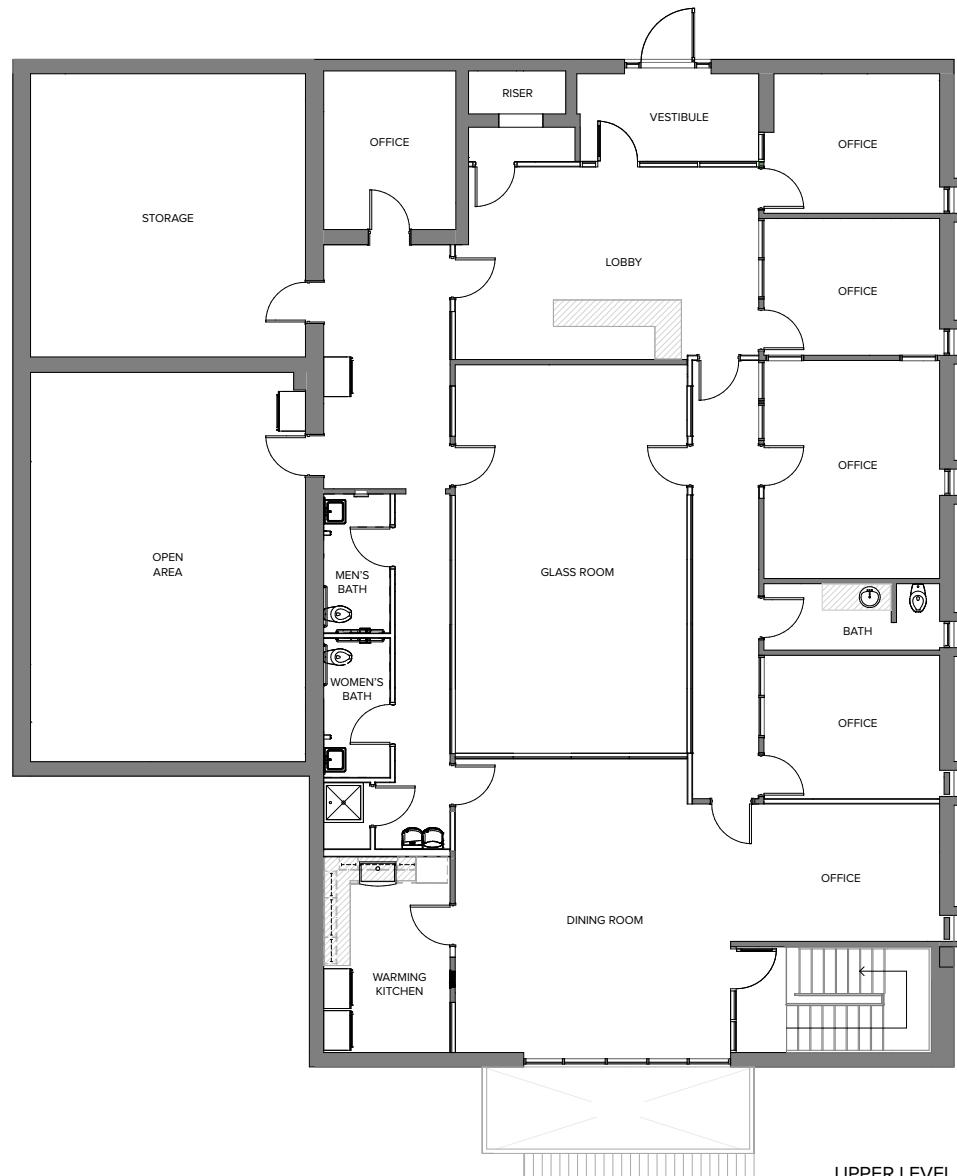
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# LAYOUT

## 2200 NEW BERN AVENUE



LOWER LEVEL



UPPER LEVEL

LODEN

# PROPERTY PHOTOS

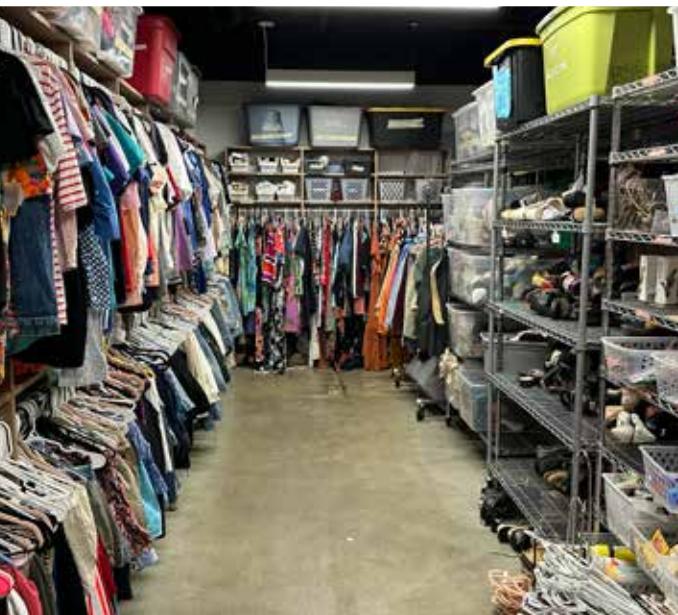
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**2200 NEW BERN AVENUE**



# PROPERTY PHOTOS

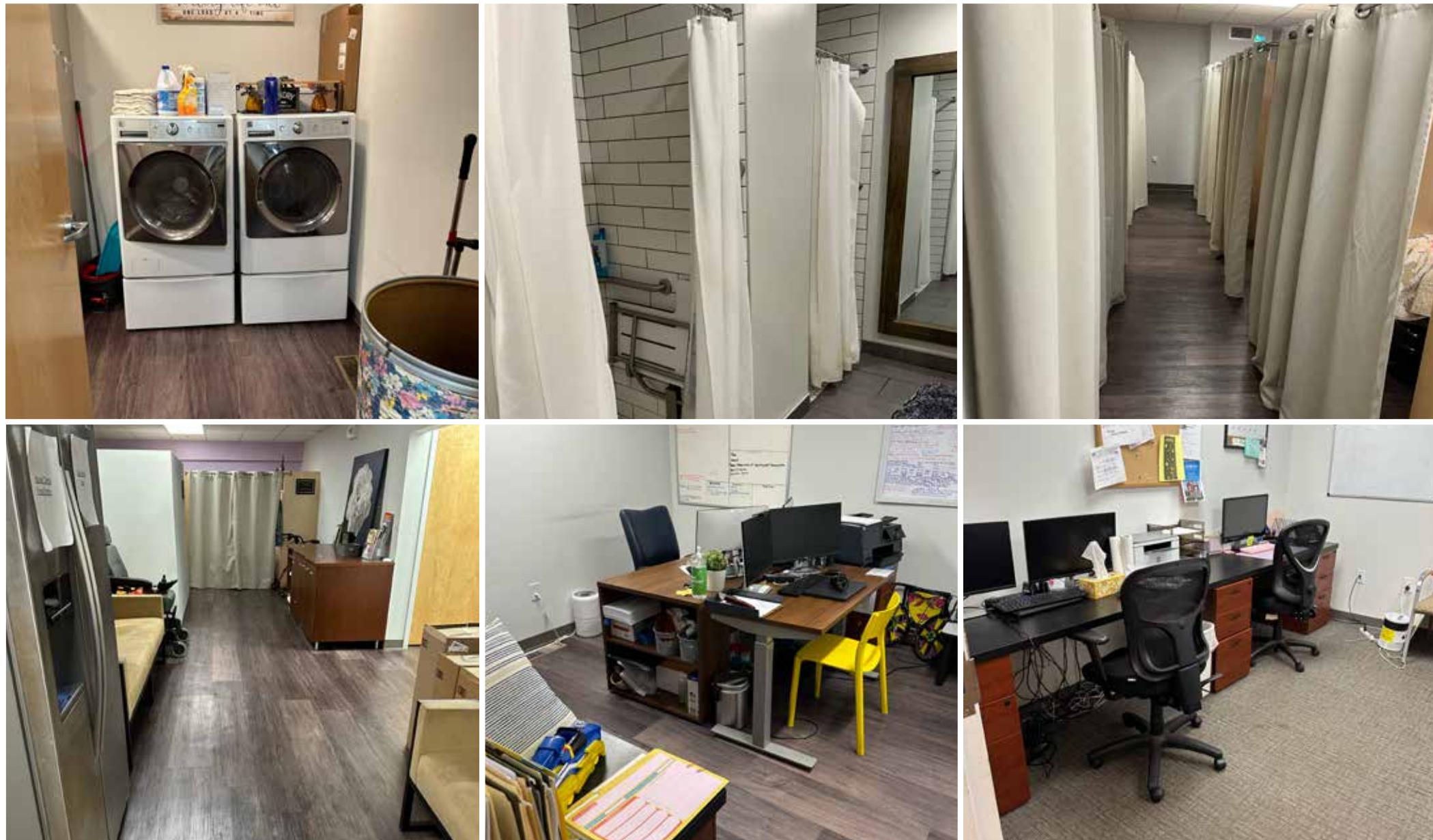
**2200 NEW BERN AVENUE**



# PROPERTY PHOTOS

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# SITE OVERVIEW

**2200 NEW BERN AVENUE**

