

11550 COMMON OAKS DR

Raleigh, North Carolina 27614

FOR LEASE



Class A Medical Office Suite Available for Lease

HIGHLIGHTS

- Available: 21,710 SF (2nd Floor)
- PIN #: 1830526058 (Wake County)
- Medical Office Building
- In close proximity to Rex Healthcare at Wakefield. Nearby amenities include Harris Teeter, Chile's, Red Robin, Kiwi Café, Holiday Inn Express, Concord Hotels, Sam's Club, Multiple Banks, and Professional Services.
- Located in Wakefield at Common Oaks Drive and Capital Blvd providing great visibility from Capital Blvd. and easy access from both Capital Blvd. and Common Oaks Drive.
- **Lease Rate: \$34/SF**



Gregg Marks

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Laura Saleh

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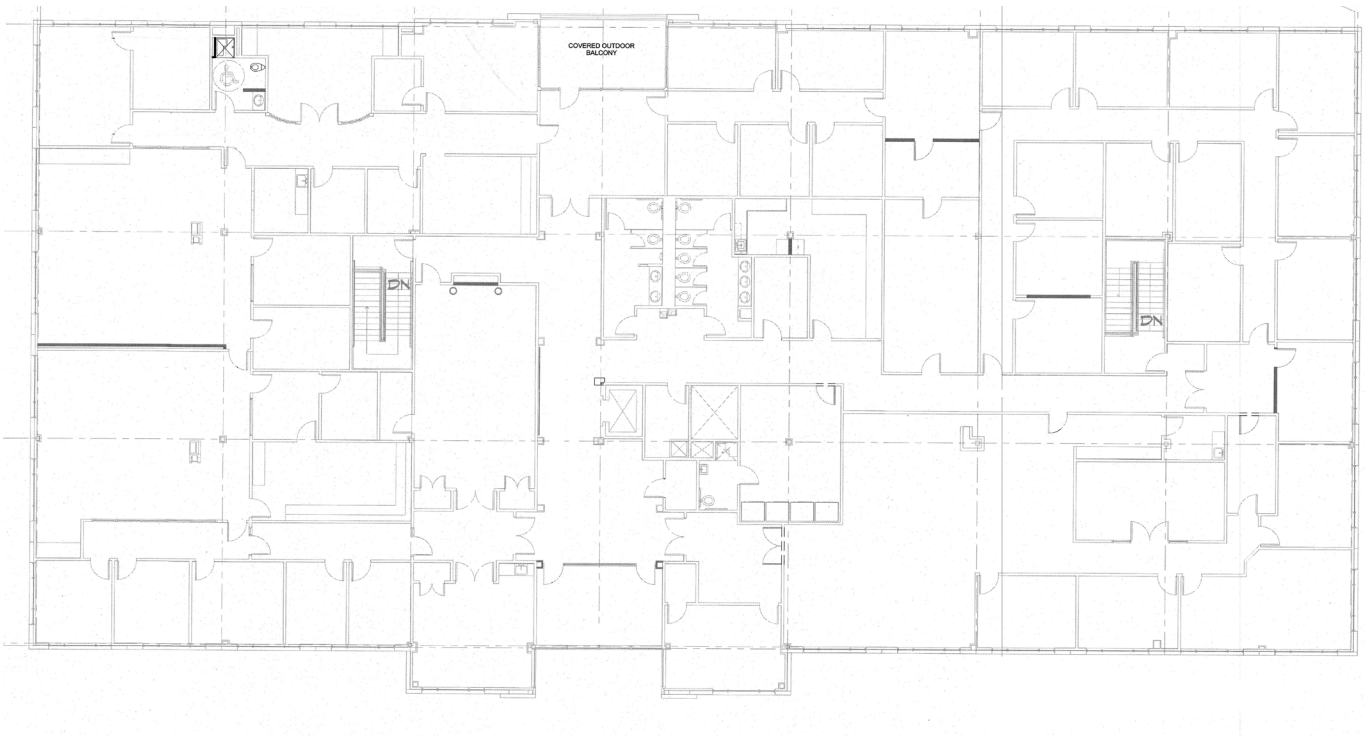
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PROPERTY INFORMATION

Building Size:	43,488 SF	Parking:	150 Spaces
Available:	21,710 SF	Rental Rate:	\$34/SF
Property Type:	Medical/Office	Lease Term:	5-10 Years

FLOOR PLAN



2nd Floor

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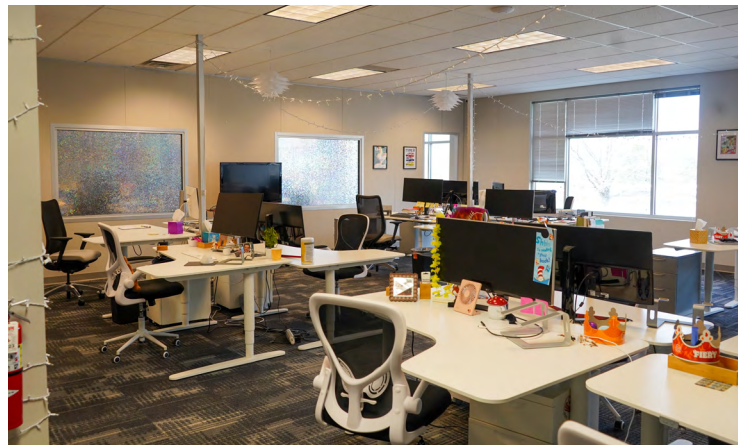
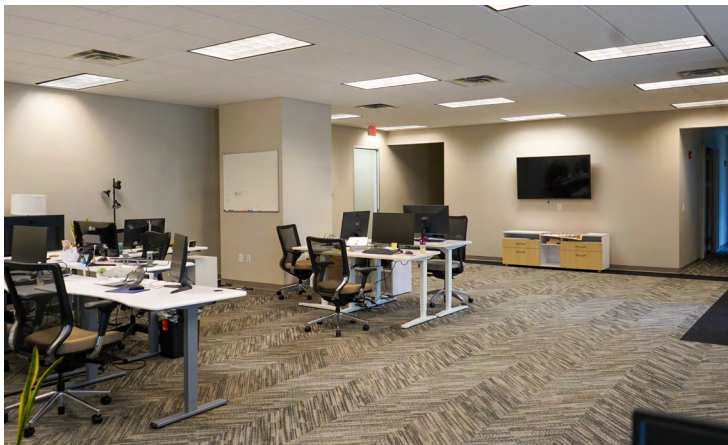


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PROPERTY PHOTOS



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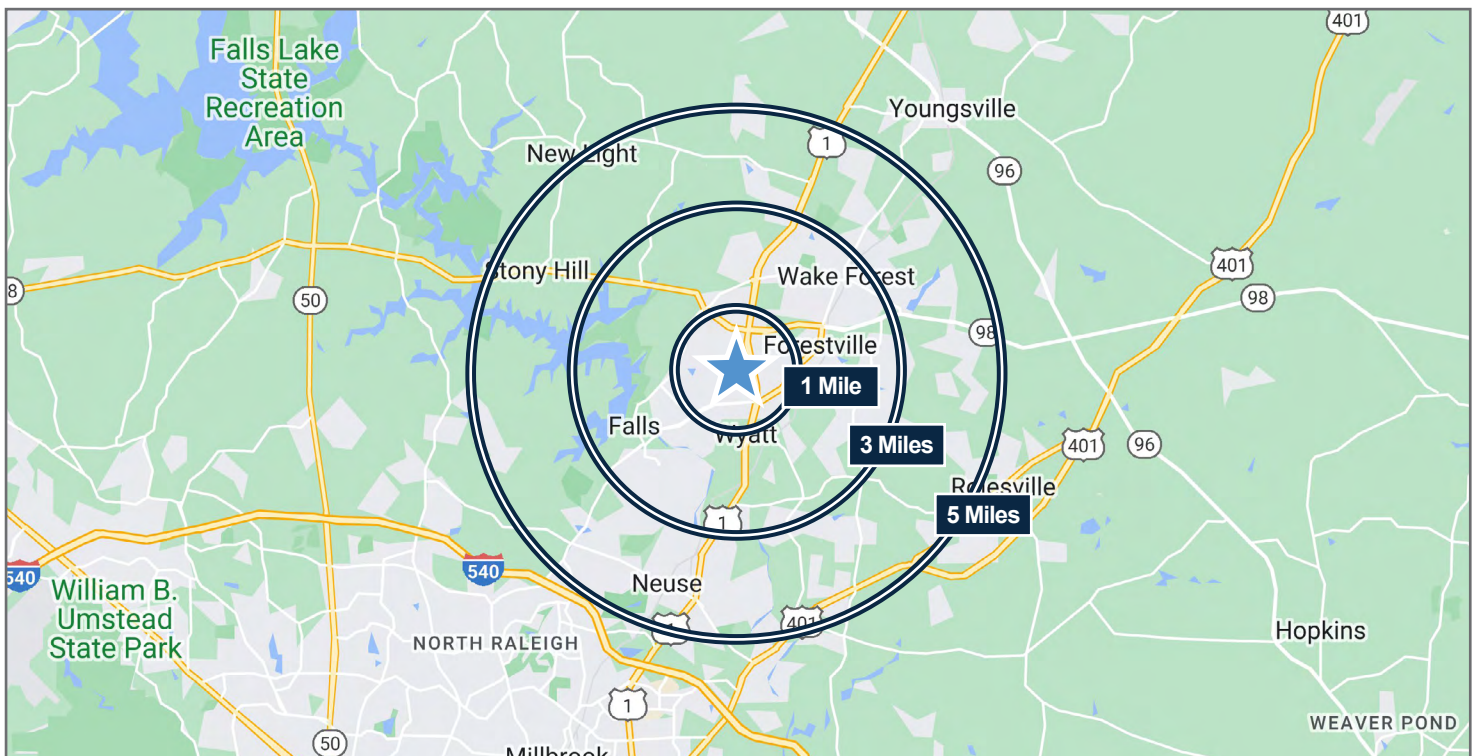
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	8,279	54,024	127,510
Households	3,584	20,427	46,578
Avg Household Size	2.31	2.63	2.72
Families	2,351	14,616	34,273
Median Age	36.3	36.3	36.5
Median Household Income	\$100,700	\$108,640	\$107,370
Average Household Income	\$135,448	\$141,542	\$138,266
Per Capita Income	\$57,132	\$54,036	\$50,556
Average Home Value	\$399,930	\$410,194	\$408,593



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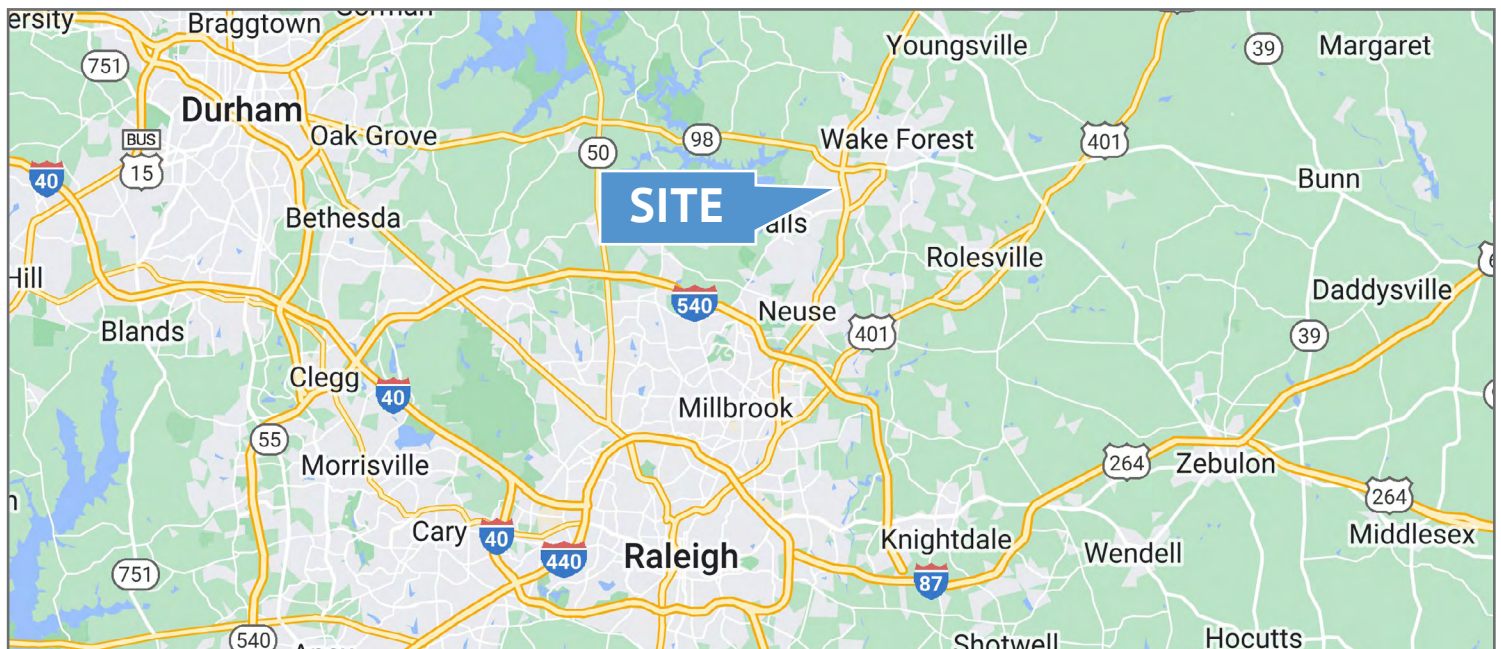


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LOCATION OVERVIEW



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