

# Forest Creek

4220 NC Highway 55, Durham, NC 27713 | HIGH-QUALITY RTP-ADJACENT INVESTMENT WITH STABLE INCOME

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# Offering Overview

Forest Creek is a well-positioned office building investment opportunity strategically located at the intersection of NC Highway 55 and I-40 on the western border of Research Triangle Park(RTP). The 30,648-square-foot, three-story building features modern finishes and professional amenities and is currently 90%\* occupied. The property benefits from strong operating fundamentals and a diversified, creditworthy tenant roster spanning the healthcare, education, and nonprofit sectors.

The property generates \$438,475 in annual net operating income (NOI) at a weighted average lease rate of \$22.72 per square foot, which is \$2-\$5 PSF below the immediate office submarket.

Offering Price  
**\$6,265,000**

Cap Rate  
**7.00%**

Price Per SF  
**\$204**

\*Seller to provide full 12-month rent credit for vacant suite

## Key Investment Highlights



### Stable Tenant Mix:

Diversified roster of creditworthy nonprofits, healthcare, and education organizations



### Stabilized Operations:

90%\* occupancy with minimal tenant turnover. No lease roll until May 2028

\*The investment NOI reflects a 100% leased offering with the 12 month seller lease credit



### Upside Opportunity:

Vacant Suite providing long-term lease-up potential at \$22/SF+ and is move-in ready with high-end finishes. Mark to market upside on in-place leases.



### RTP Proximity:

1.2 miles from Research Triangle Park; 10 minutes to RDU International Airport, Chapel Hill, Morrisville, DBAP, etc!



### Strategic Location:

Gateway positioning at major I-40/Hwy 55 interchange offering convenient commute in all directions.



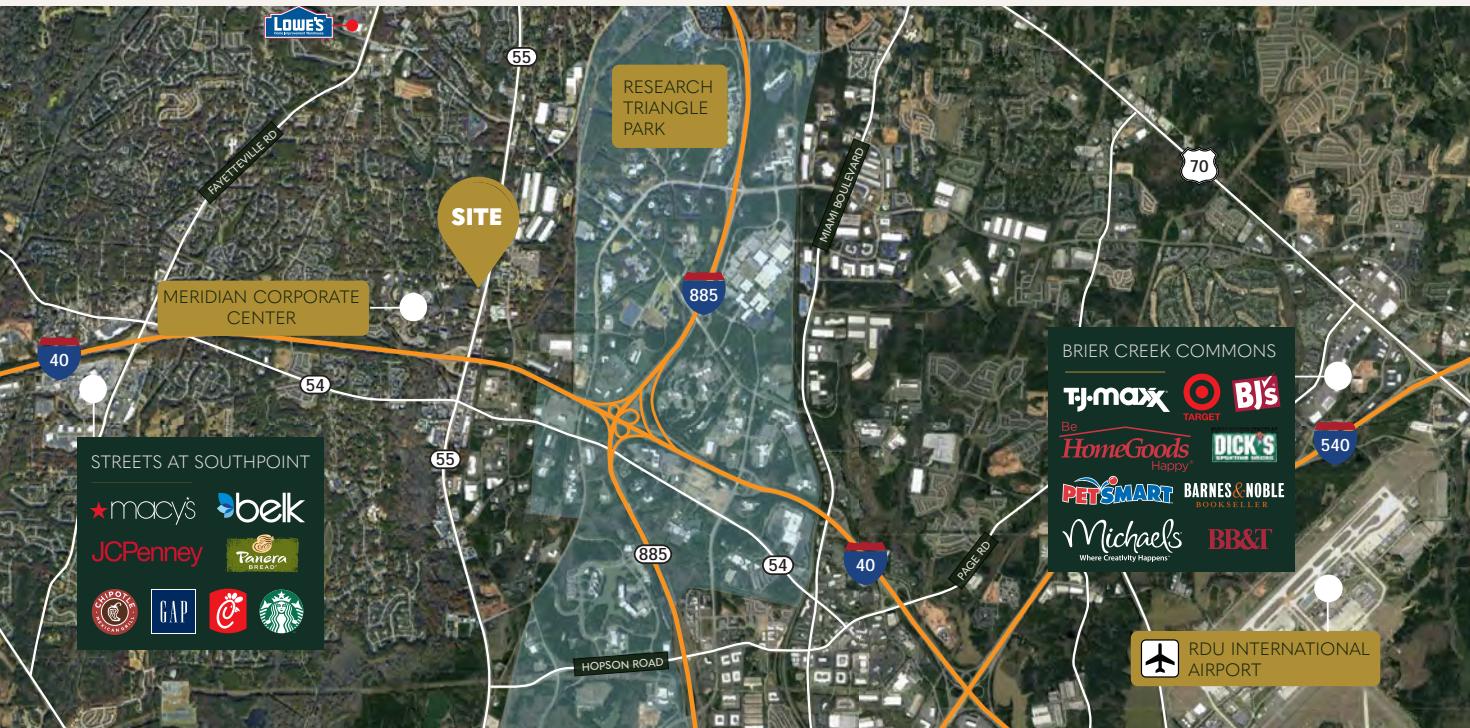
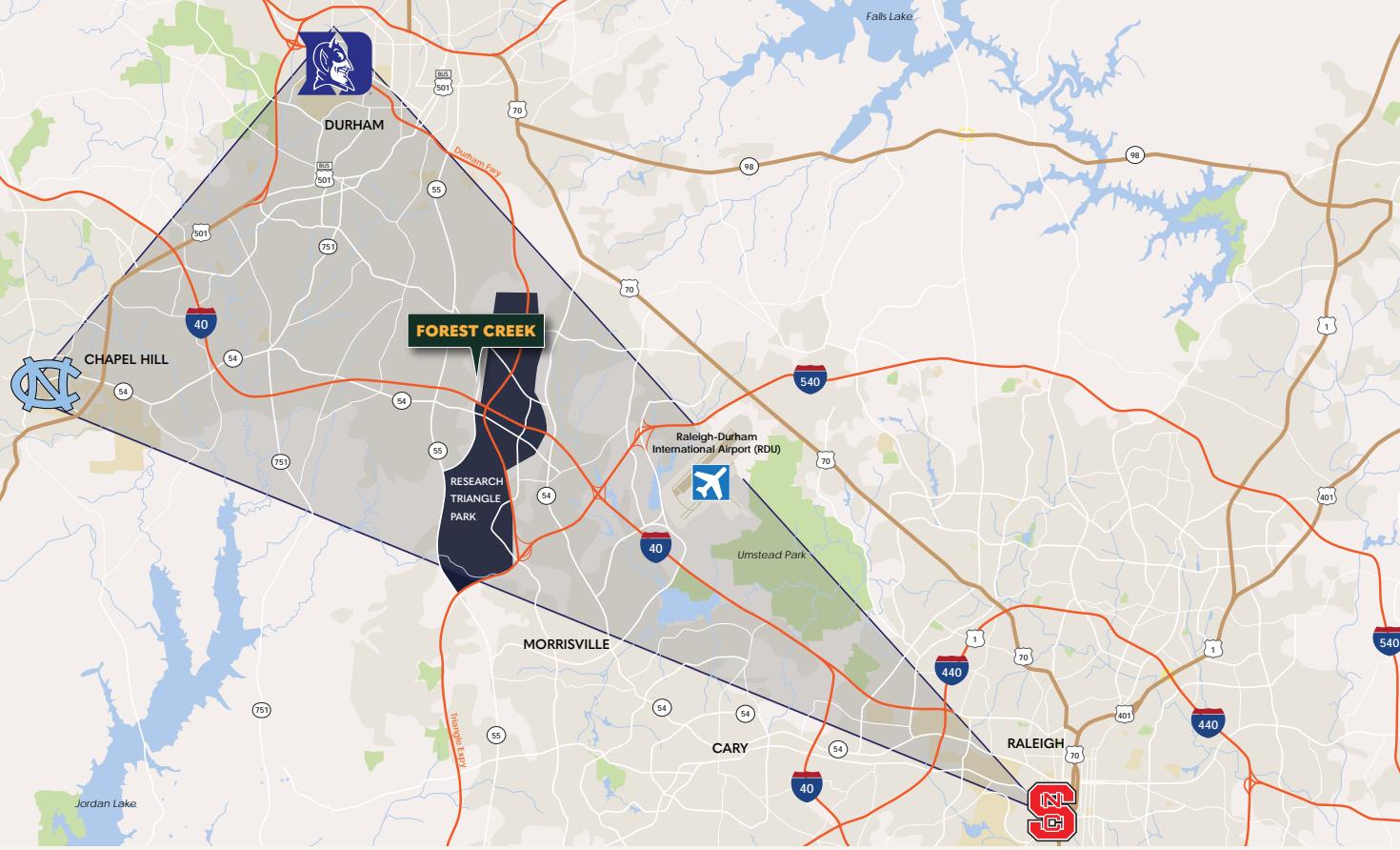
### Market Positioning:

RTP-alternative at 15-20% rent discount with premium location positioned in path of development combined with superior access and visibility.



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CONFIDENTIALITY AGREEMENT





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