

956 SF OFFICE CONDOMINIUM AVAILABLE LEASE

8378 Six Forks Road—Suite 202 Raleigh, NC 27615



956 SF ground level office available for immediate lease.

Rental Rate: \$24.00 SF. / \$1,912.00 Monthly.

Layout: Reception, four offices, kitchenette, and restroom.

Tenant Responsible for electricity and voice/data.
\$500.00 annual cap on all repairs. HVAC service agreement.

Landlord responsible, water, dues, taxes and park special assessments.

- ♦ New paint.
- ♦ New Carpet.
- ♦ New LED lights.
- ♦ Light and bright.
- ♦ Brick faced building.
- ♦ Base and crown molding.
- ♦ Ground level entry with abundant parking in front of building.
- ♦ Local responsive ownership.
- ♦ Built: 2001. Zoned: OX-3-PL-CU.
- ♦ Park has new directional signage.
- ♦ High speed internet available. Spectrum Business Class.
- ♦ Close to retail, restaurants and banks.
- ♦ Located in North Raleigh near Strickland Road and Whole Foods and Target.
- ♦ I-540 minutes away.



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA
919 349 5539
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115 S ST MARY'S STREET
RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>



The floor plan illustrates a symmetrical four-unit residential building. The overall dimensions are 60' wide by 50' deep. A central vertical corridor provides access to all units. Each unit is equipped with a living area, a kitchen, a bathroom, and a bedroom. The plan is annotated with dimensions and labels for 'NEARI COLEMAN ASSOCIATES' and 'Available'.

Unit Details:

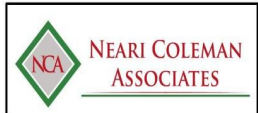
- Unit 1 (Top Left):** Living area (12' x 10'-6"), Kitchen (10' x 10'-6"), Bathroom (5'-3" x 1'-1/2"), Bedroom (11'-7" x 10').
- Unit 2 (Top Right):** Living area (12' x 10'-6"), Kitchen (10' x 10'-6"), Bathroom (5'-3" x 1'-1/2"), Bedroom (11'-7" x 10').
- Unit 3 (Bottom Left):** Living area (12' x 10'-6"), Kitchen (10' x 10'-6"), Bathroom (5'-3" x 1'-1/2"), Bedroom (11'-7" x 10').
- Unit 4 (Bottom Right):** Living area (12' x 10'-6"), Kitchen (10' x 10'-6"), Bathroom (5'-3" x 1'-1/2"), Bedroom (11'-7" x 10').

Other Features:

- Central Corridor:** 12' x 10'-6".
- Entrances:** 12' x 10'-6" for each unit.
- Storage:** Closets are located in the bedrooms of each unit.
- Labels:** 'NEARI COLEMAN ASSOCIATES' is printed in red in the top left, top right, and bottom right. 'Available' is printed in red in the center of the plan.

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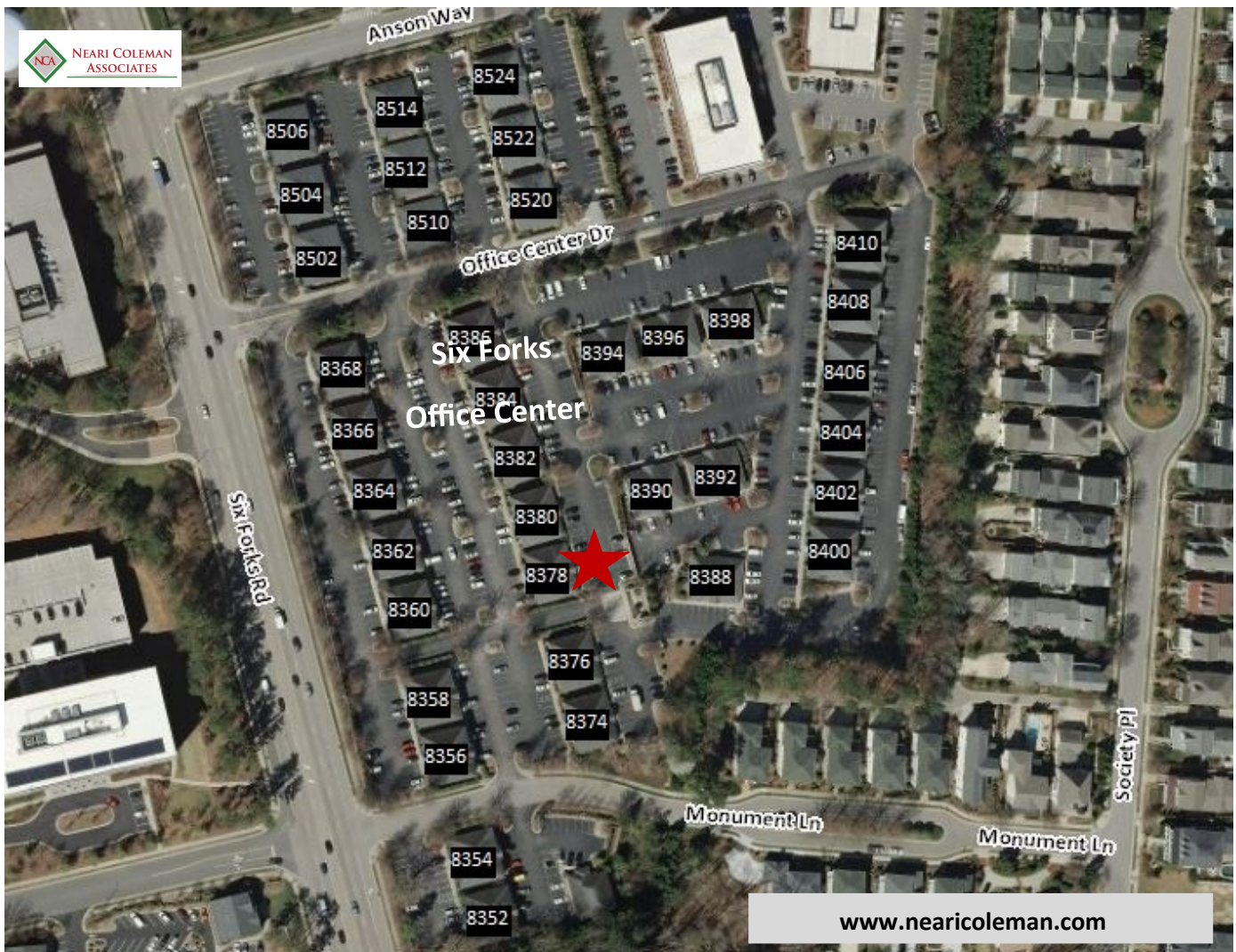


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956 SF
\$24.00 SF

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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