

## 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

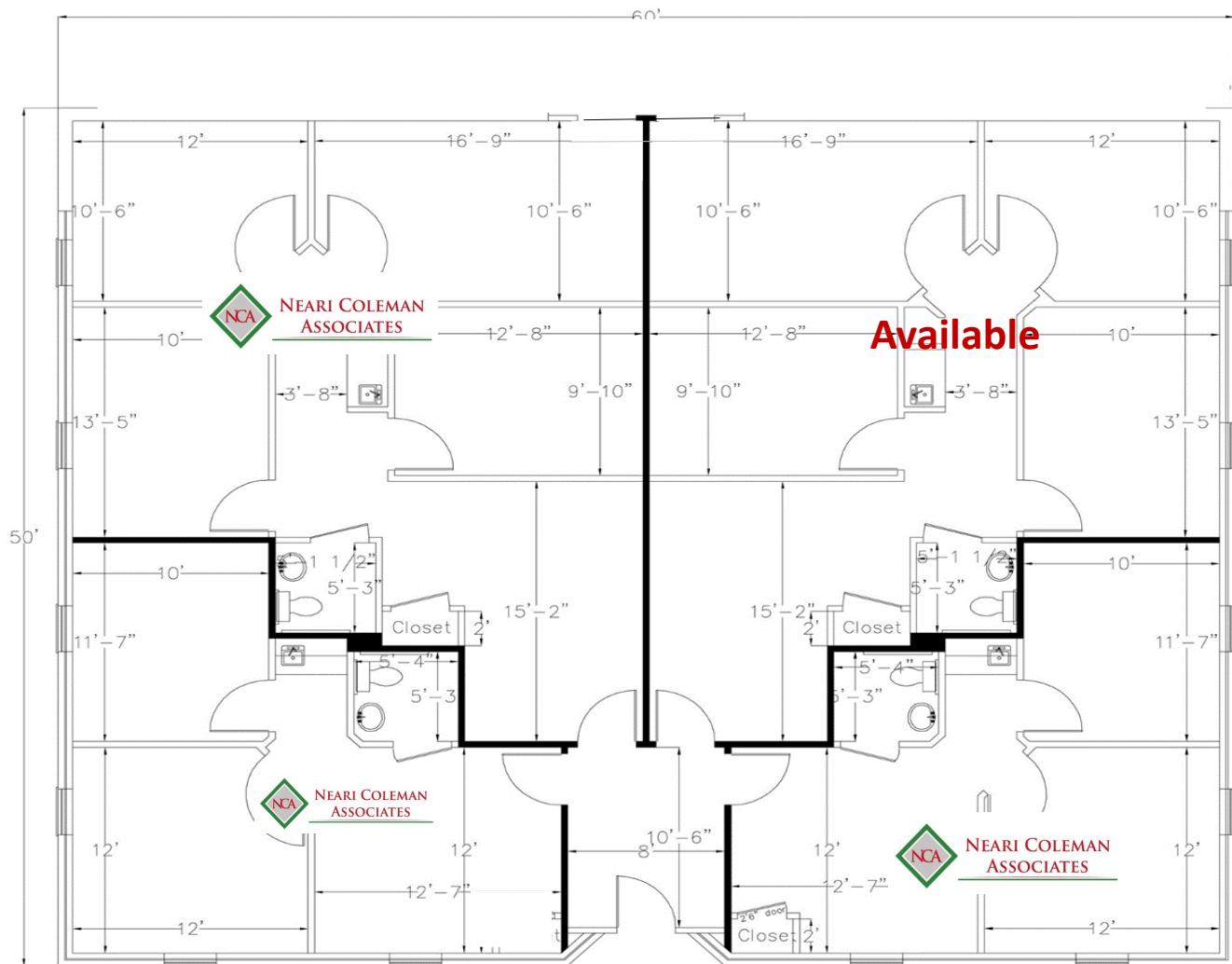
[ANNA@NEARICOLEMAN.COM](mailto:ANNA@NEARICOLEMAN.COM)

115 S ST MARY'S STREET

RALEIGH, NC 27603



**NEARI COLEMAN  
ASSOCIATES**



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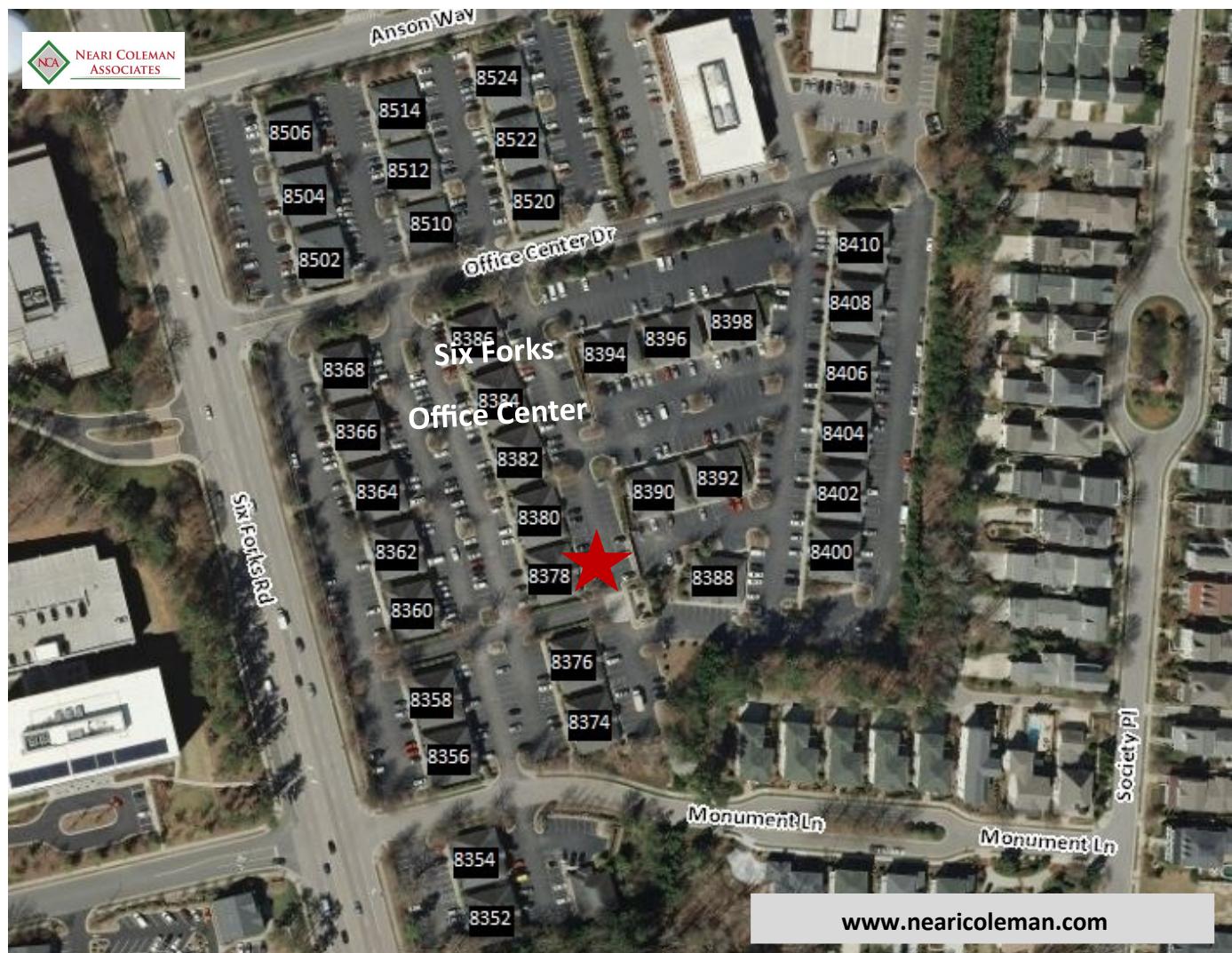
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<http://nearicoleman.com>

<https://acerracommercial.com>

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Raleigh, NC 27615  
956 SF  
\$24.00 SF**



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