

MEDICAL OFFICE SUITES FOR LEASE

# REXVIEW SUITES

3200 Blue Ridge Rd | Raleigh, NC 27612



**MARIA DINSHAW**

919.327.8498

[maria@cityplat.com](mailto:maria@cityplat.com)

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COMMERCIAL REAL ESTATE



# 3200 BLUE RIDGE RD STE 222

Raleigh, NC 27612

MEDICAL / OFFICE SUITES FOR LEASE



## PROPERTY DESCRIPTION

Located in a well-established professional corridor near Rex Hospital, this building provides a calm, high-quality setting designed for client-facing businesses that value discretion and efficiency. The environment attracts long-term medical and professional users, creating a consistent, low-turnover tenant mix and a polished visitor experience. With thoughtful building design and a strong management presence, the property supports smooth day-to-day operations while offering tenants a reliable, professional place to grow.

## PROPERTY HIGHLIGHTS

- Professionally managed and exceptionally well-maintained
- Ample on-site parking & ADA Compliant
- Elevator access with multiple points of entry
- New building HVAC system installed in 2025
- All utilities are included in the TICAM - \$10.08/ SF

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,263 - 3,532 SF
Lot Size:	156,816 SF
Building Size:	45,648 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,259	4,344	32,479
Total Population	2,667	8,753	70,842
Average HH Income	\$124,588	\$142,659	\$139,928

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# JOIN A COMMUNITY OF ESTABLISHED MEDICAL PRACTICES

## TENANT MIX



SUITE	TENANT NAME
100	Raleigh Radiology
118	AVAILABLE 04/01/26
122	W. Stan Haresty, DDS
124	Raleigh Radiology MRI
200	LabCorp
210	Raleigh Adult Medicine
216	NC Advanced Pain Consultants
216	Blue Ridge Psychology
218	Mind & Body Renew Medical Spa
222	AVAILABLE 04/01/26
224	RespAir Sleep Apnea Treatment
226	Dermax SPA

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# SUITE 118 – 3,532 SF

AVAILABLE FOR LEASE APRIL 1, 2026

IDEAL FOR ESTABLISHED MEDICAL PRACTICES



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| 919.327.8498 | [maria@cityplat.com](mailto:maria@cityplat.com)

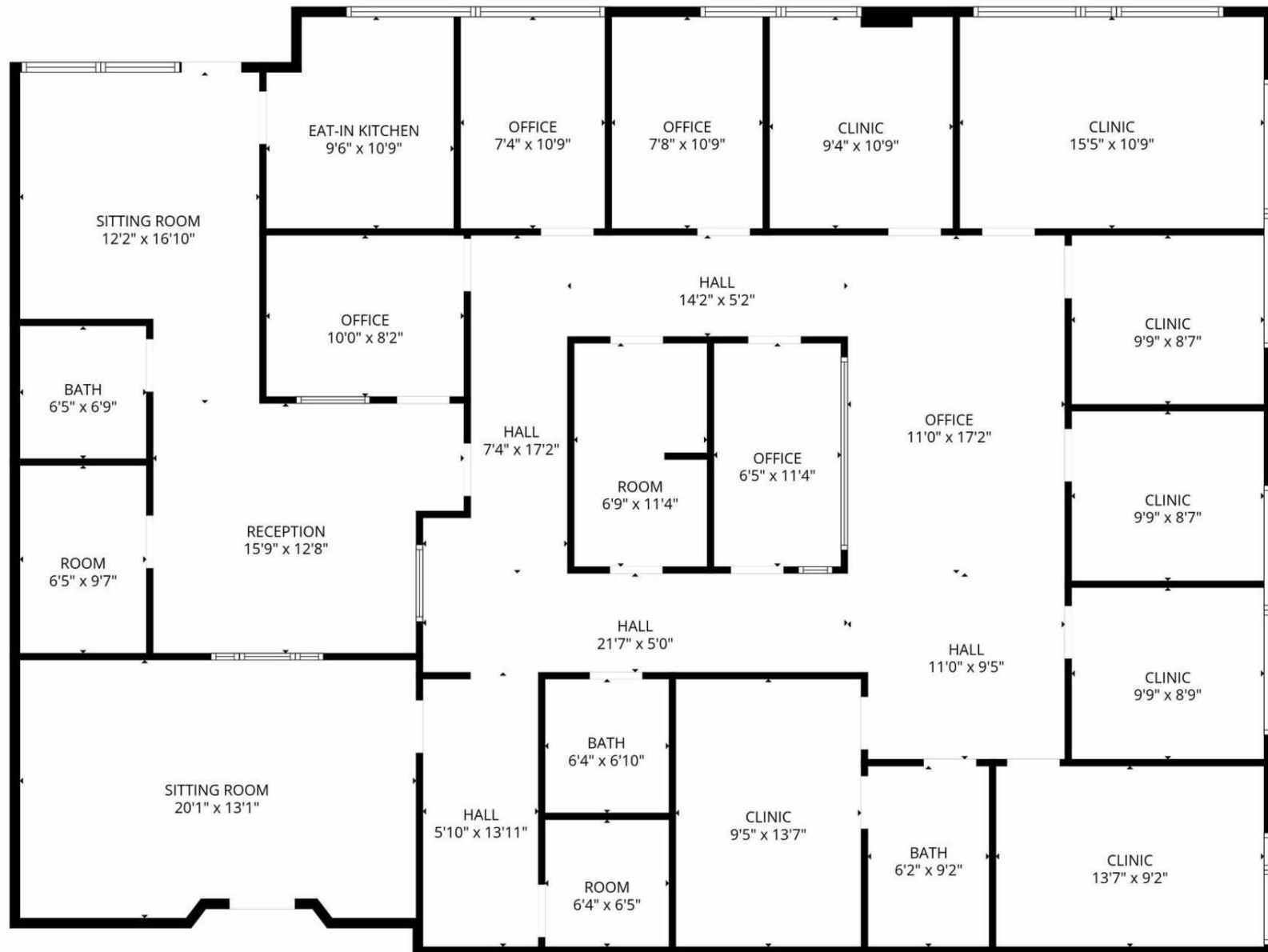
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# SUITE 118 – 3,532 SF

AVAILABLE FOR LEASE APRIL 1, 2026

## FLOOR PLAN



**MARIA DINSHAW**

| 919.327.8498 | maria@cityplat.com

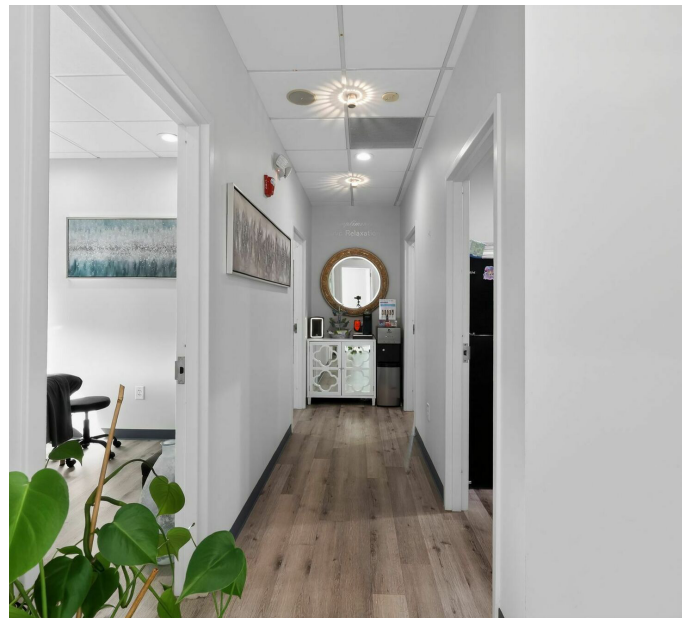
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# SUITE 222 – 1,263 SF

AVAILABLE FOR LEASE APRIL 1, 2026

IDEAL FOR PROFESSIONAL PRACTICES



MARIA DINSHAW

| 919.327.8498 | maria@cityplat.com

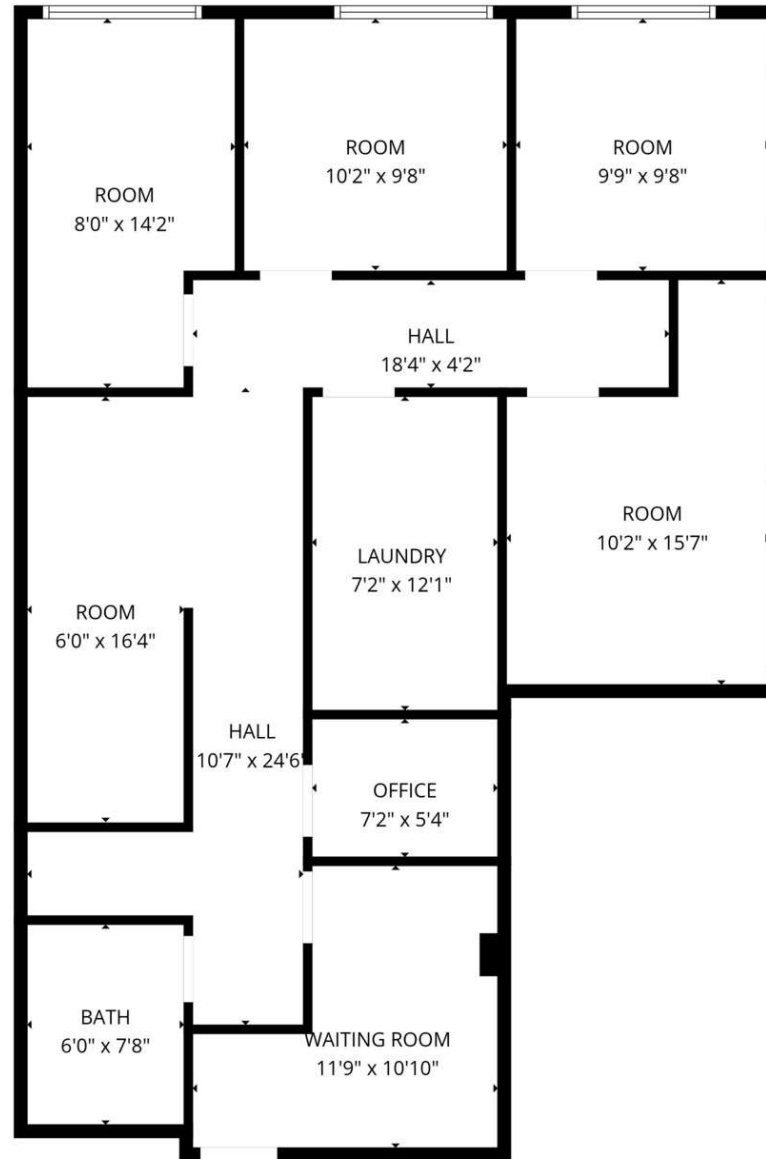
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# SUITE 222 – 1,263 SF

AVAILABLE FOR LEASE APRIL 1, 2026

## FLOOR PLAN



**MARIA DINSHAW**

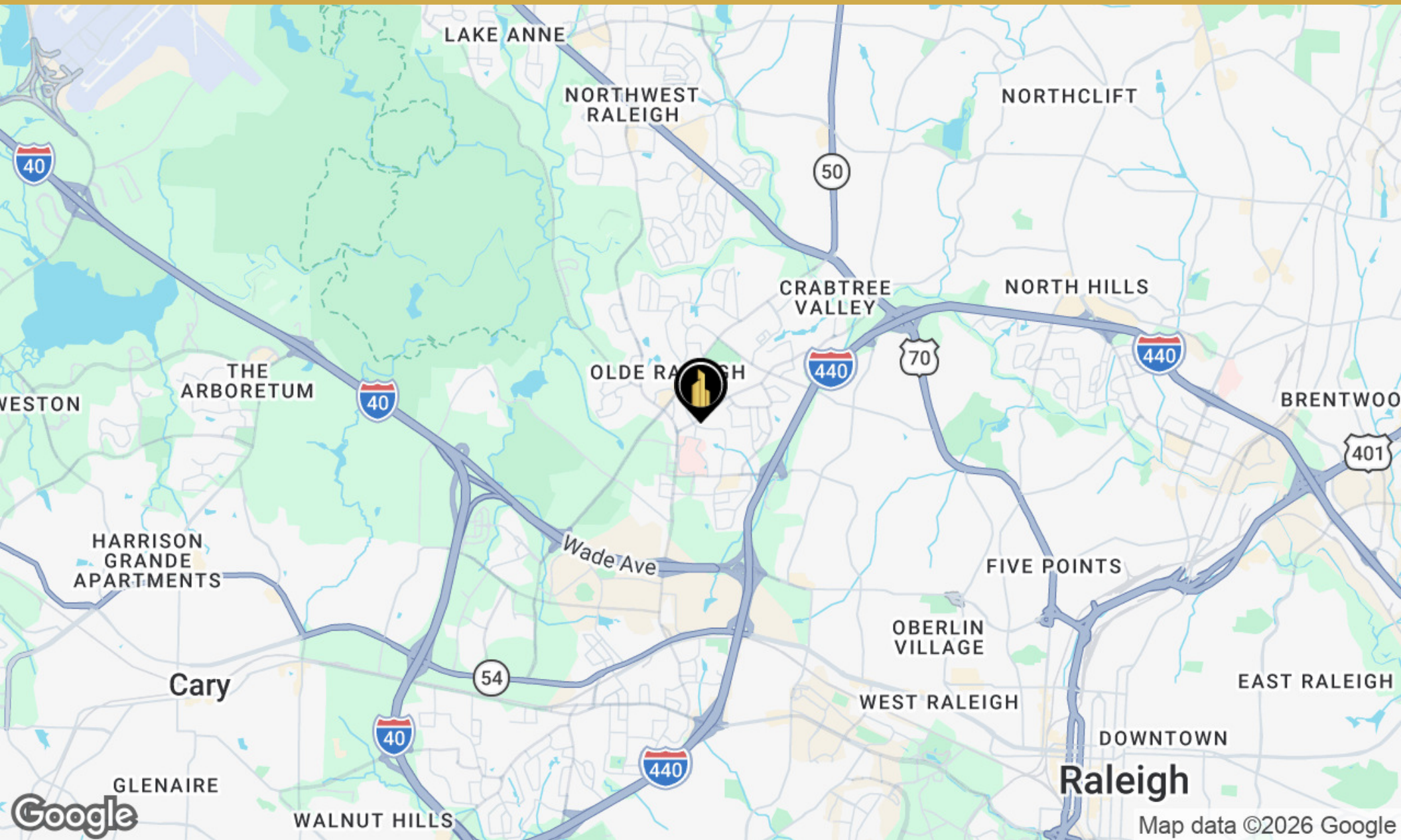
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# EASY ACCESS FOR PATIENTS & STAFF

NEAR REX HOSPITAL AND I-440



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# STRONG HH INCOME PROFILE

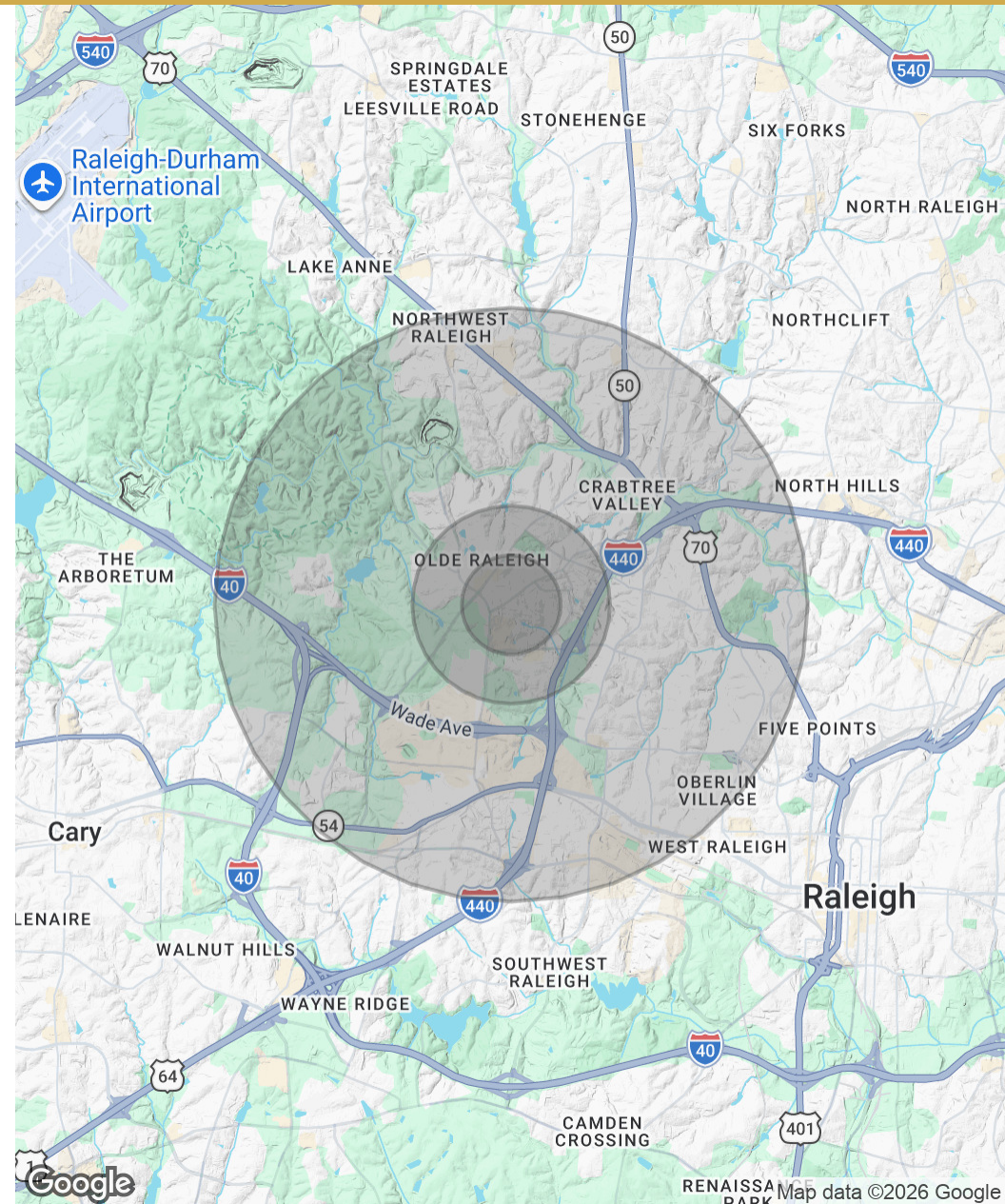
Average household income within a 3-mile radius exceeds regional benchmarks

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	2,667	8,753	70,842
Average Age	41	44	38
Average Age (Male)	39	42	37
Average Age (Female)	43	46	39

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	1,259	4,344	32,479
# of Persons per HH	2.1	2	2.2
Average HH Income	\$124,588	\$142,659	\$139,928
Average House Value	\$656,617	\$715,598	\$698,596

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage in compliance with all applicable fair housing and equal opportunity laws.

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