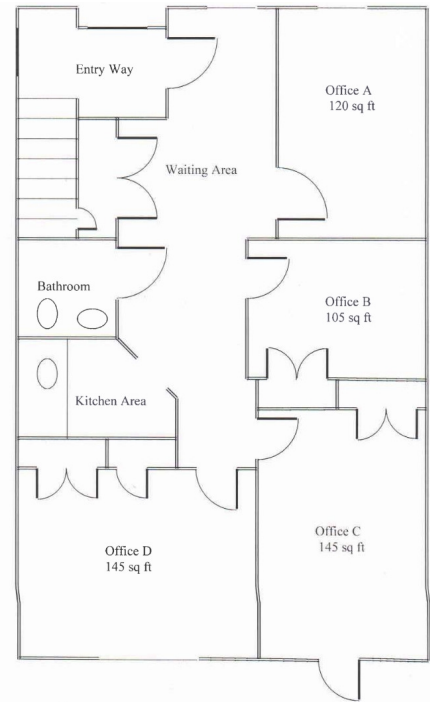


# OFFICE CONDO FOR LEASE

PRIME NORTH RALEIGH OFFICE CONDO | SUITE A | ±1,000 SF | MOVE-IN READY



4924 Windy Hill Drive, Raleigh, NC 27609



## OFFERING SUMMARY

Lease Rate:	\$2,600 per month (Plus Utilities)
Available SF:	Approx. 1,000 SF
Year Built:	1985
Zoning:	OX-3
Submarket:	Quail Corners / North Hills, Midtown Raleigh

## PROPERTY OVERVIEW

Seize this rare opportunity to lease an entire office condo suite in Lafayette Square Office Park — one of North Raleigh's most established and accessible professional communities. Suite A at 4924 Windy Hill Drive offers approximately 1,000 square feet of private, fully self-contained workspace, featuring 4 hard-walled offices, ideal for growing practices, consulting firms, wellness professionals, or boutique service businesses.

At \$2,600/month for the entire suite, this is a cost-effective alternative to larger, higher-overhead office parks — with none of the shared-space compromise. Positioned in an active, multi-tenant building, Suite A delivers professional presence, operational privacy, and immediate availability in a location that serious tenants recognize.

## PROPERTY HIGHLIGHTS

- Entire suite — no shared walls, full privacy
- ±1,000 SF | Priced at \$31.20/SF/year — below market
- 79 surface parking spaces — ample, convenient, free
- OX-3 zoning — broad professional use eligibility
- Built 1985, established office park, proven tenant base
- Minutes to I-440, I-40 & North Hills retail corridor

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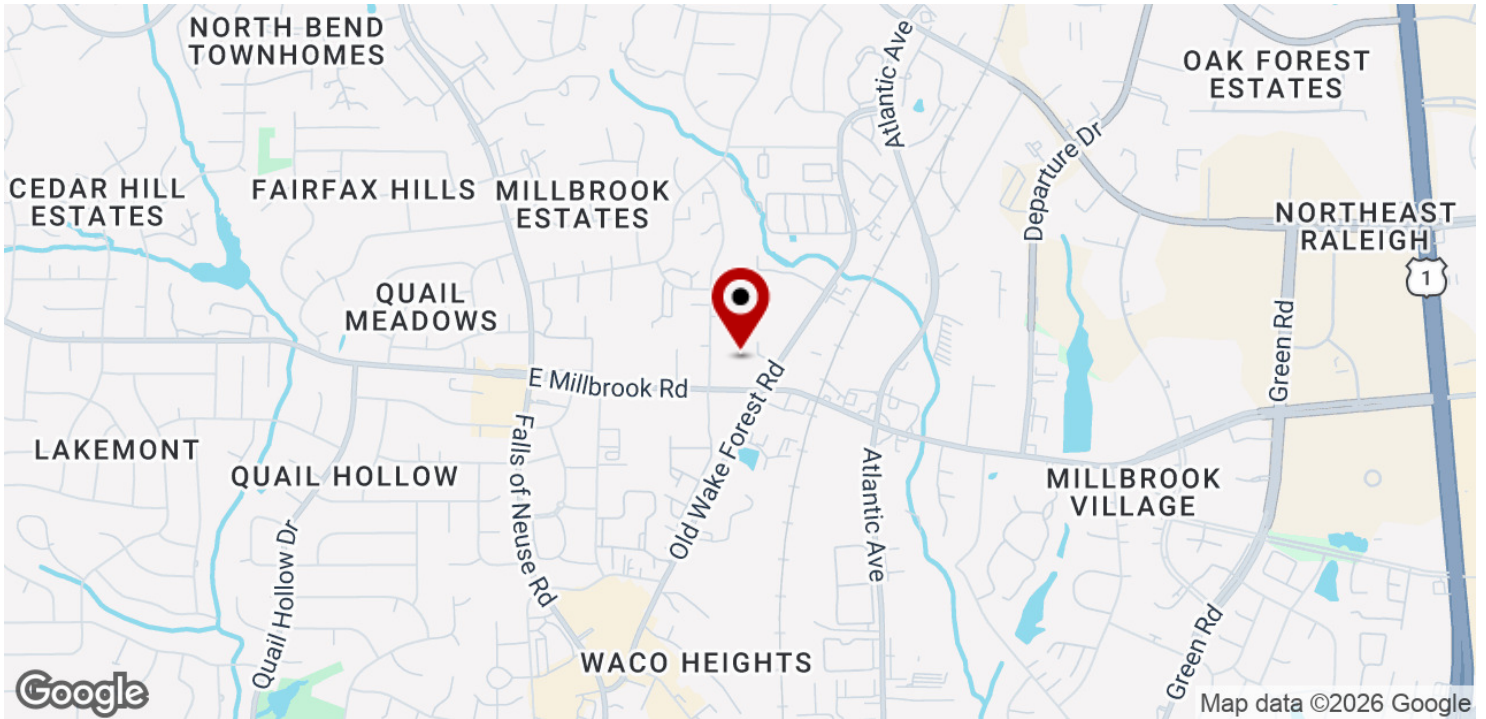
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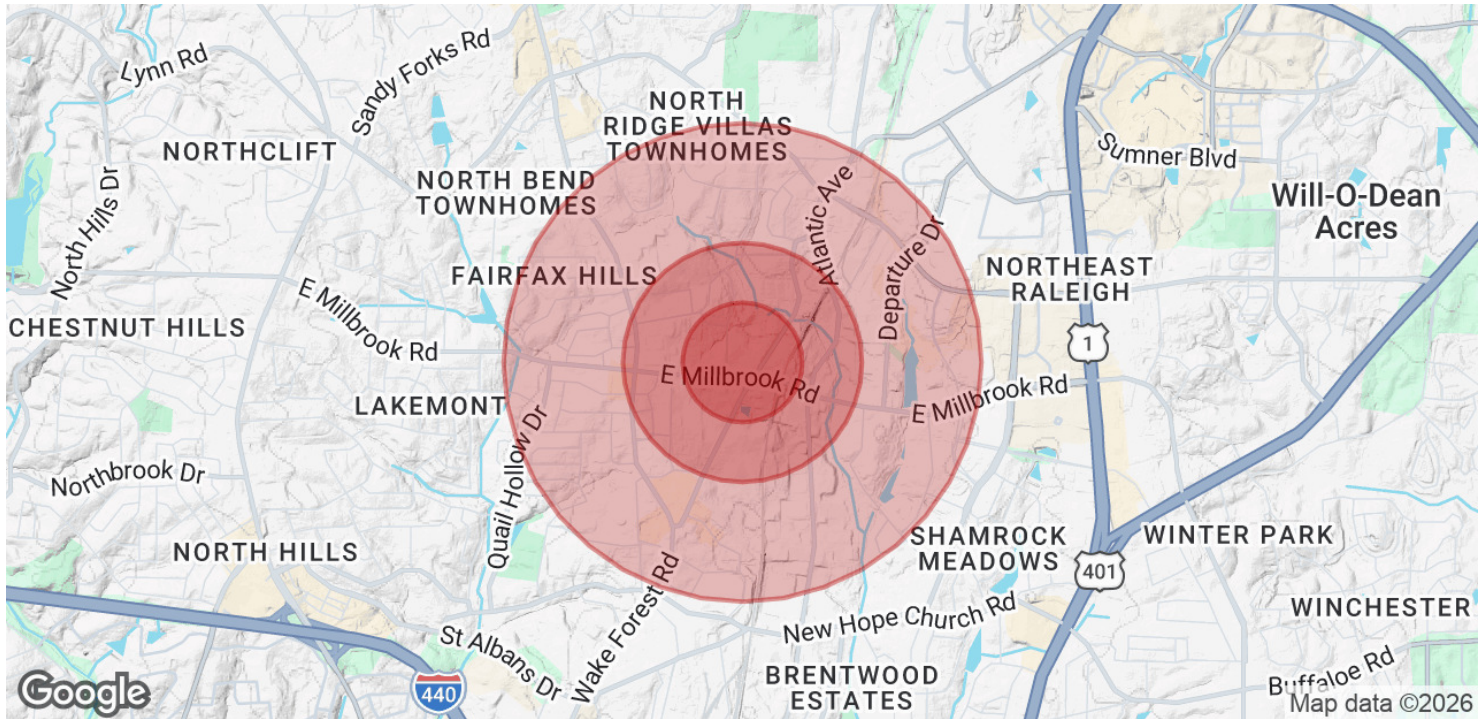
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	856	2,846	10,668
Average Age	29.3	32.9	38.5
Average Age (Male)	26.5	31.0	36.8
Average Age (Female)	30.0	33.0	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	346	1,218	4,785
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$70,160	\$73,310	\$81,708
Average House Value	\$285,168	\$287,917	\$321,896

2023 American Community Survey (ACS)

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