

FULLY LEASED OFFICE PROPERTY FOR SALE
CALL FOR OFFERS DUE THURSDAY, SEPTEMBER 18TH



4904 WATERS EDGE DRIVE

Raleigh, NC 27606

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Executive Summary

OFFERING MEMORANDUM
4904 Waters Edge Drive
Raleigh, NC 27606

Lee & Associates Raleigh-Durham is pleased to present 4904 Waters Edge Drive, a fully leased 15,337 RSF office building situated on 1.44 acres in the southwest Raleigh submarket, five minutes from NC State University.

Located within a designated Opportunity Zone, this stabilized investment opportunity offers long-term income potential with a strong tenant base in place. Strategically located with convenient access to I-40, I-440, and major business hubs, the property benefits from excellent connectivity to the broader Triangle region.

With its established occupancy, prime location, Opportunity Zone designation, and strong market fundamentals, 4904 Waters Edge Drive is an attractive asset for investors seeking steady cash flow and long-term appreciation in a high-growth market.



**Long-term lease
stability and
tenant retention**

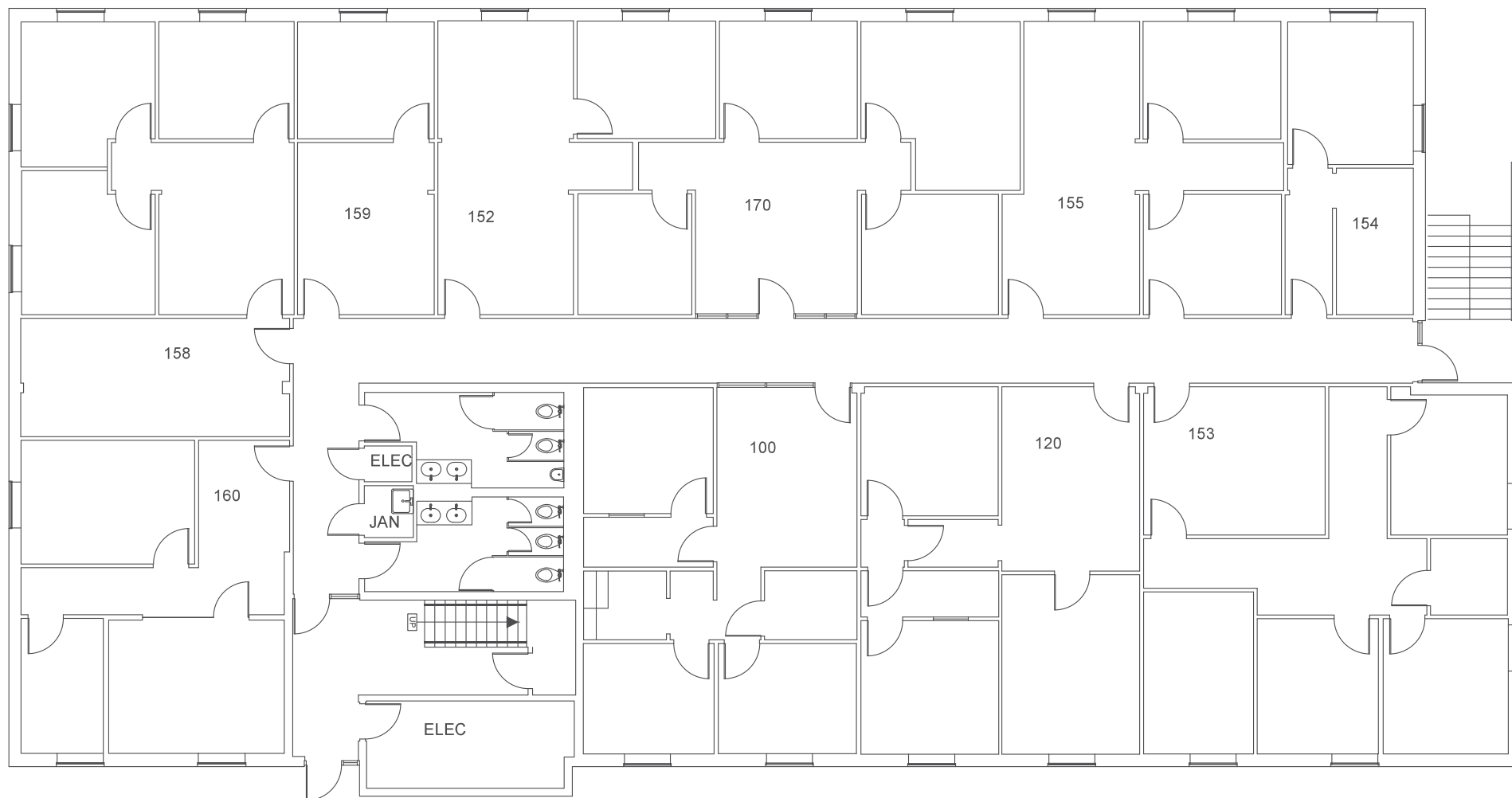
**Stable cash flow
with diversified
tenant mix**

**Strong surrounding
demographics and
employment base**

Address	4904 Waters Edge Drive Raleigh, NC 27606
Building Size	15,337 RSF
Stories	Two (2)
Site Size	1.44 acres
Parking	38 spaces, plus street parking
Year Built	1976
Zoning	OX-3
Wake County Parcel	0783268961
Occupancy	100% - 19 tenants
Lease Structure	Full Service
OPEX	\$7.65 SF/yr
NOI (current)	\$182,786
Sale Price	Call Broker

First Floor

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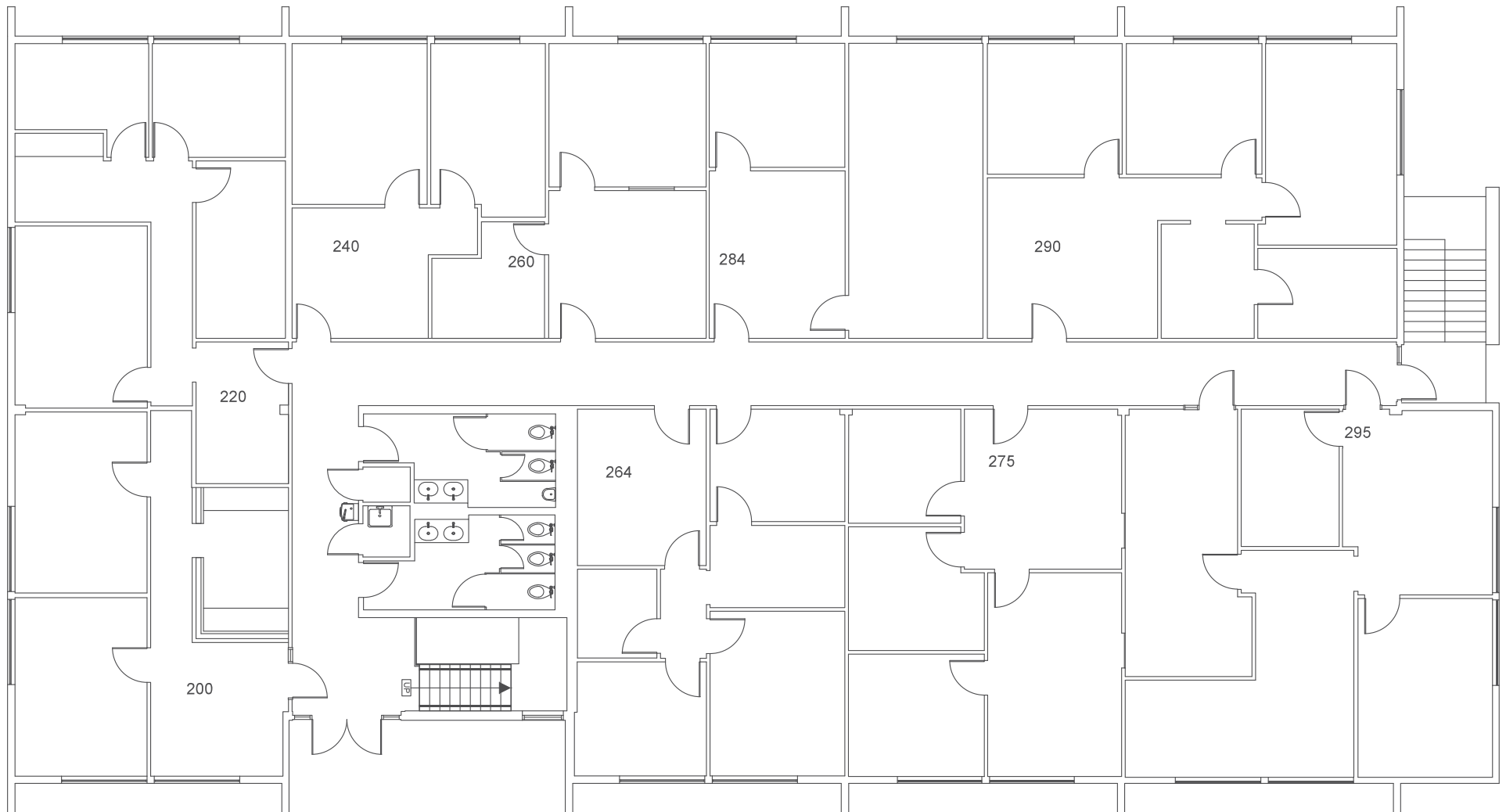
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Second Floor

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Area Overview

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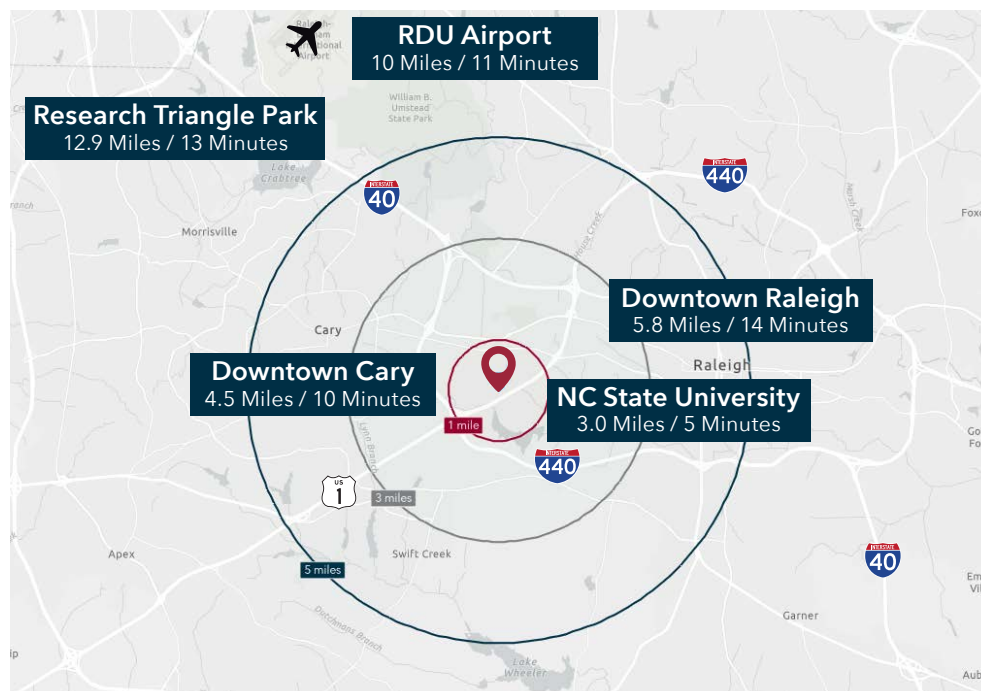
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Demographics and Market Strengths

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4904 Waters Edge Drive
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	1 MILE	3 MILES	5 MILES
Population	11,622	81,278	201,774
Average Household Income	\$95,711	\$98,313	\$128,299
Average Home Value	\$466,965	\$505,823	\$607,503
Median Age	31.1	29.3	34.5
Bachelor's Degree or Higher	52.8%	59.9%	64.4%

Local & Regional Economic Drivers

- » Research Triangle Park (RTP) is one of the largest research hubs in the U.S., home to over 300 companies specializing in biotech, software, and engineering.
- » North Carolina State University, the University of North Carolina at Chapel Hill, Duke University and 5+ other colleges are critical drivers of innovation, talent development, and research-based economic growth, helping to attract new companies to the area.
- » UNC REX Healthcare, WakeMed, Duke Health and a cluster of medical office properties create a strong healthcare ecosystem, while RTP and the universities drive the tech and life science sector.

Infrastructure & Connectivity

- » Major highways: I-40, I-440, U.S. Highway 70 for direct regional and national access.
- » Raleigh-Durham International Airport (RDU): Key transit hub connecting businesses to national and international markets.
- » Public Transit & Multi-Modal Growth: Expansion of bus routes and future transit-oriented development initiatives.

Quality of Life & Workforce Appeal

- » Highly educated workforce fueled by universities and corporate training programs.
- » Affordable cost of living compared to peer metro areas.
- » Green spaces, mixed-use developments, and urban amenities attracting top talent.



FOR MORE INFORMATION, CONTACT:

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