

For Lease

310 New Fidelity Court

Garner, NC 27611



RCR
RALEIGH • WILMINGTON

Move-In Ready Office/Medical Office End-Unit



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Executive Summary

310 New Fidelity Court presents a rare opportunity to lease approximately 2,720 square feet of move-in-ready professional or Medical office space in the heart of Garner, North Carolina. Formerly occupied by a therapy practice, the suite features well-maintained, upgraded interiors including a full kitchen and full in-suite restroom with a shower.

Medical availabilities in the Garner market are exceptionally limited, making this a unique opportunity for healthcare providers seeking to establish or expand their presence in one of Wake County's fastest-growing communities. Situated within a well-established medical park, the property offers a professional healthcare environment with convenient access for both patients and staff.

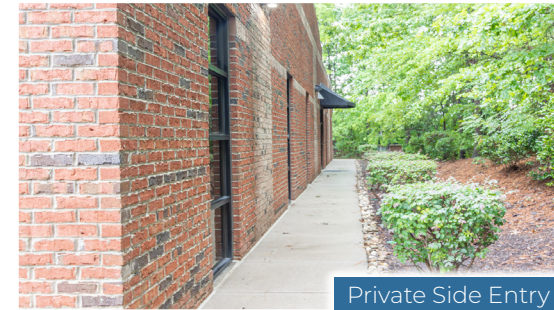
Whether for a therapy provider, dental user, specialty practice, or professional office user, 310 New Fidelity Court combines quality existing improvements, an efficient footprint, and an increasingly difficult-to-find Garner location to deliver an outstanding leasing opportunity.

Property Details

Address	310 New Fidelity Court Garner, NC 27611
Lease Rate	\$28 PSF, NNN
TICAM	\$4.99 PSF
Building Size	12,560 SF
Available Size	2,720 SF
Year Built	2007
Parking	5:1000
Signage	Building
Zoning	CMX
Availability	September 1, 2026

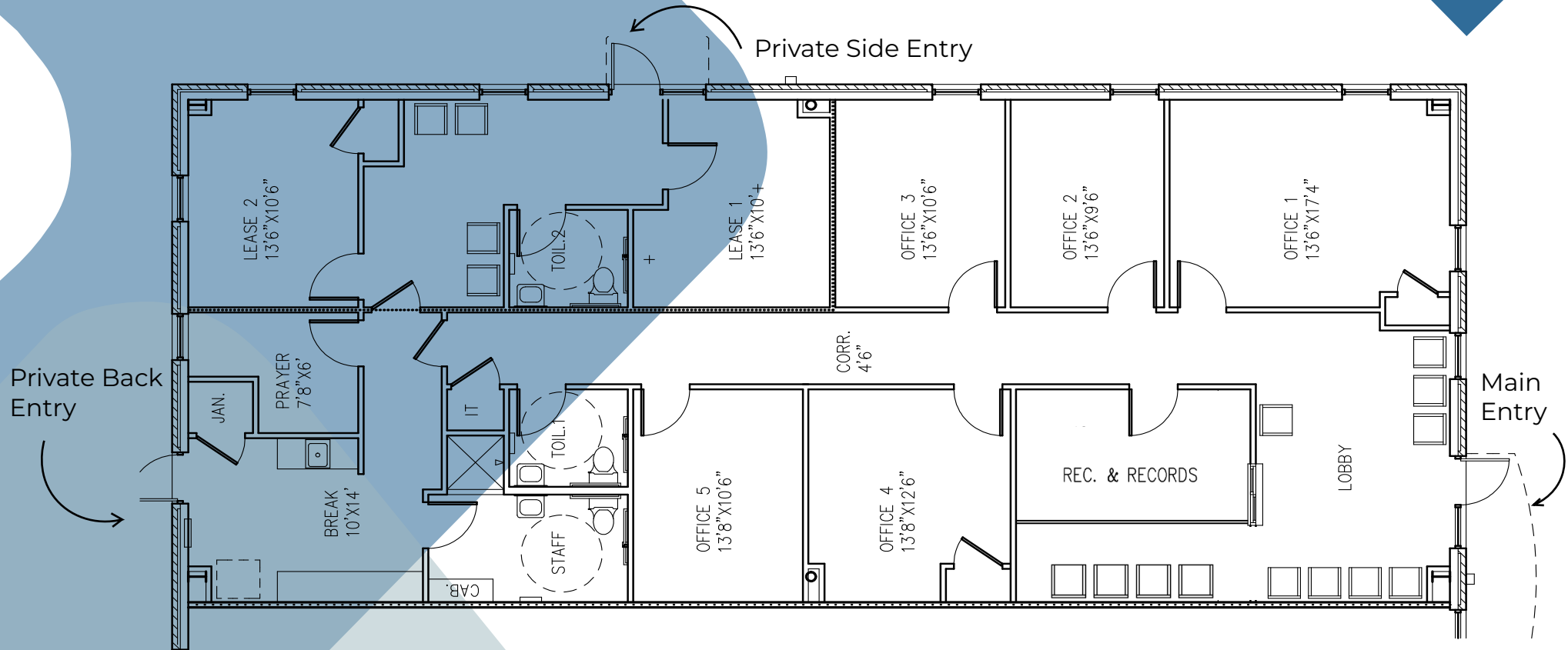
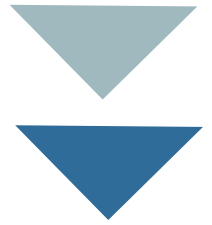


Main Entry/Corner Unit



Private Side Entry

Floor Plan



[Click For Virtual Tour](#)



- » Spacious Reception
- » Multiple Restrooms Including One With Full Shower
- » Full Kitchen
- » Main Entry With Direct Access From Parking Lot
- » Two Additional Private Entries

Disclaimer: The above floor plan is not to scale. The available space shown is believed to be correct but is subject to change.

Property Photos



Amenities Map



Market Overview



Garner Submarket

Garner, North Carolina — a thriving community just minutes south of downtown Raleigh — is one of the fastest-growing towns in the Research Triangle. Home to more than 43,000 residents and growing nearly 5% a year, Garner has expanded almost 40% since the 2020 census. Positioned at the crossroads of Interstate 40, U.S. 70, and U.S. 401, the town offers direct connectivity to Raleigh's employment core, downtown Garner, and Raleigh-Durham International Airport — one of the fastest-growing major airports in the country.



Medical Office

Medical office is the Triangle's tightest office segment. Raleigh's medical office vacancy sits at 7.6% against 11.7% for traditional office, and single-story product — the format physician groups prefer for access and wayfinding — is tighter still at just 5.4%.

That scarcity is acute in Garner. CoStar currently tracks only three medical availabilities in the greater Garner area totaling 13,550 SF, and just one is existing, unrestricted space — a single 2,800 SF suite. Timber Drive Professional Park, the town's newest medical park, delivered in November 2025 and leased roughly 93% of its 42,000 SF almost immediately. A comparable medical building delivered in Fuquay-Varina in February 2026 remains only 41% leased. Pricing reflects the imbalance: Garner medical space is asking \$30.00/SF NNN against a Raleigh metro average of \$25.94/SF — a 16% premium. With 204,000 SF of medical office under construction market-wide and none of it in Garner, that gap will not close soon.



Expansion



Whole-Person Health Campus — WakeMed broke ground in November 2025 on a 56-acre campus at White Oak Road and Timber Drive East, pairing a 45-bed acute care hospital with a 150-bed mental health hospital. The campus anchors a 220-acre mixed-use innovation and wellness district.

Competing Investment — UNC Health has filed a certificate of need for a \$24 million freestanding emergency department at US 70 East and Yeorgan Road, with approval anticipated in 2026, and Duke Health has announced plans for a Garner outpatient campus spanning primary care, specialty care, ambulatory surgery, and emergency services. Garner's population has climbed from 31,159 in 2020 to 47,117 today — a 51% increase — with 90,000 residents inside a five-mile radius.

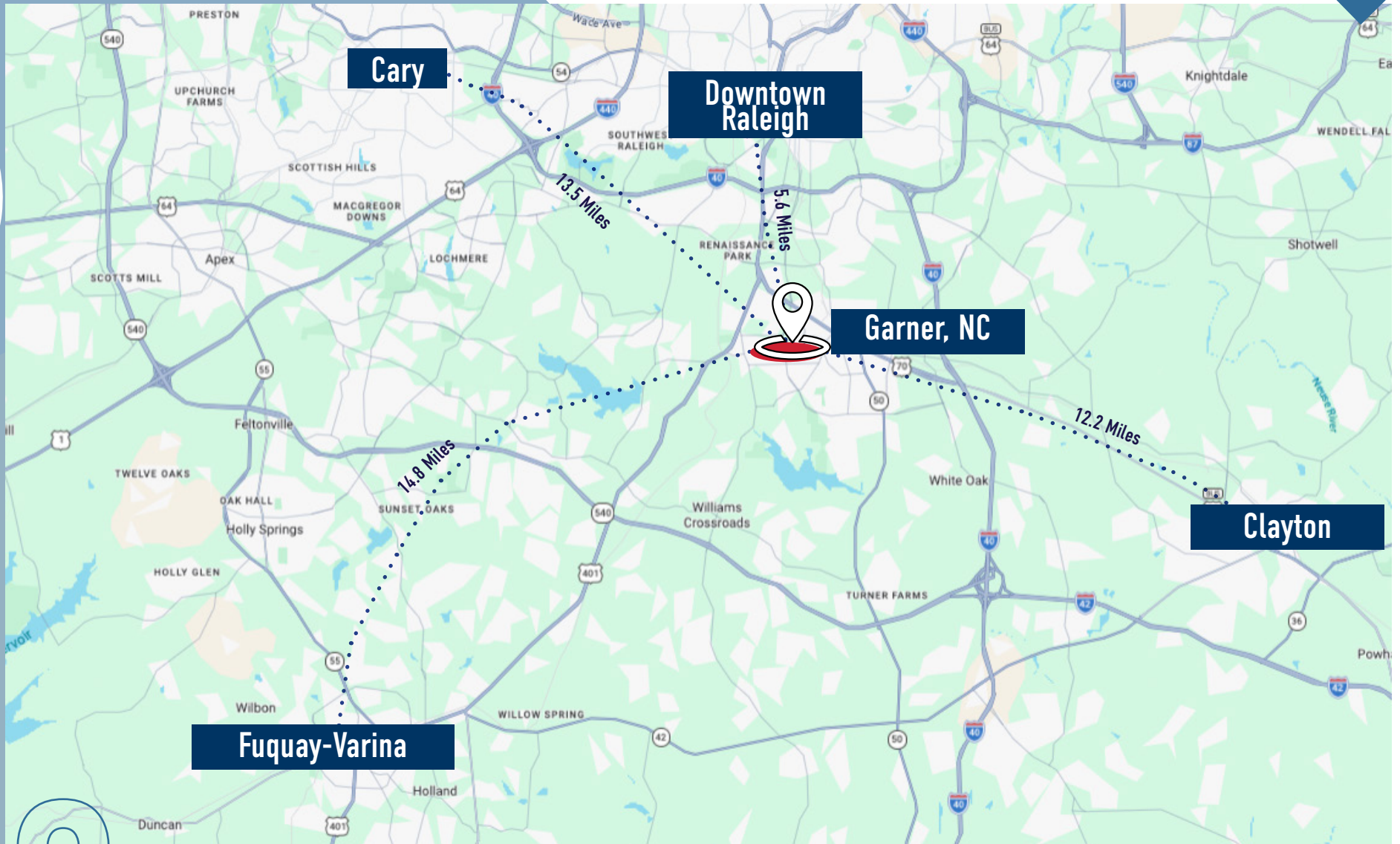


2,559
Total Businesses
3 Mile Radius



20,178
Total Employees
3 Mile Radius

Location Map



Highlights & Demographics

- The Property offers outstanding connectivity in Garner, located just minutes from U.S. 70, U.S. 401, and Interstate 40, with fast access to the I-440 Beltline, I-540, Downtown Raleigh, RDU International Airport, and the White Oak Crossing retail corridor.
- The Property is positioned along Springfield Commons Drive in an established Garner office and service corridor, surrounded by medical, professional, and institutional users — including a Walgreens anchor immediately adjacent — that drive consistent daytime traffic.
- Garner is one of the fastest-growing communities in Wake County — its population up nearly 40% since 2020 — anchored by Amazon's 2.6-million-SF fulfillment center, the White Oak Crossing retail hub, and sustained single-family and multifamily residential development
- The trade area is a fast-emerging healthcare hub: WakeMed's Garner Healthplex, WakeMed's newly certified 45-bed acute-care & mental-health campus, a proposed \$24M UNC Health emergency department, and the UNC Rex Wellness Center all serve the submarket.



39%

Bachelors/Grad
/Prof Degree



34,956 +

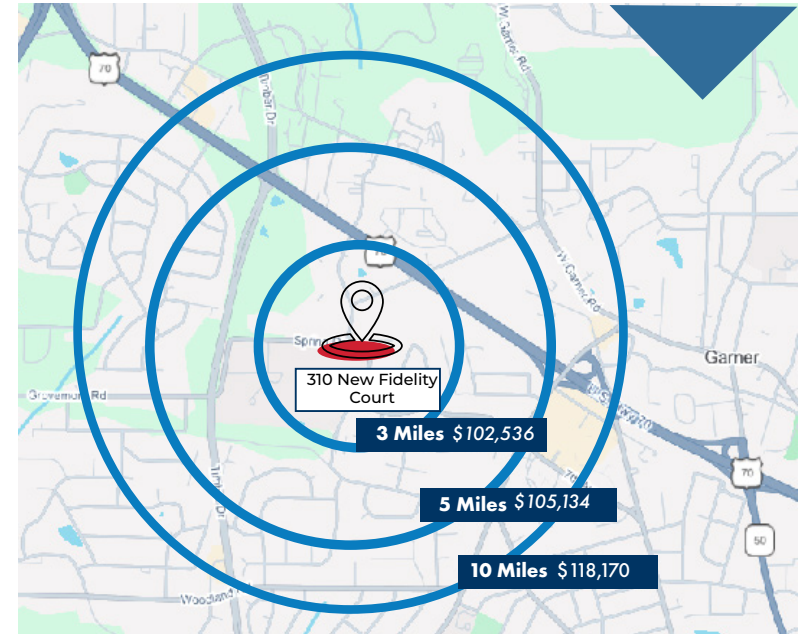
Vehicles Per Day
Goldsboro Highway and
Goldsboro Highway NW



50,094

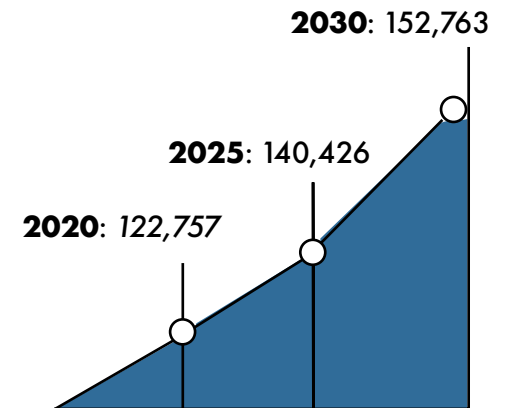
People Within 3 Miles

Average Household Income



Large, Rapidly Growing Population

5 Mile Radius





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