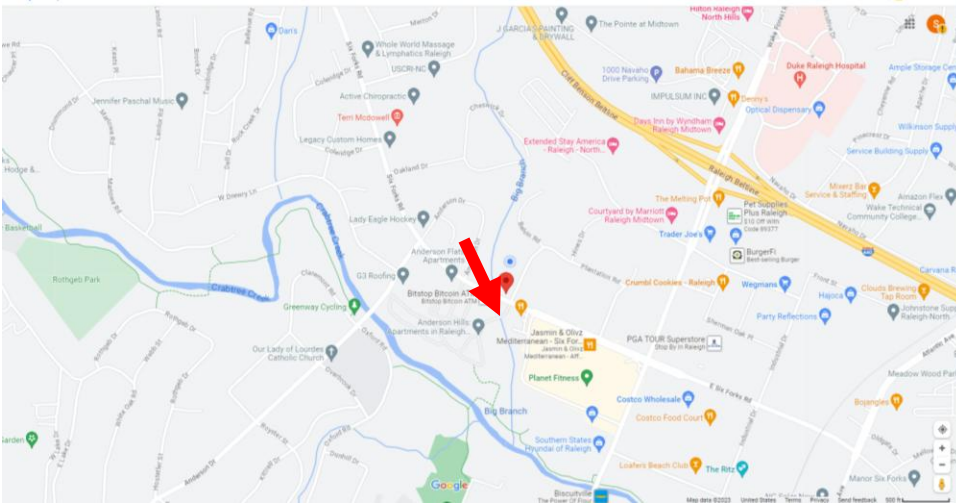


# LEASE-TO-OWN OR PURCHASE!



## 1,000 SQFT 2<sup>ND</sup> FLOOR CONDO OFFICE IN MIDTOWN RALEIGH

### LOCATION LOCATION LOCATION!

Surrounded by established businesses, restaurants, fitness centers, and up-scale shops. 4-minute drive from North Hills mall and 9 minutes from Crabtree Valley mall. It's also near a beautiful walking trail, Crabtree Creek, for those times when you need a moment to decompress! Purchase this prime office space for \$295 /sqft.

Contact us to tour the suite and confirm it meets your business needs. A couple of financial options to move into (available Jan 1, 2026) this 2<sup>nd</sup> floor space and call it yours:

**A** – Confirm you have the funds that cover purchase price and closing costs. We set a closing date and then you make plans to move into your suite as soon as Jan 1, 2026.

**B** – With a minimum of \$55,000 down-payment, lock-in the purchase price and sign a Lease-to-Own contract, for a full purchase in 2027.

**Spacious**

**Co-Working**

**24/7 ACCESS**

**Plenty PARKING**

**Coveted Location**

**Near Restaurants**

**Near Shopping**

**Easy Access**

**INQUIRE TODAY!** With \$55K you may lock-in for a full purchase in 2027.

Text or Email:  
[Info@weproject.com](mailto:Info@weproject.com)  
919-301-0006

## 1,000 SQFT 2ND FLOOR SUITE

Both suites on this 2<sup>nd</sup> floor were remodeled in 2018, suite on the right is not for sale. Monthly Condo Owners Association fee (which includes water cost) is \$250 per suite. Annual Wake County tax is ~\$2K. This is For Sale By Owner, buyer pays all closing costs, buyer's Agent gets 2.25%.

Office suites are **located in midtown Raleigh**: ~ 2miles from North Hills mall, 10 mins from downtown, 10 mins from Crabtree Mall, 20 mins from Airport, 30 mins from RTP. Plenty of parking for visitors, and one parking spot in front of the building for owner.

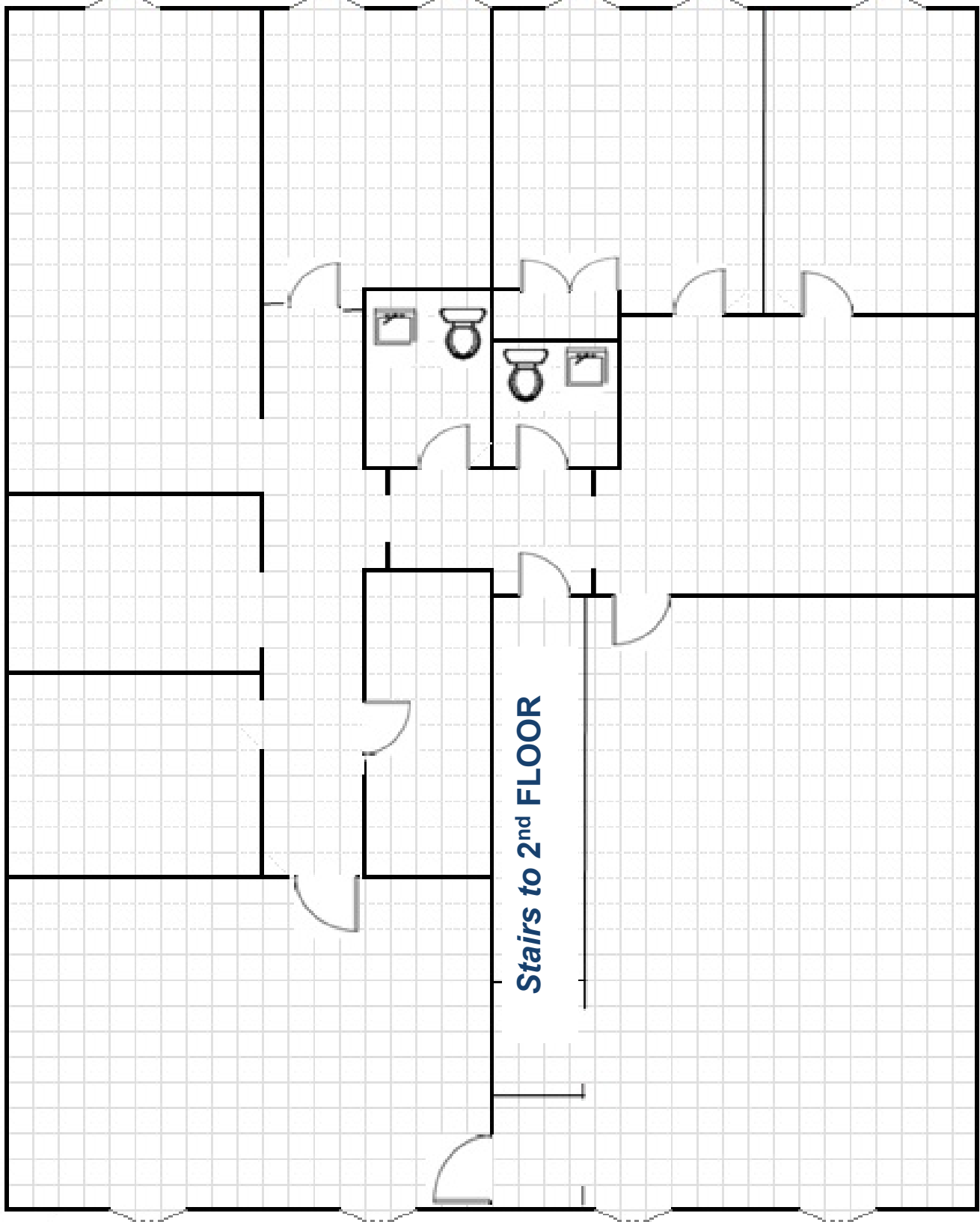
**Left Side** Suite: Price is \$295,000, has ~1,000 SF. With 5 rooms, one restroom and one kitchenette.

|   |                 |
|---|-----------------|
| Conference Office/Collaboration Workspace | 11'-3" x 19'-3" |
| Office 1 (used as breakroom)              | 7'-8" x 9'-10"  |
| Office 2 (used as secured/private room)   | 5'-1" x 11'-8"  |
| Kitchenette                               | 7'-7" x 9'-10"  |
| Collaboration Office                      | 10' x 19'-2"    |
| Office 3                                  | 10 x 11'-5"     |
| Restroom                                  | 5' x 8'         |

INQUIRE TODAY!

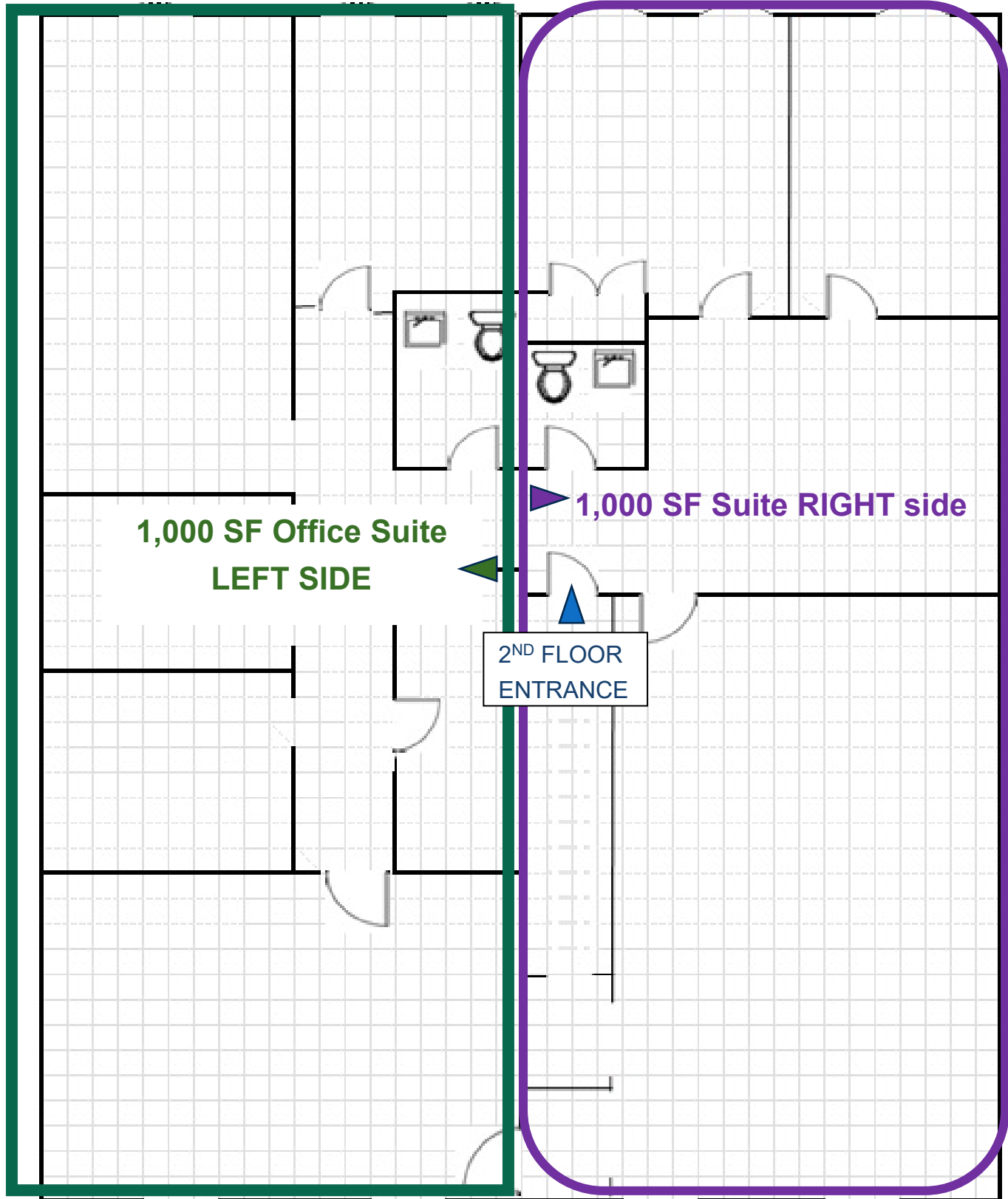
Text or Email: [Info@weproject.com](mailto:Info@weproject.com) 919-301-0006

## TWO SUITES ON SECOND FLOOR



FRONT OF OFFICE CONDO BUILDING

# TWO SUITES ON SECOND FLOOR



FRONT OF OFFICE CONDO BUILDING

## Restroom 5' x 8'



## Office 3 10 x 11'-5"

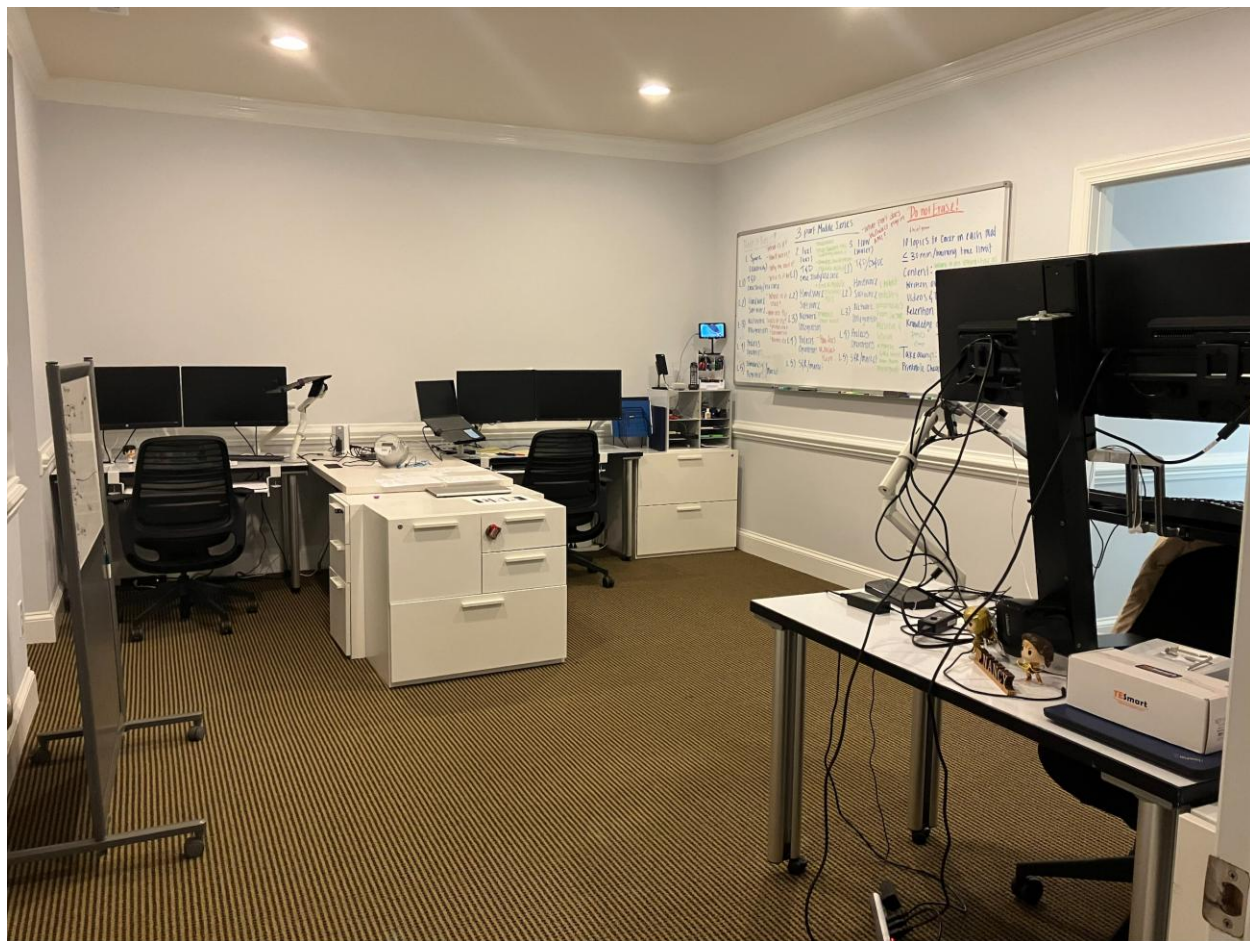




## Kitchenette 7'-7" x 9'-10"



## Conference/Collaboration 11'-3" x 19'-3"





## Collaboration Office 10' x 19'-2"

