

956 SF OFFICE SUITE AVAILABLE FOR LEASE

8402 Six Forks Road - Suite 103 Raleigh, NC 27615



956 SF office condominium available for immediate lease.

Rental Rate: \$21.00 SF / \$1,673.00 Monthly.

Tenant responsible for electricity, voice/data, \$500 annual cap on all repairs and HVAC Service Agreement. Landlord pays water, dues, taxes and park assessments.

Layout: Reception, four offices (two with windows and two interior), kitchenette, restroom and storage closet.

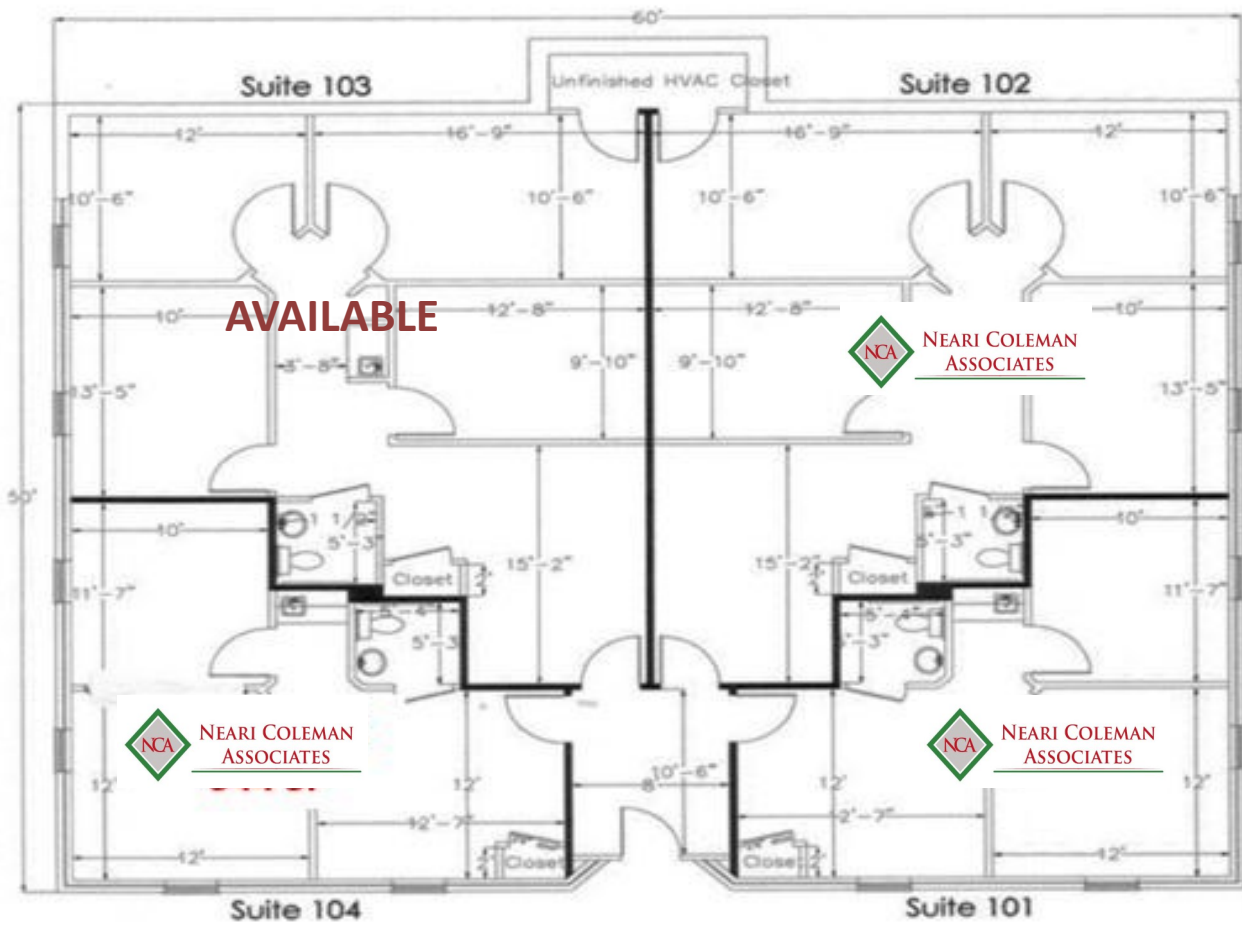
- ◆ Perfect layout for therapy practice and other office uses. (Salons and Aestheticians are not permitted)
- ◆ LVP floor in reception and hallway. Carpet tiles in offices.
- ◆ New LED lighting.
- ◆ Fresh paint.
- ◆ New HVAC-2026.
- ◆ Floor and crown molding. Smooth ceilings.
- ◆ High speed internet available. Spectrum Business Class.
- ◆ Ground level entry with parking in front of unit.
- ◆ Local responsive ownership.
- ◆ Built in 2001. Zoned OX-3-PL-CU.
- ◆ Located in North Raleigh near Strickland Road.
- ◆ Easy access to all major travel corridors.
- ◆ Walking distance to Whole Foods.
- ◆ Close to retail, restaurants and banks, including, Panera, Chick-fil-A and Target.
- ◆ Minutes from I-540 and I-440.



FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

ANNA ACERRA
919 349 5539
ANNA@NEARICOLEMAN.COM
115 S ST MARY'S STREET
RALEIGH, NC 27603





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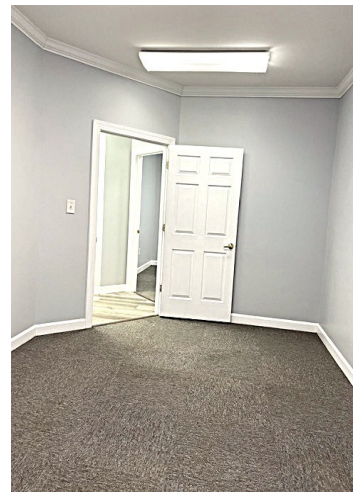
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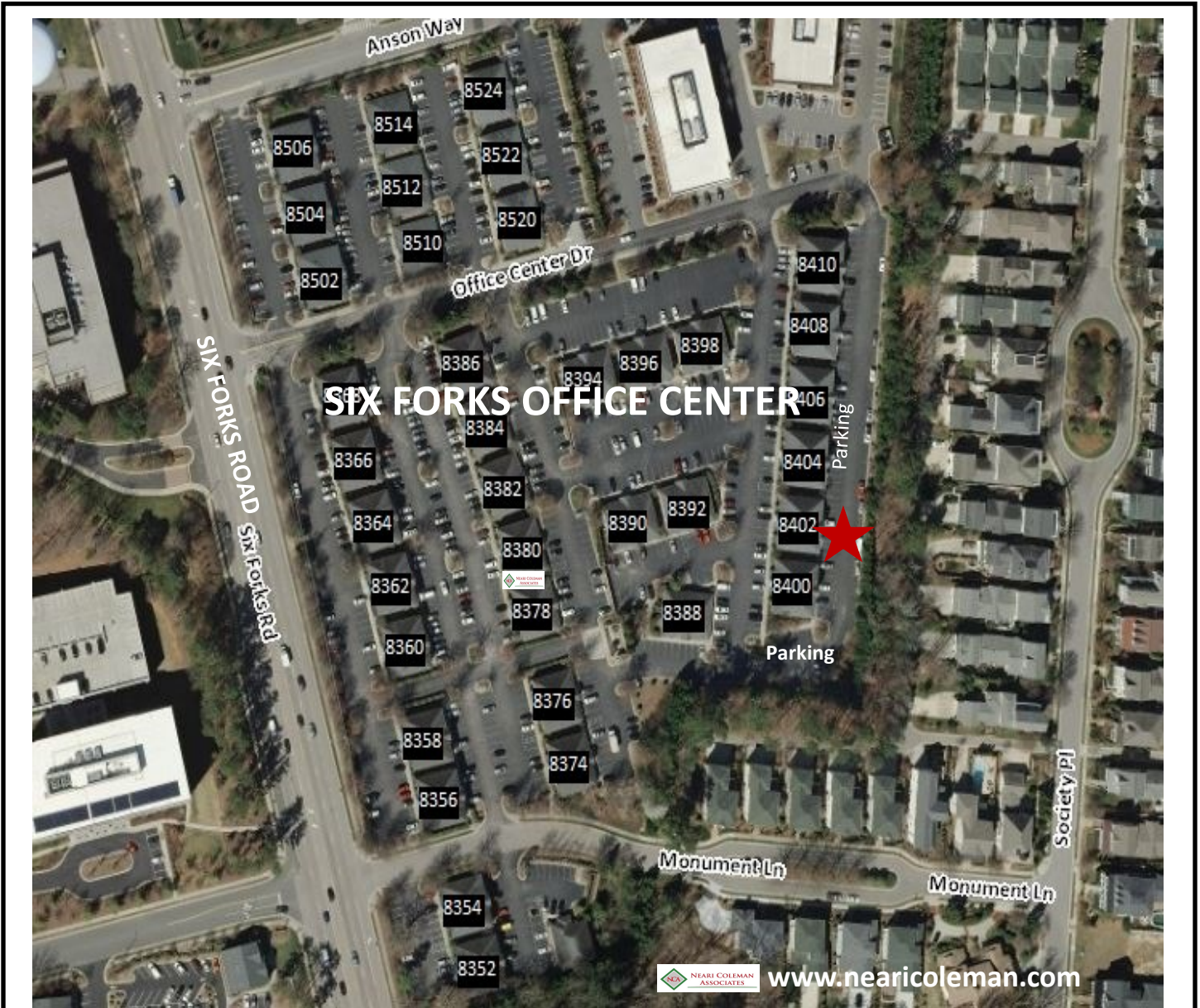


<http://nearicoleman.com>

<https://acerracommercial.com>

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