

FULL-SERVICE OFFICE SUITES FOR RENT

309 N Salem Street, Suites A and / or B
Apex, NC 27502

Full-Service Office Suites for Rent



The building façade faces N Salem Street with easy access to parking and high visibility from motorists and pedestrian alike.

Odin Capital is pleased to offer full-service / plug-and-play office suites for rent in historic downtown Apex.

Located in the historic downtown of Apex in the heart of fast-growing and bustling Eastern Wake and beyond – Cary, Holly Springs, Fuquay-Varina, Pittsboro and Raleigh - the office suites are located close to where citizens live, work and shop. It's located minutes from main arteries US-1, SR-64 and I-540.

The high quality, well-lit offices with windows would be ideal for a small business with 1 - 3 people and enjoys hassle-free, full service (shared and / or private bathrooms, large conference room, inviting reception, and on-site parking for tenant and or customers). The lease terms include all utilities, HVAC maintenance, taxes and periodic common area cleaning. A tenant would only be responsible for his or her own Wi-Fi connection.

The offices enjoy high visibility from main thoroughfare N Salem Street, and downtown Apex enjoys bustling street life, abundant parking and can boast brewery taprooms and restaurants/lunch and dinner spots within just a couple of minutes walking distance in rapidly transforming Apex which has a genuine small town feel and much to offer.



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201 Turquoise Creek Drive | Cary | NC 27513 |

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(cont'd)

These ground floor office suites would be ideal for the use of attorneys and other professional practices complimentary to existing real estate law practices. The current laws offices enjoy business based on visibility and walk-ins, and are frequently approached for services it's not providing, particularly in the areas of:

- Wills & Estates Law
- Family Law
- Accounting
- Insurance
- Civil Litigation

The conference room should easily accommodate the use by both current and future tenants subject to mutually agreeable scheduling procedures.

The Landlord **will not** be able to lease suites to a real estate brokerage or real estate law firm given the current tenant in the building.

Office A can be made available fully furnished.

Office B has built-in furniture.



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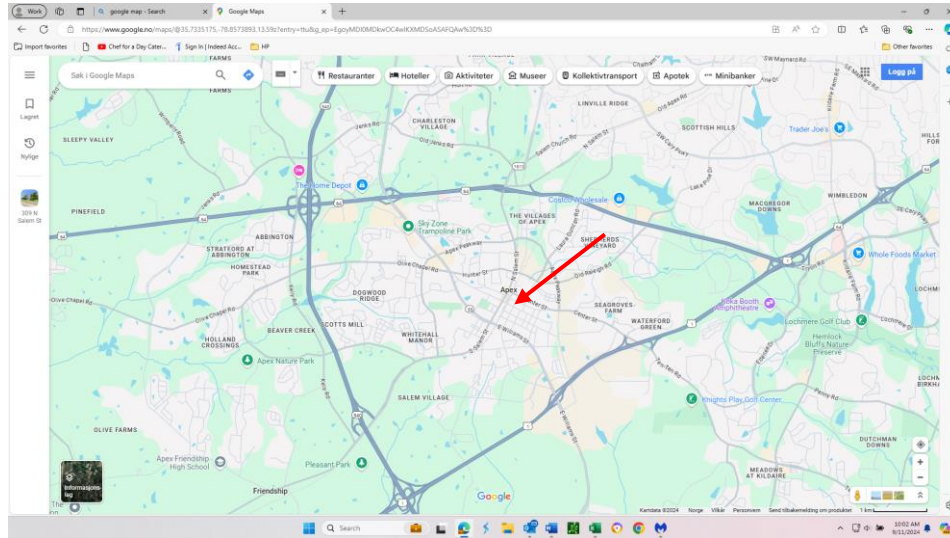
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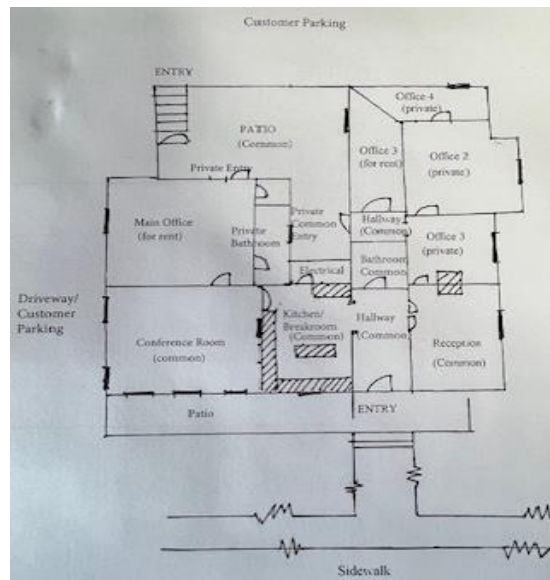
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Office Location and Layout



Central location.



Floor plan sketch.



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Lease Terms

Large Suite A

Rental Rate: \$1,750 / month*
Gross Square Feet Units: ~425 plus share of common areas (~800) + onsite parking
Rental Term: 2 years +
Landlord Responsibilities:

- Electricity
- HVAC Maintenance
- Water & Sewage
- Maintenance
- Taxes
- Common Area Cleaning
- Office Furniture Set-up for 1 Person

Small Office Suite A

Rental Rate: \$750 / month*
Gross Square Feet Units: ~50SF plus share of all common areas (~800SF) + onsite parking
Rental Term: 2 years +
Landlord Responsibilities:

- Electricity
- HVAC Maintenance
- Water & Sewage
- General Maintenance
- Taxes
- Common Area Cleaning
- Optional Office Furniture Set-up for 2 People**

Notes:

**For comparative reasons, please note that net rent to landlord is far less than stated rates as landlord absorbs several overhead costs in the proposed Modified Gross rents. For the avoidance of doubt, tenant will not be responsible for any property maintenance, cleaning and stocking of common areas and utilities aside from their own Wi-Fi connection.*

***Office furniture in the case of suite A can be provided for an add'l \$50 /month per set and would include a modern office desk and chair with a return, matching 3 shelf bookshelf and visitor chair (details can be provided).*



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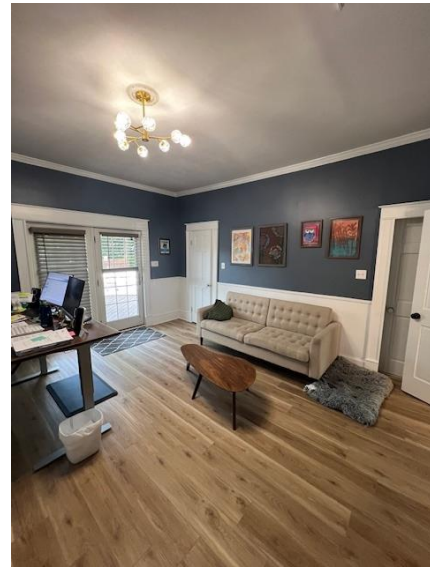
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Pictures - Suite A



Spacious, modern and well-lit office



Could also accommodate more than one person



Private ensuite bathroom.



Easy, private entry directly from parking lot.



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Pictures – Suite B



Complete office set-up for one person.



Easy access from parking lot to suite.



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Additional Pictures – Common Areas



Common reception waiting area adjacent to coffee bar / break room and conference room.



Well-lit and inviting coffee bar and break room with microwave, coffeemaker and refrigerator.



Large common conference room.



Common bathroom.



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