

# 4905 Professional Court

Raleigh, North Carolina

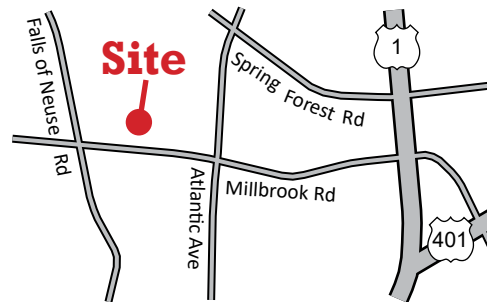
FOR  
LEASE



## Medical Office Available for Lease in North Raleigh

### Features

- 3,771 Square Feet Available (last unit)
- Major renovations completed 1st qtr 2025
- Design your own space!
- Outstanding N Raleigh location convenient to Wake Med(s), Duke Raleigh, and UNC Rex hospitals
- Rental Rate: \$32.00 PSF, NNN



For more information,  
please contact:

**Jimmy Woody**

919.833.2213

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**Don Cate**

919.720.4542

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## Delivery Information

- Delivered in “Cold Dark Shell” condition with TI Allowance negotiable
- Class A finishes
- Design your own space!
- Complete exterior renovation
- Removal trees to enhance visibility
- Added new sidewalks & landscaping
- New parking lot, roof ,and gutters
- Parking ratio 4/1000 SF
- Monument signage!
- TI Allowance negotiable: Call broker

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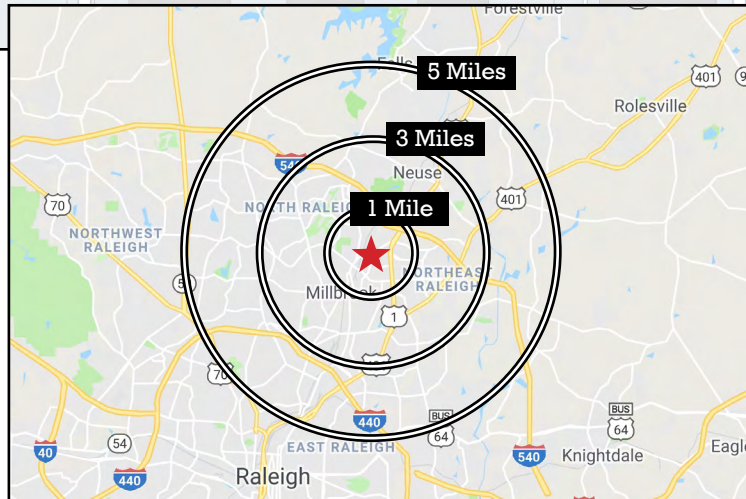
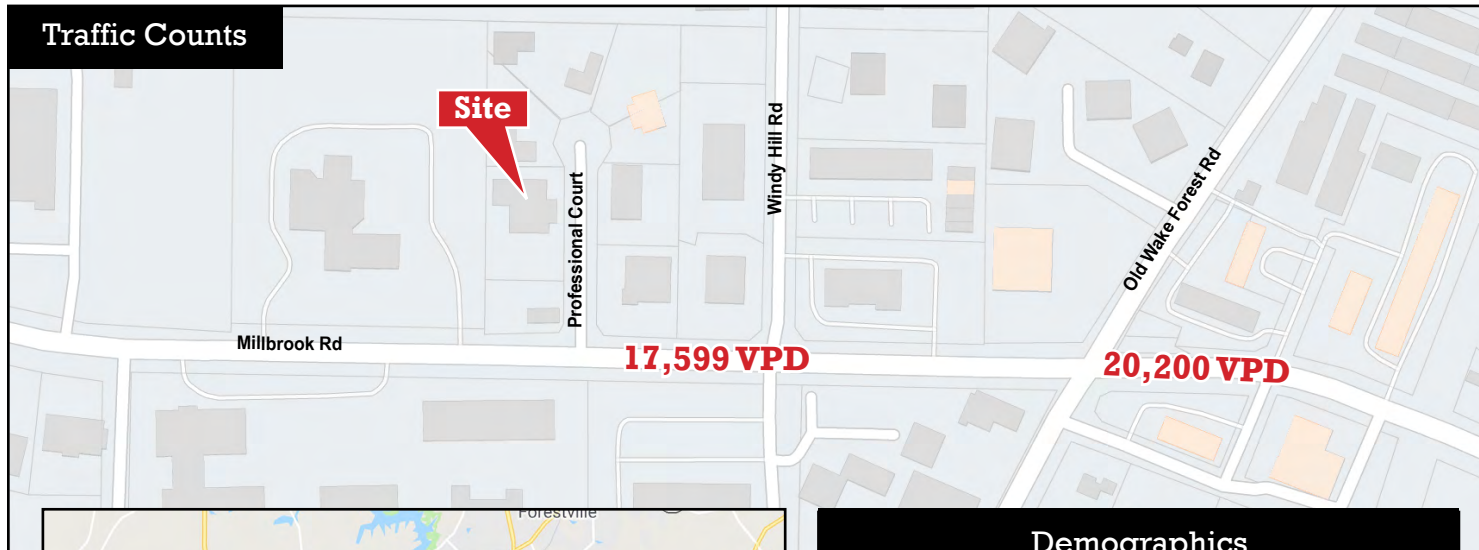


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## Traffic Counts



## Demographics

	1 Mile	3 Miles	5 Miles
2023 Total Population	11,053	94,586	233,845
2028 Population Projections	11,343	98,216	203,126
Pop Growth 2023-2028	2.62%	3.84%	3.44%
Average Age	38.40	38.80	39.10
2023 Total Households	4,715	39,257	97,035
HH Growth 2023-2028	2.42%	3.56%	3.29%
2023 Median HH Income	\$57,340	\$66,850	\$77,847

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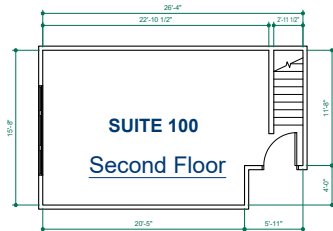
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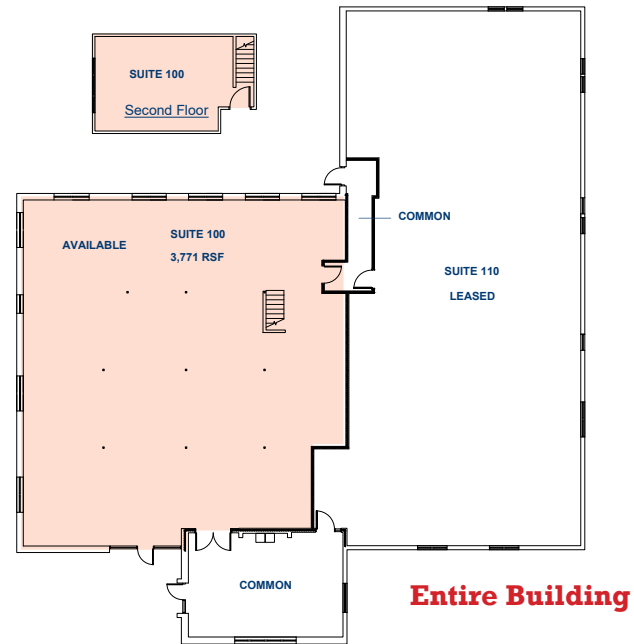
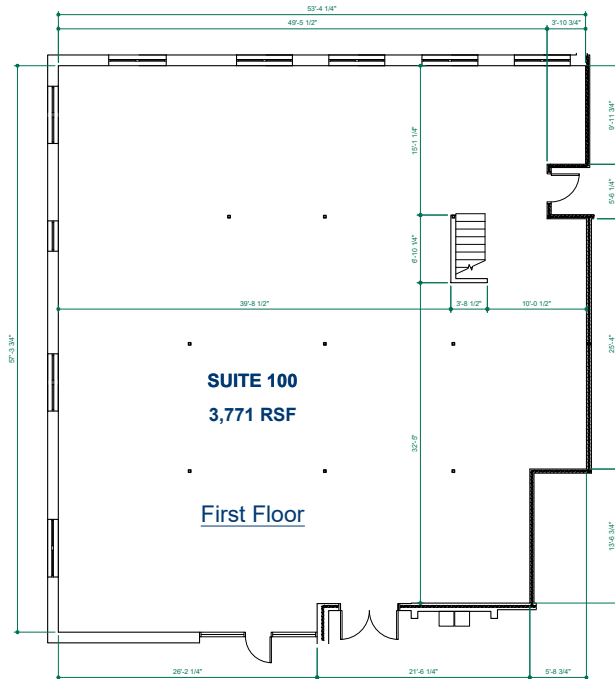
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**Available  
Space**



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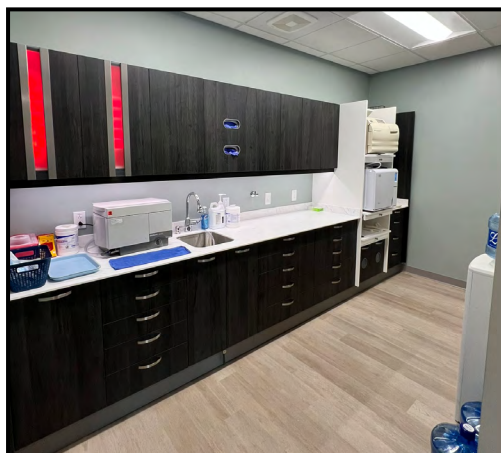
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