

8801 FAST PARK DRIVE

Suite 101 & 117 | Raleigh, NC 27617

OFFICE SPACES

For Sale



LEASING AGENT

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york

PROPERTY HIGHLIGHTS

8801 FAST PARK DRIVE | SUITE 101 & 117

This property features sophisticated, contemporary finishes, solid core doors, and an attractive masonry exterior. The building offers elevator access, suite signage, and an electronic building directory. Located near the intersection of the I-540 Beltline and Hwy 70 (Glenwood Ave.), this prime location provides quick access to I-40 and RDU International Airport. Don't miss the opportunity to own this wellmaintained, accessible space in a highly desirable area of Raleigh!

BUILDING DETAILS

- Electronic Building Directory
- Suite Signage
- Elevator Access
- Contemporary Finishes
- Zoning - IX-3 (Airport Overlay)
- Attractive Masonry Exterior
- Solid Core Doors
- Fresh Paint

SUITE 101 (Vacant)

- ± 1,879 RSF
- Built in 2009
- Original HVAC
- Original Roof age
- Dues: \$567.77 per month (includes water)
- Tax Bill: \$4,391.66
- **Sale Price: \$620,000**

SUITE 117 (Leased)

- ± 1,879 RSF
- Tenant: Alabama Non-profit Housing, Inc.
- Lease expires 9/30/2028
- NOI: \$40,534.10
- Cap Rate: 6.5
- Original HVAC
- Original Roof
- Dues: \$567.77 per month (includes water)
- Tax Bill: \$4,391.66
- **Sale Price: \$620,000**

***ALL SHOWINGS BY APPOINTMENT ONLY**

INTERIOR PHOTOS

SUITE 101



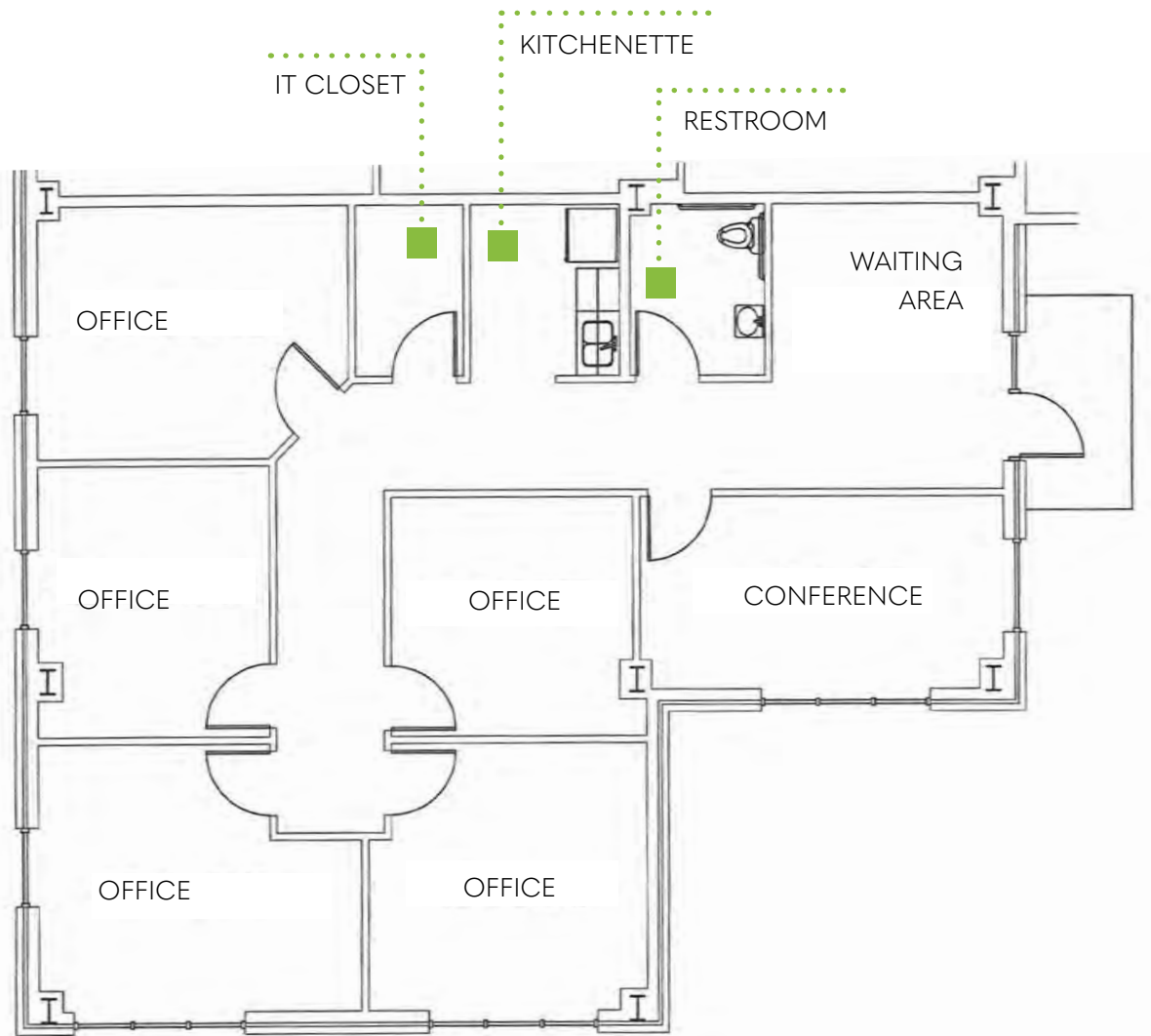
BUILDING LOBBY



1ST FLOOR PRIVATE EXTERIOR SUITE
ENTRANCE OFF MAIN PARKING LOT

FLOOR PLAN SUITE 101

8801 FAST PARK DRIVE | ± 1,879 RSF



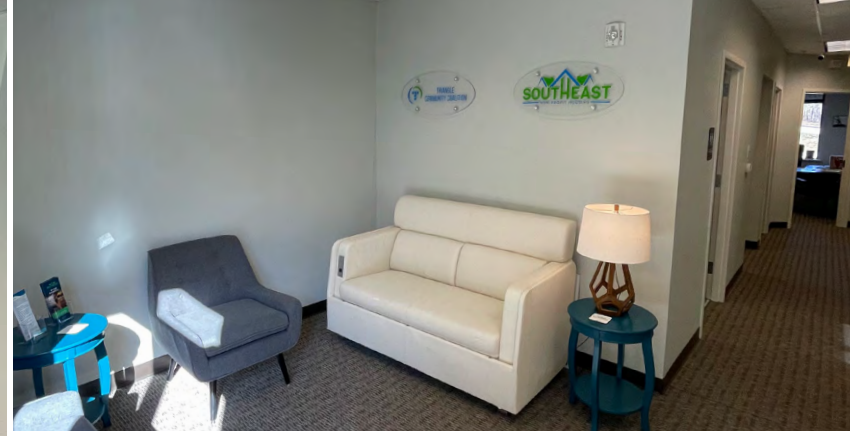
SPACES FEATURES

- Natural lighting
- Exterior entry at front of building
- 5 offices reception/waiting area in suite kitchenette, restroom and IT closet
- Conference Room

*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

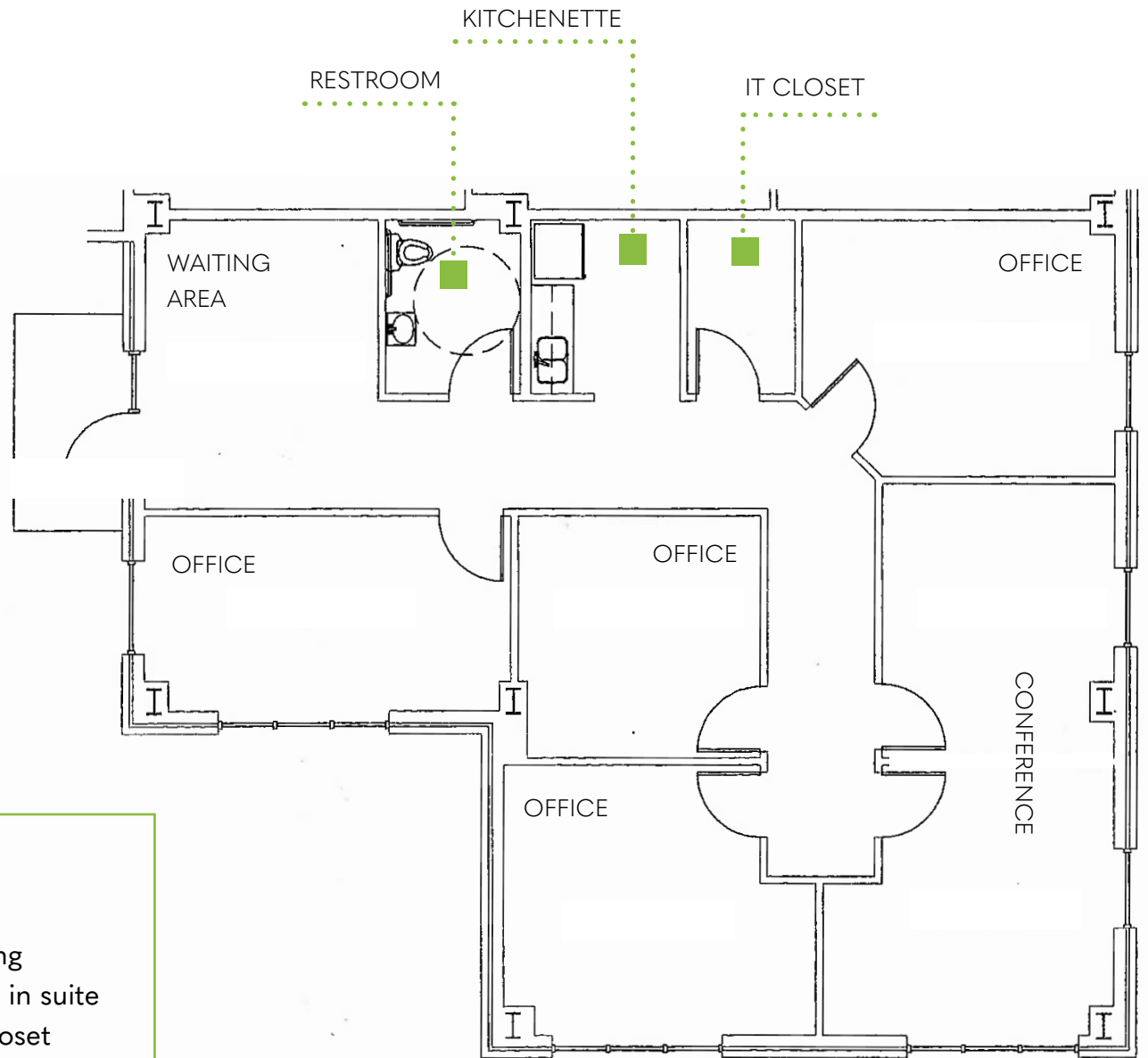
INTERIOR PHOTOS

SUITE 117



FLOOR PLAN SUITE 117

8801 FAST PARK DRIVE | ± 1,879 RSF



SPACES FEATURES

- Natural lighting
- Exterior entry at front of building
- 4 offices reception/waiting area in suite kitchenette, restroom and IT closet
- Conference Room

*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

RESEARCH TRIANGLE PARK

55

Waffle House

885

MIAMI BOULEVARD

BRIER CREEK COMMONS

TJ-maxx TARGET BJ's

Be HomeGoods Happy DICK'S SPORTING GOODS

PETSMART BARNES & NOBLE BOOKSELLER

Michaels Where Creativity Happens BB&T

SITE

540

70

885

54

40

PAGE RD

RDU INTERNATIONAL AIRPORT

HOPSON ROAD

SHILOH CROSSING

BRUEGGER'S BAKED FRESH WAYBACK BURGERS

Concentra urgent care

540

55

RALEIGH PROFILE

52.4%

Bachelor's Degree
or Higher, Ages 25+

51.2%

Owner-Occupied
Housing Unit Rate

476,870

Number of Housing
Units. Wake County

\$82,424

Median Household
Income

197K

Number of
Households

2.37

Number of Persons
Per Household

23.4 min.

Mean Time Travel
to Work

20.6%

Moved Since
Previous Year

34

Median Age

\$377,800

Median Home Price

5.4%

Veteran Status

482,295

Total Population

2025 DEMOGRAPHICS (8801 FAST PARK DR)

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	2,383	1,104	\$137,719	7,185
3	46,712	21,418	\$159,809	24,575
5	106,520	49,224	\$157,490	69,443

RALEIGH ACCOLADES

#2 BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

#6 BEST STATE CAPITAL TO LIVE IN

WalletHub · February 2025

#6 FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · February 2025