

**FOR SALE**

# Commercial

**186 Wind Chime Court, Raleigh  
NC 27516 Suites 101,102,104**

**List Price**

**\$943,000**

**TRIANGLE**

COMMERCIAL REAL ESTATE

**For More Information Contact:**

**Hershal Pleasant**

919-737-5742

[Hershalcommercial@TriangleCRE.com](mailto:Hershalcommercial@TriangleCRE.com)

[VIEW LISTING](#)

[TriangleCRE.com](http://TriangleCRE.com)

# PROPERTY HIGHLIGHTS

186 Wind Chime Court,  
Raleigh NC Suites 101,  
102, 104

## CONVENIENT ACCESS

6 Forks Road | 540 | Interstate 40

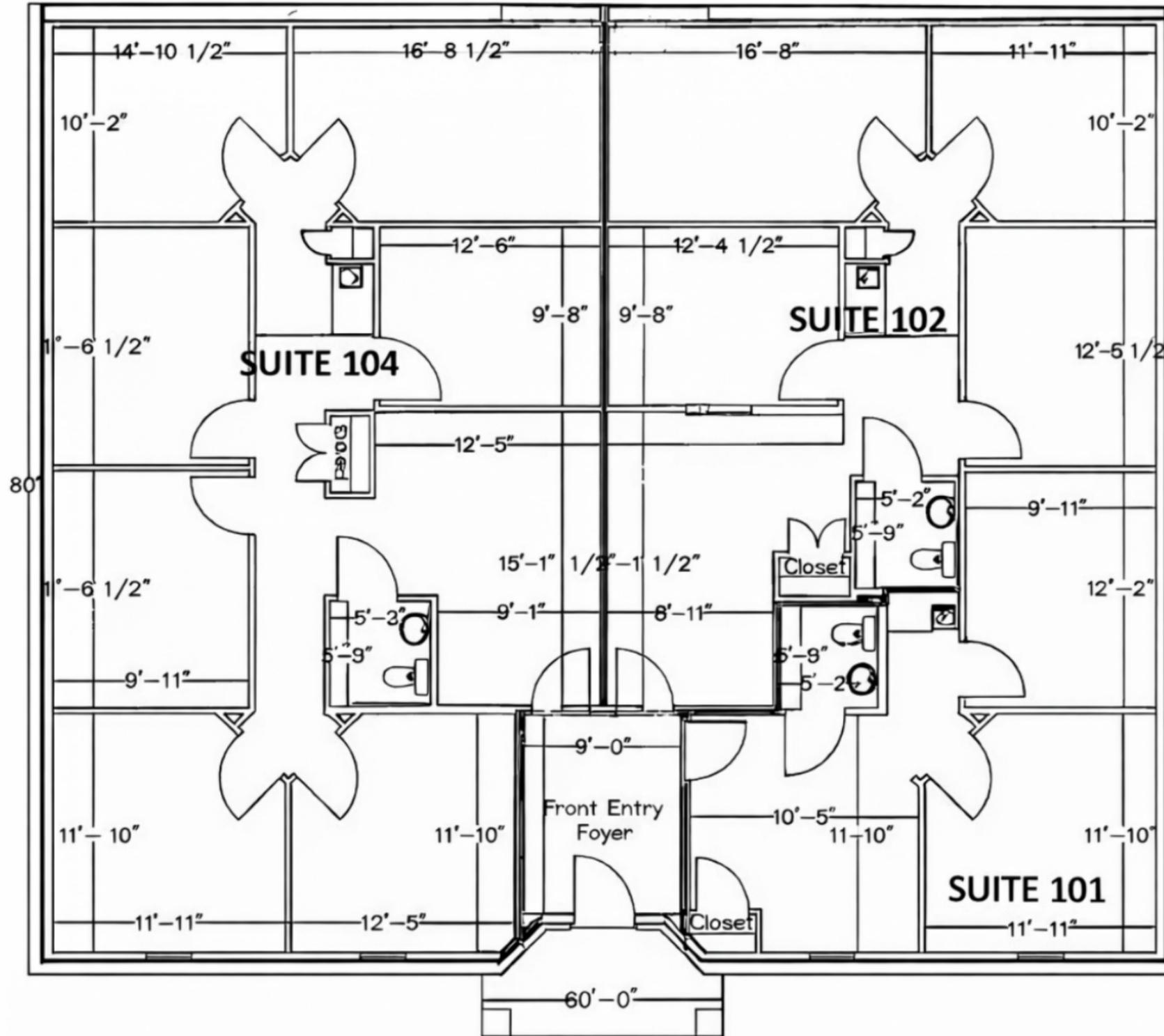
Fully stabilized office condominium portfolio offered as a structured sale-leaseback investment in North Raleigh's established Wind Chime corridor. The offering includes Suites 101 (544 SF), 102 (956 SF), and 104 (1,500 SF) totaling 3,000 SF.

At closing, the current owner will execute a new 10-year NNN lease covering the entire 3,000 SF at \$5,500 per month (\$66,000 annually) providing predictable long-term income from a committed, multi-location tenant.

The office is occupied by Developmental Therapy Associates, Inc., a well-established occupational and speech therapy provider founded in 1982 that serves children and adults throughout the Raleigh-Durham-Cary Triangle and beyond. With multiple clinic locations in the Triangle and a reputation as a leading provider of pediatric sensory integration, occupational, language and related therapy services, the tenant offers stability and local market credibility.

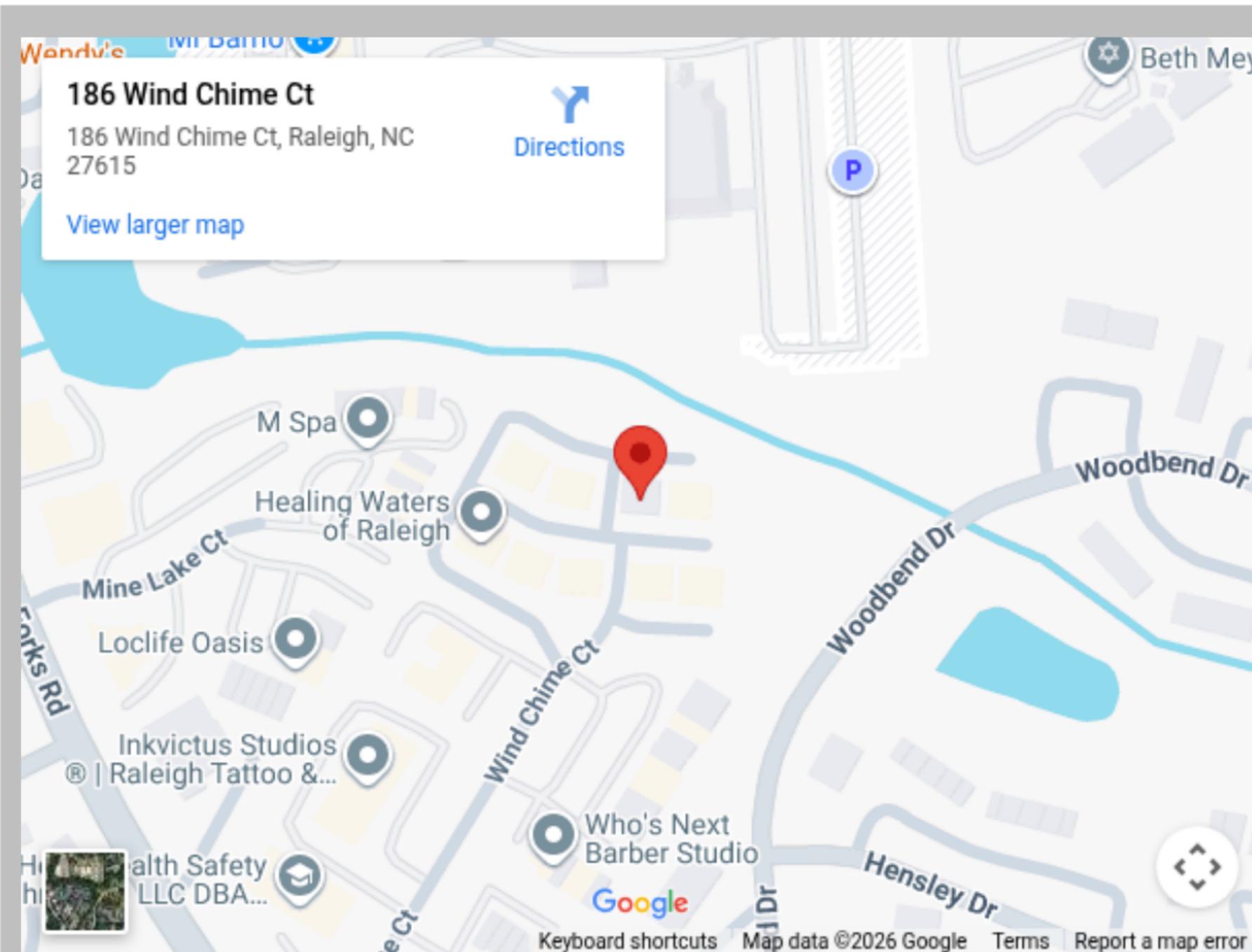
Offered as a three-unit condominium portfolio, delivering stable cash flow in a desirable North Raleigh office location.

186 Wind Chime  
Court, Raleigh NC  
27516 Suite  
101,102,104



# LOCATION

186 Wind Chime Court, Raleigh  
27516 Suites 101,102,104



**Close to :**

- **North Hills**
- **Crabtree Valley Mall**
- **RDU International**
- **Downtown Raleigh**
- **Wake Med.**
- **REX. Hospital**
- **Multiple Hotels**
- **Whole Foods**

Within 2 Miles Of  
Downtown Raleigh



[TriangleCRE.com](http://TriangleCRE.com)

**186 Wind Chime Court,  
Raleigh NC 27516 Suites  
101,102,104**

**TRIANGLE**  
COMMERCIAL REAL ESTATE

**For More Information Contact:**

Hershal Pleasant

919-737-5742

[Hershalcommercial@TriangleCRE.com](mailto:Hershalcommercial@TriangleCRE.com)



[VIEW LISTING](#)

[TriangleCRE.com](http://TriangleCRE.com)