

Medical office condo for lease or sale

Stonegate Professional Center
9104 Falls of Neuse Road
Raleigh, NC 27615



Building signage available on Falls of Neuse Road

Offering Summary

Available SF:	2,460 - 7,234 sf
Lease Rate (7,234 sf):	\$19.50/sf, NNN
Lease Rate (2,460 & 4,774 sf):	\$21.00/sf, NNN
TICAM:	\$6.30/sf
Sale Price:	\$340/sf
Year Built:	2008
Zoning:	CUD O&I-1
Parking Ratio:	3.4 per 1,000 sf
Building Size:	21,000 sf

Get more information

Michael Vulpis

Senior Vice President, Office Leasing & Sales
D 919 420 1562
michael.vulpis@avisonyoung.com

Janet Clayton

Principal, Medical Office Leasing & Sales
D 919 420 1581
janet.clayton@avisonyoung.com

Medical office condo for lease or sale

9104 Falls of Neuse Road



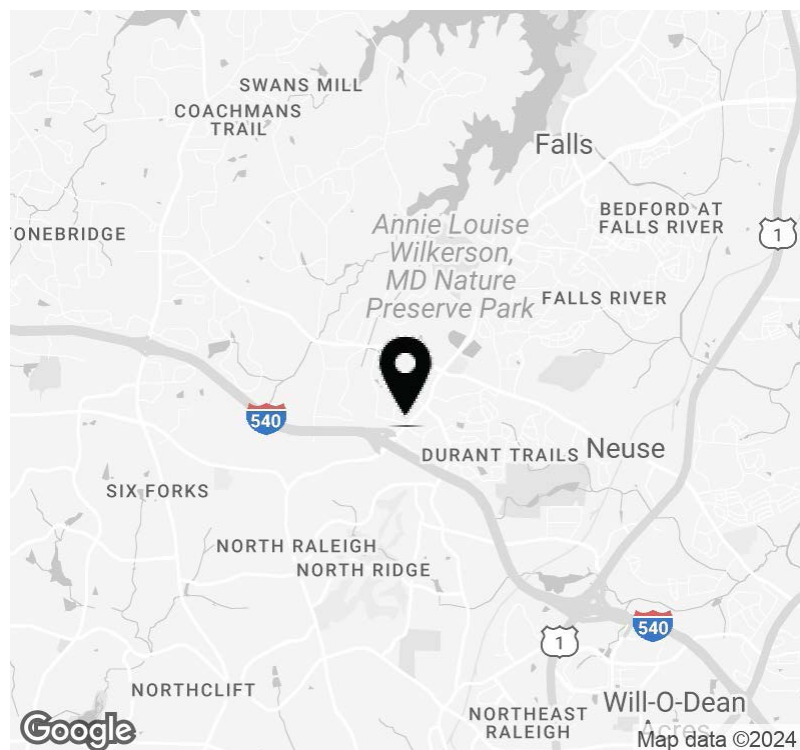
Spaces

Suite 300

Available

2,460 - 7,234 sf

- Entire third floor available
- Possible to demise into 4,774 sf and 2,460 sf or entire floor, 7,234 sf
- All exam and procedure rooms have upper and lower cabinets and sinks
- Electrical powered conduit box near center of every exam room
- High visibility on Falls of Neuse Road
- Easy access to I-540
- Close proximity to amenities at Falls Pointe Shopping Center and Olive Park Shopping Center



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Janet Clayton

Principal, Medical Office Leasing & Sales

D 919 420 1581

janet.clayton@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Medical office condo for lease or sale

9104 Falls of Neuse Road



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Janet Clayton

Principal, Medical Office Leasing & Sales

D 919 420 1581

janet.clayton@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Medical office condo for lease or sale

9104 Falls of Neuse Road



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales
D 919 420 1562
michael.vulpis@avisonyoung.com

Janet Clayton

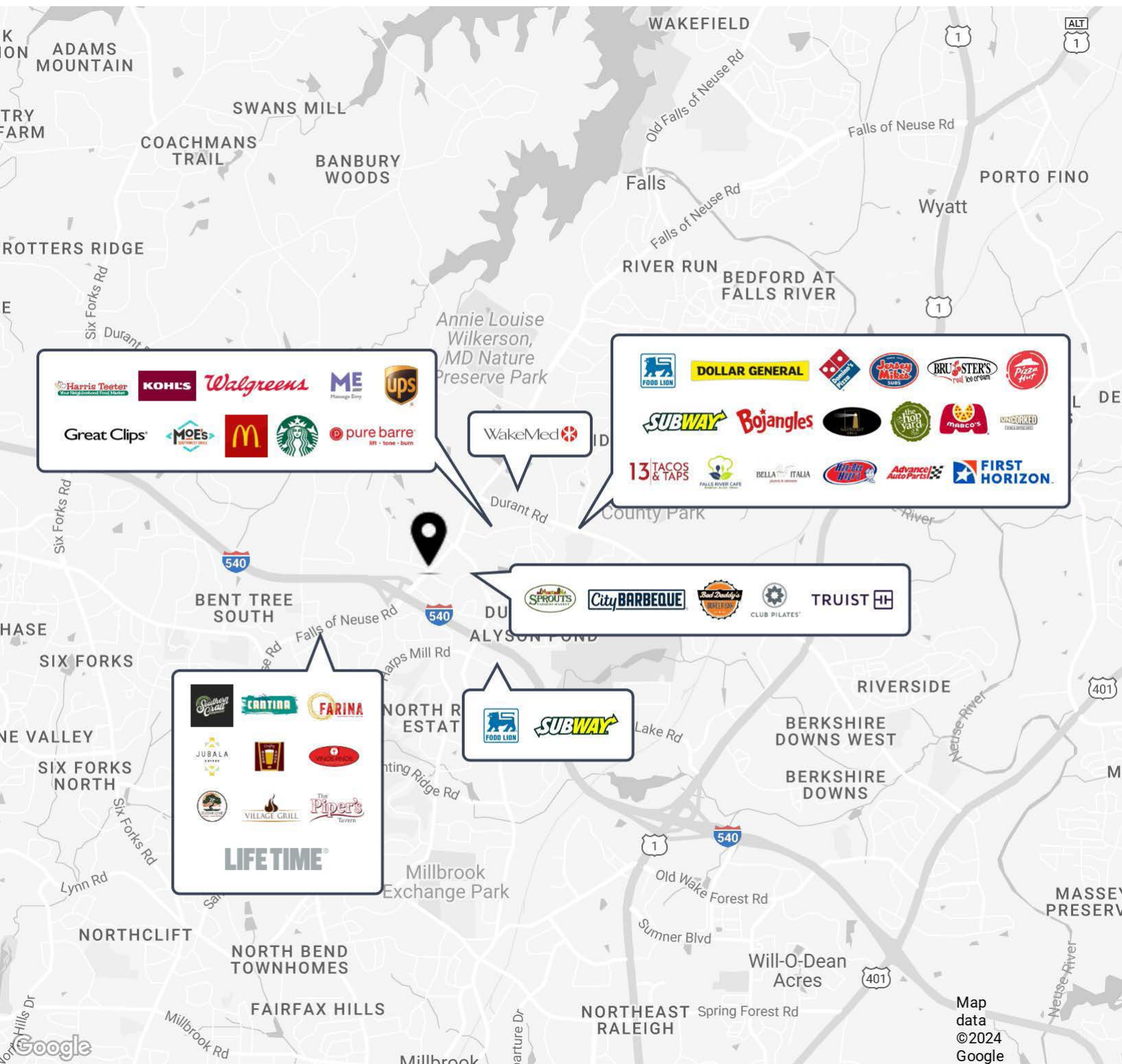
Principal, Medical Office Leasing & Sales
D 919 420 1581
janet.clayton@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Medical office condo for lease or sale

9104 Falls of Neuse Road



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Janet Clayton

Principal, Medical Office Leasing & Sales

D 919 420 1581

janet.clayton@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.