

**AVISON
YOUNG**

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

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Janet Clayton

Principal, Medical Office Leasing & Sales
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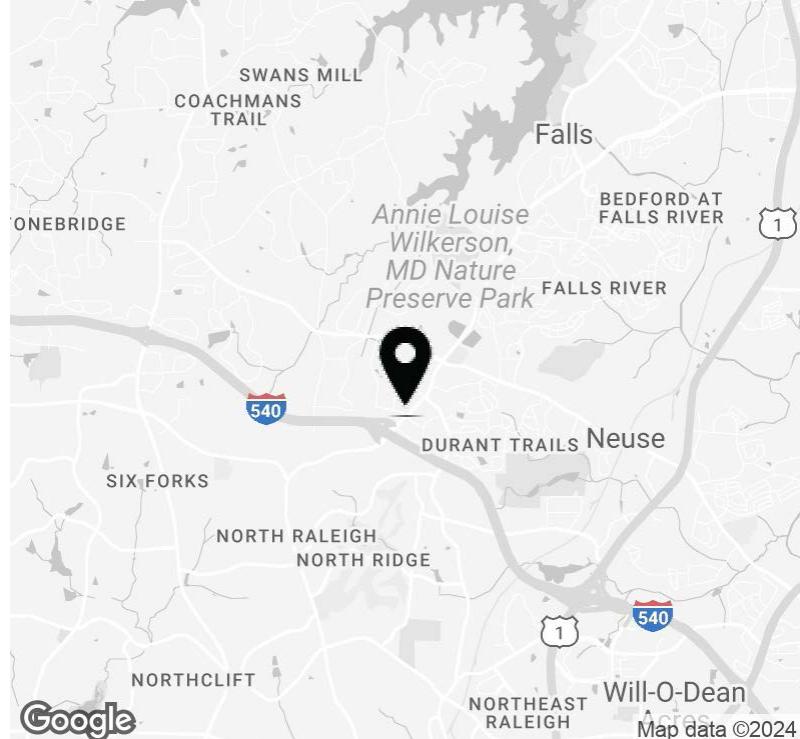
Spaces

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



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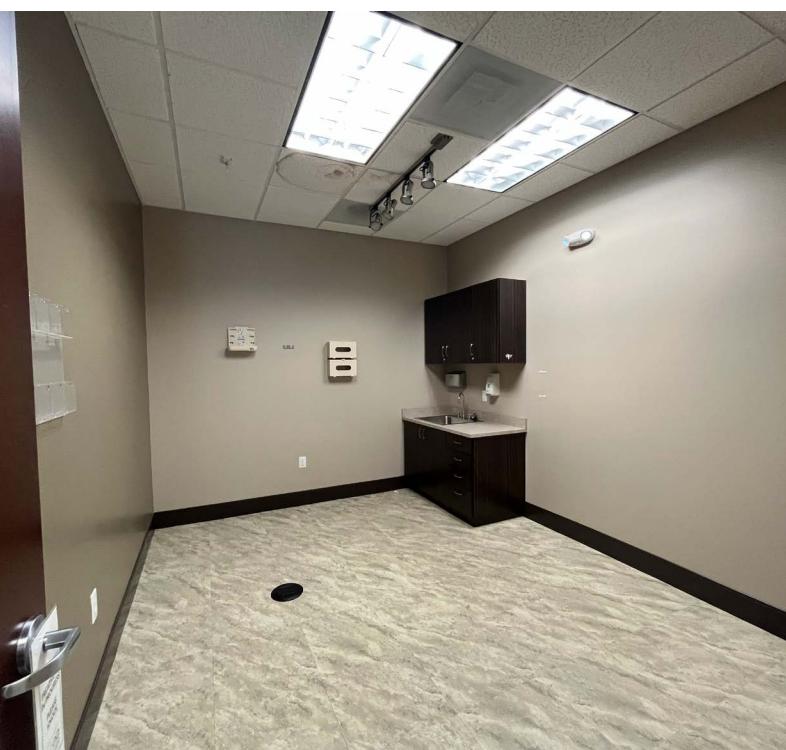
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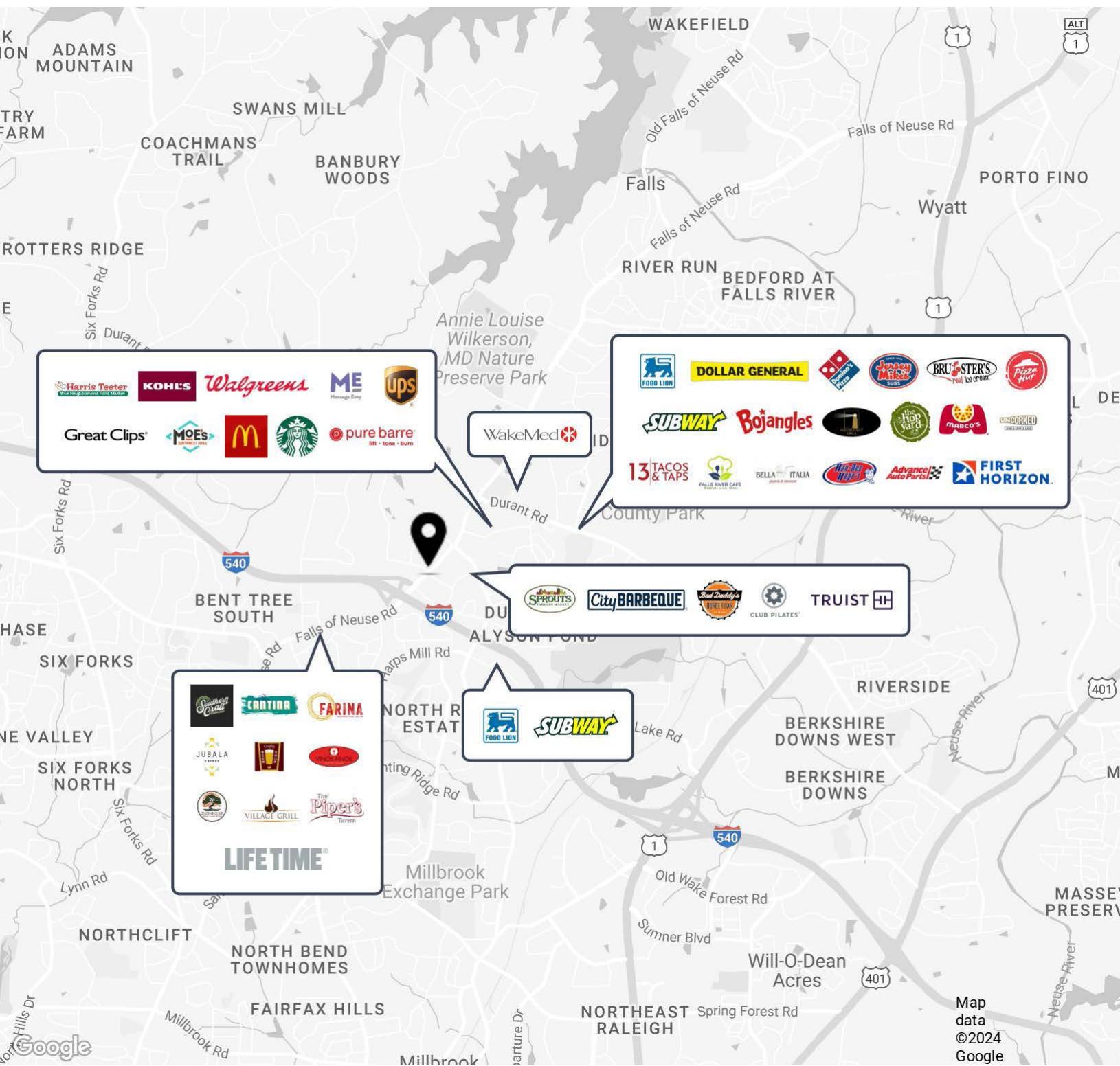
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