



THOMAS GOODWIN, CCIM
Principal
919-760-4819
thomas.goodwin@svn.com

FOR SALE

**8801 FAST PARK DRIVE, SUITE 101, 117
RALEIGH, NC 27617**



All SVN® Offices Independently Owned and Operated

PROPERTY HIGHLIGHTS

8801 FAST PARK DRIVE, SUITE 101 & 117 | RALEIGH, NC 27617

Discover the ideal office space at 8801 Fast Park Drive. 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 well-maintained, accessible space in a highly desirable area of Raleigh!

BUILDING FEATURES

- 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)

- Square Ft: ±1,879 RSF
- Built: 2009
- HVAC: Original
- Roof Age: Original
- Dues: \$567.77 per month (includes water)
- Tax Bill: \$4,391.66

SUITE 117: (Leased)

- Square Ft: ±1,879 RSF
- Tenant: Alabama Non-profit Housing, Inc.
- Term Expires (9/30/2028)
- NOI: \$40,534.10
- Cap Rate: 6.5
- HVAC: Original
- Roof Age: Original
- Dues: \$567.77 per month (includes water)
- Tax Bill: \$4,391.66

SALE PRICE

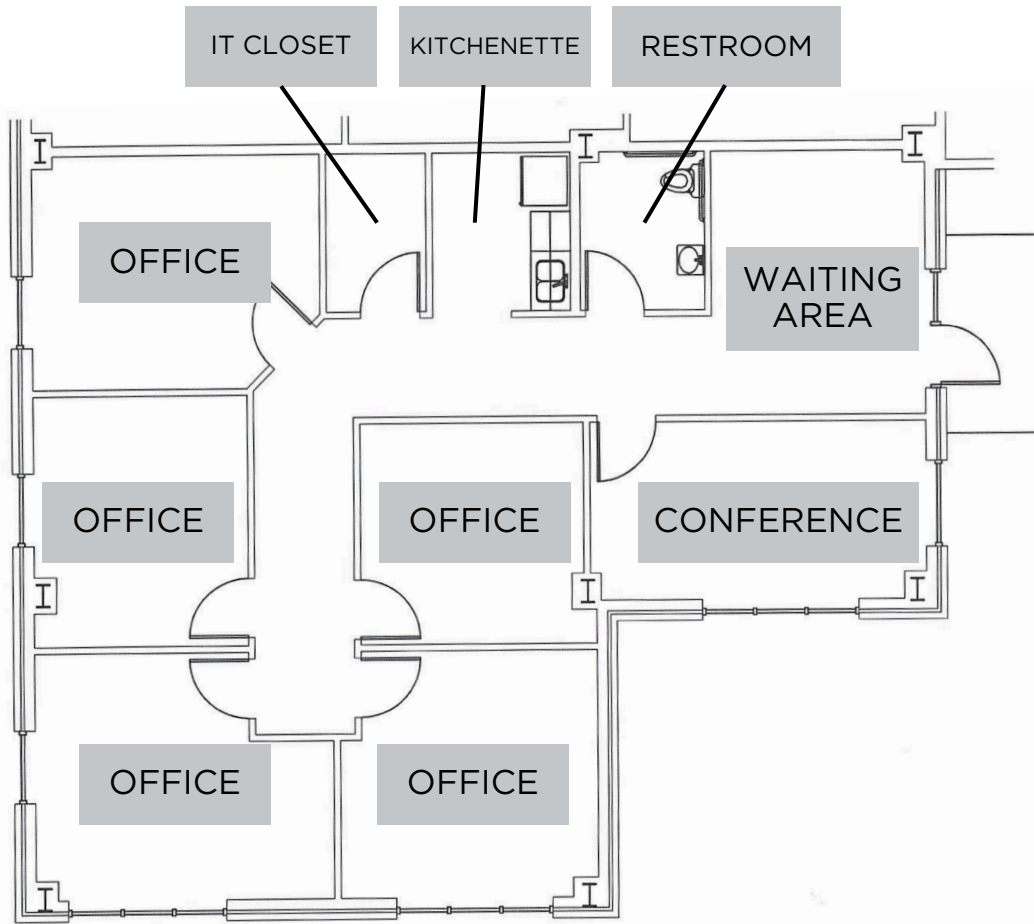
Suite 101: \$620,000.00
Suite 117: \$620,000.00



*ALL SHOWINGS BY APPOINTMENT ONLY

FLOOR PLAN SUITE 101

8801 FAST PARK DRIVE | RALEIGH, NC 27617



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

SPACE FEATURES

- NATURAL LIGHTING
- EXTERIOR ENTRY AT FRONT OF BUILDING
- 5 OFFICES RECEPTION/WAITING AREA IN SUITE KITCHENETTE, RESTROOM AND IT CLOSET
- CONFERENCE ROOM

PROPERTY PHOTOS

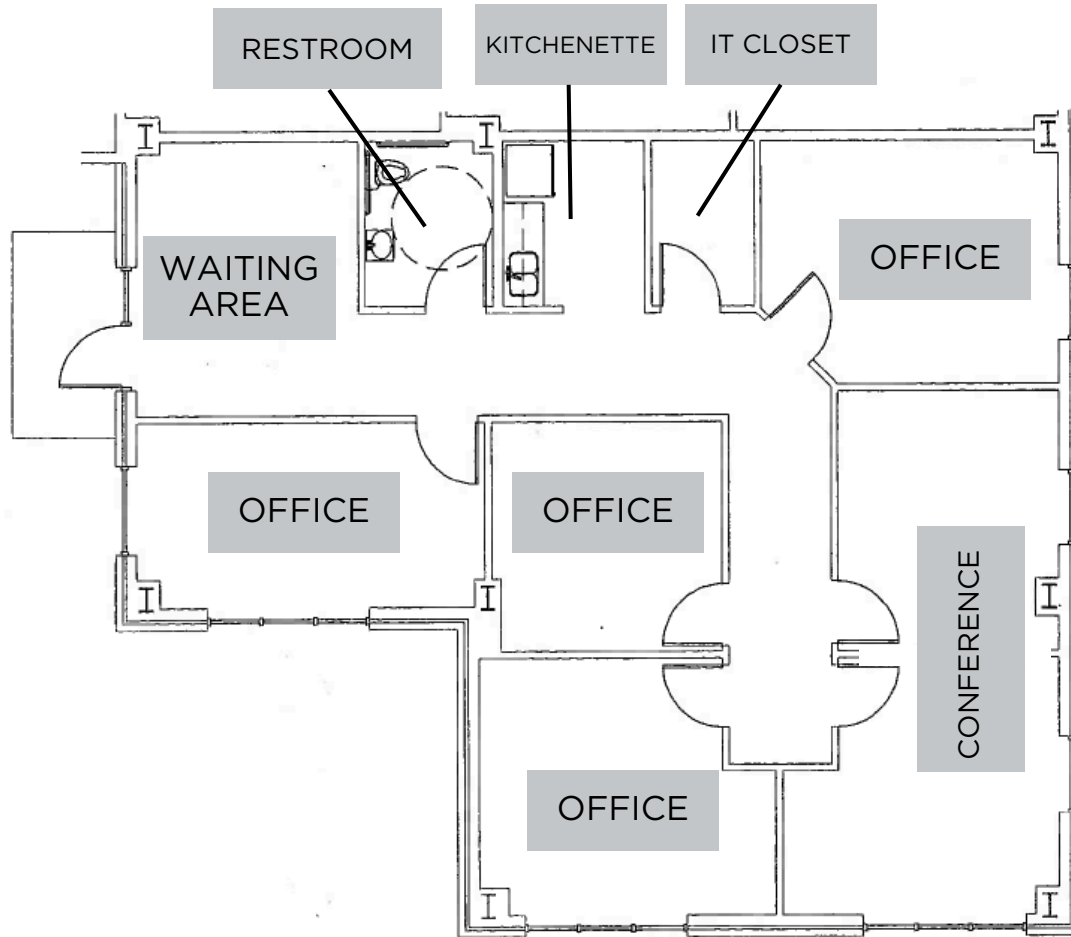
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1ST FLOOR PRIVATE EXTERIOR
SUITE ENTRANCE OFF MAIN
PARKING LOT

FLOOR PLAN SUITE 117

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SPACE FEATURES

- NATURAL LIGHTING
- EXTERIOR ENTRY AT FRONT OF BUILDING
- 4 OFFICES RECEPTION/WAITING AREA IN SUITE KITCHENETTE, RESTROOM AND IT CLOSET
- CONFERENCE ROOM

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PROPERTY PHOTOS

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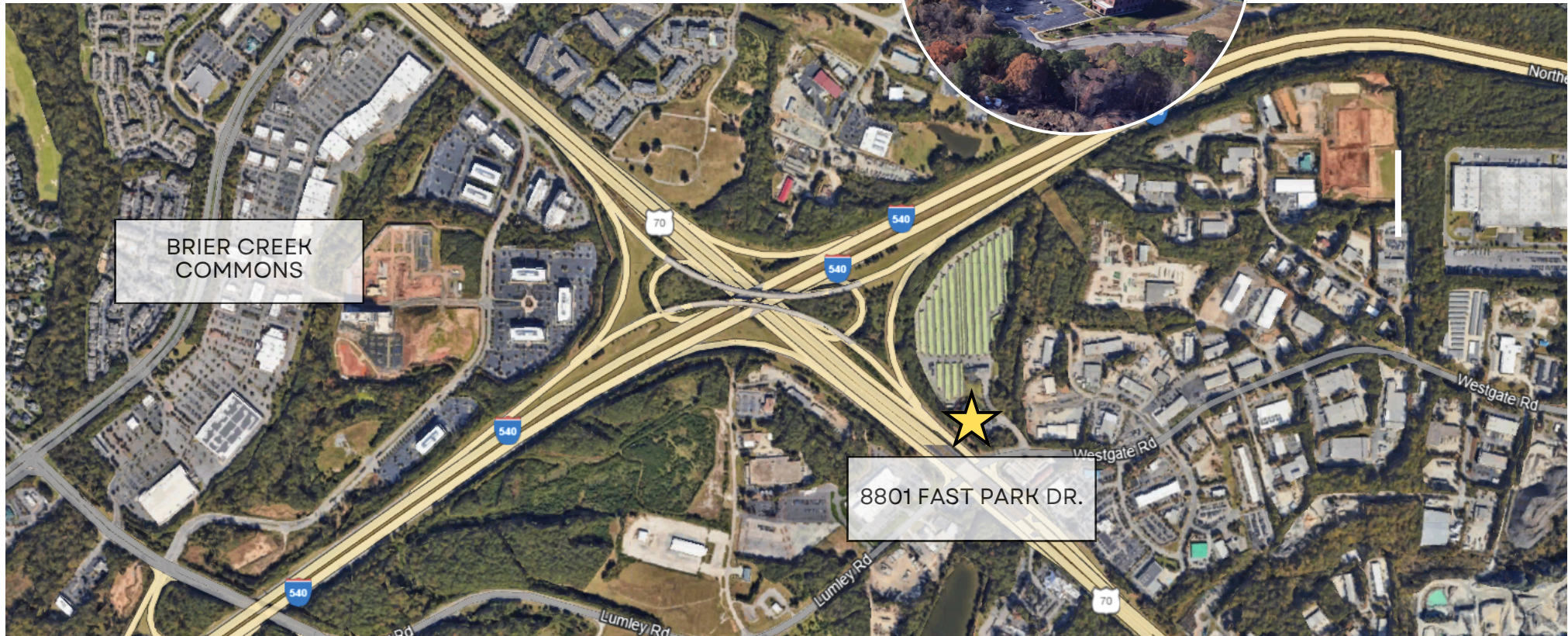


1ST FLOOR PRIVATE EXTERIOR
SUITE ENTRANCE OFF MAIN
PARKING LOT

LOCATION

8801 FAST PARK DRIVE | RALEIGH, NC 27617

- THE PROPERTY LIES JUST SOUTH OF THE I-540 BELTLINE AND US HWY 70 INTERSECTION
- APPROX. 5 MILES TO RDU INTERNATIONAL AIRPORT
- OTHER NEARBY AMENITIES INCLUDE THE ANGUS BARN RESTAURANT AND ACCESS TO THE UMSTEAD NATURE PARK





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