

Investment Opportunity | Offering Memorandum

2945 New Bern Avenue

RALEIGH, NC 27610

Fully Leased, Single-Tenant
Medical / Dental Office Building For Sale

Colliers



Property Announcement



2945 New Bern Avenue
Raleigh, NC 27610

On behalf of Ownership, Colliers International is pleased to offer this unique investment opportunity. 2945 New Bern Avenue is a ±7,250 square-foot freestanding dental / medical office building on approximately 0.99 acres. This property is located directly across from WakeMed's main campus along the emerging New Bern Avenue corridor connecting I-440 to Downtown Raleigh.

Property Size: ±7,250 SF on 0.99 acres
Zoning: Raleigh Zoning OX-3
Current Use: Dental / Medical Office Building

**For further details,
please contact:**

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Property Profile

2945 New Bern Avenue in Raleigh is a ±7,250 square-foot freestanding dental building located on approximately 0.99 acres. Constructed in 2005, this property offers convenient access to I-440, Downtown Raleigh and is directly across New Bern Avenue from WakeMed's main campus. Additionally, it is situated along the upcoming Bus Rapid Transit (BRT) line, placing it within steps of the WakeMed platform.

Property Size:

±7,250 SF on 0.99 Acres
(per Wake Co. tax records)

Property Address:

2945 New Bern Avenue
Raleigh, NC 27610

Year Built:

2005

No. of Floors:

One

Parking:

41 marked spaces

Zoning:

OX-3

Building Exterior:

Brick facade

Tenancy:

Night & Day Dental
20 exam rooms with
associated plumbing

Occupancy:

100%

Current Use:

Dental

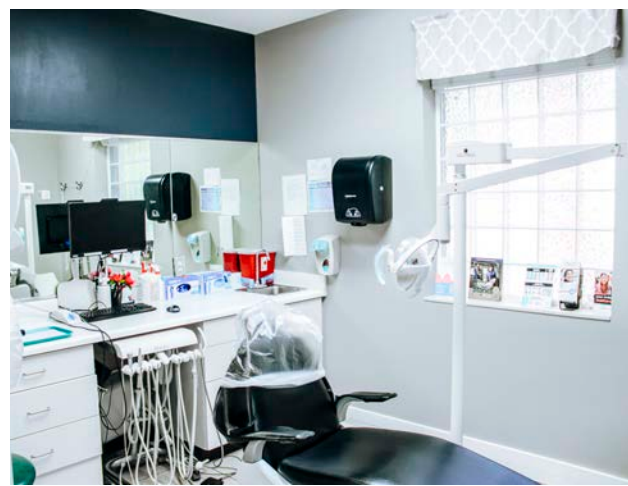
Real Estate ID:

0016132

Offering Price:

Negotiable





Investment Summary

2945 New Bern Avenue represents a unique investment to acquire a single tenant medical / dental office building in the emerging New Bern Avenue corridor.

- Tenant has ten locations and has been in place since 2014
- Lease term remaining with renewal options in place
- Potential for long-term redevelopment
- Directly across from WakeMed's main campus and steps away from BRT platform
- Medical office upfit with 20 exam rooms, related plumbing and x-ray





Current Tenant



Night & Day Dental

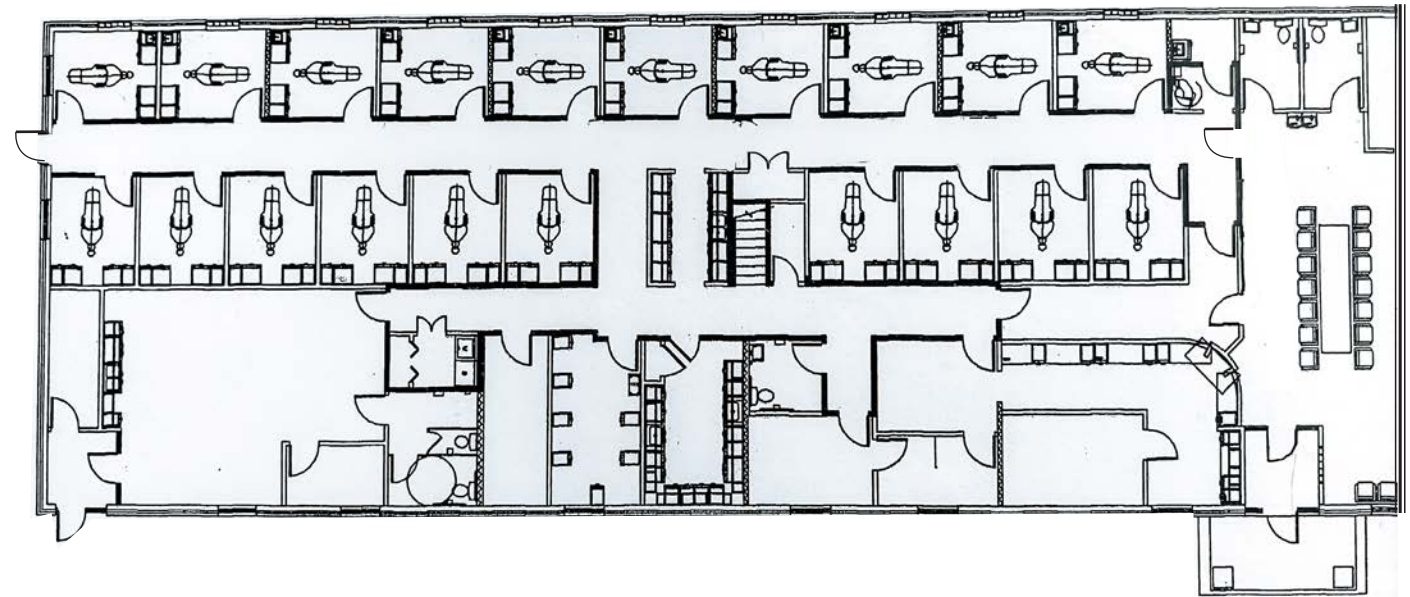
A tenant since 2014, Night & Day Dental is a multi-location dental practice offering comprehensive care at ten North Carolina locations. Locations include: Raleigh, Cary, Charlotte, Durham, Clayton, Steele Creek, Cornelius, Holly Springs, Greensboro and Concord.

- Family dentistry
- Cosmetic Dentistry
- Restorative Dentistry

nightanddaydental.com

Floor Plan

- ±7,250 SF
- 20 Exam rooms
- Updated reception / waiting area
- 4 restrooms
- Work room
- Instrument room
- IT closet
- Substantial electrical capacity and plumbing throughout the building



Location Aerial

Walgreens

SHANTA DR

NEW BERN AVENUE

SUNNYBROOK RD

E CAMPUS DR

MILBURNIE RD

CVS

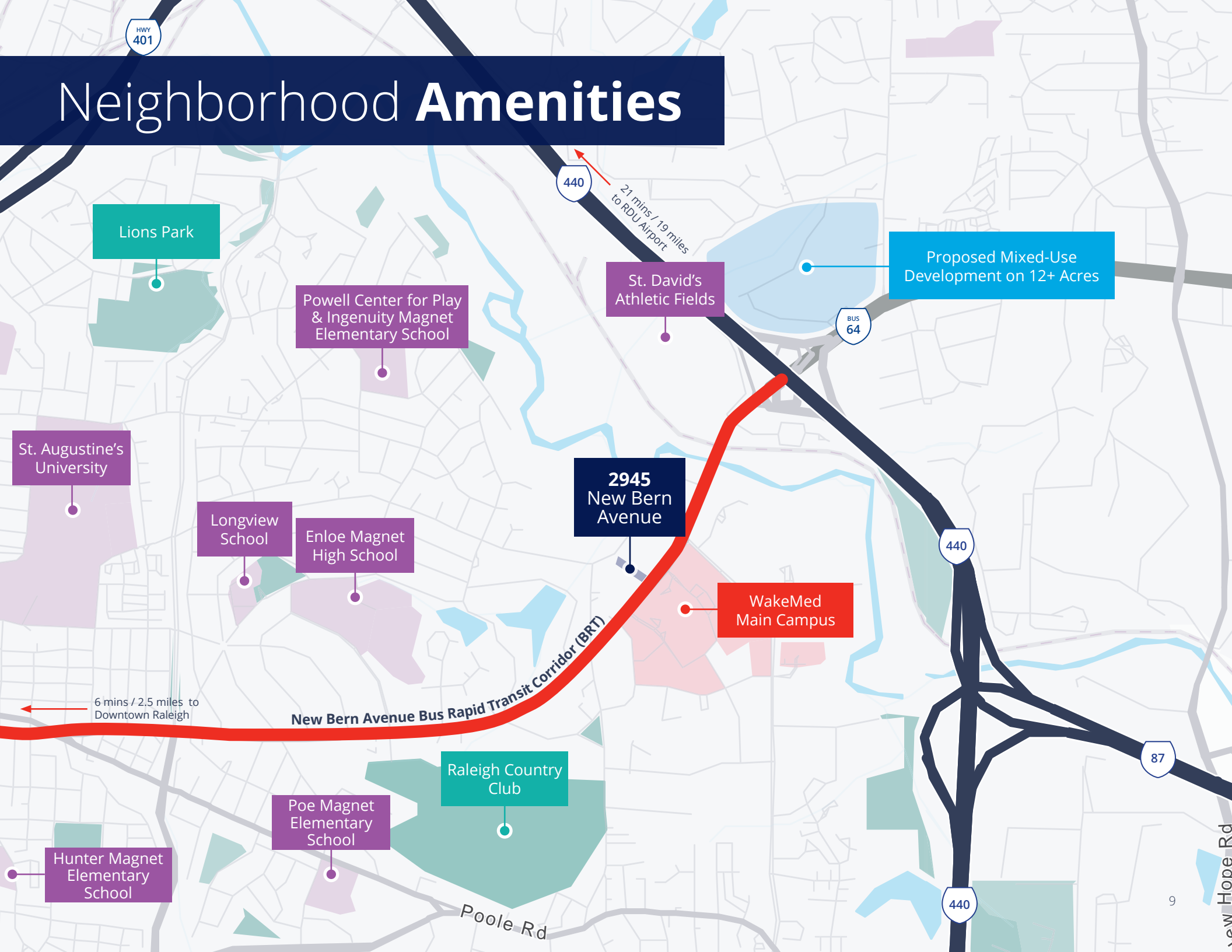
2945
New Bern
Avenue

AVENUE | BUS RAPID TRANSIT CORRIDOR (BRT)

WakeMed
Main Campus



Neighborhood Amenities



Bus Rapid Transit (BRT) New Bern Ave



Bus Rapid Transit (BRT) is coming to our region and will provide fast, safe, and reliable transit service along four key corridors in Wake County. The links below about the New Bern Avenue Corridor, connecting downtown Raleigh with WakeMed and New Hope Road.

New Bern Avenue will be the first corridor to begin BRT construction.

[Wake BRT - New Bern Ave >>](#)

[Watch BRT Video >>](#)

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