



NATRI PROPERTIES

MEDICAL SPEC  
SUITE  
*Delivered*

# 8300 HEALTH PARK

Raleigh, NC 27615

*Comprehensive on-site amenities unmatched by any area medical campus - Building on a strong foundation!*

OUTPATIENT MEDICAL SUITES  
FOR LEASE



# 8300 HEALTH PARK

ADDRESS 8300 Health Park, Raleigh, NC 27615

BUILDING SIZE 185,000 RSF

SPEC SUITES **1,999 RSF Delivered!!** [Move-In Ready](#)

AVAILABLE SPACES  
1st Floor: 1,921 to 5,987 SF  
2nd Floor: 1,057 to 3,892 SF contiguous  
3rd Floor: 2,632 to 18,505 SF contiguous  
(7) 2nd Generation Spaces: 1,057 SF - 6,519 SF contiguous  
Design-ready shell AND move-in-ready spaces!

RENTAL RATE Contact Broker for more details.

PARKING RATIO

- 4+ spaces per 1,000 SF
- Attached covered parking garage
- Easily accessible surface parking

PROPERTY HIGHLIGHTS

- Institutional ownership & management
- Space planning available
- Tenant improvement allowance
- Central to all Hospitals:
  - 4.5 Miles to WakeMed North Hospital
  - 6.8 Miles northwest of Duke Raleigh Hospital
  - 7.4 Miles from UNC REX Healthcare Hospital
- Ideal for medical treatment suites, surgical practices & other healthcare related businesses
- Within 1 mile of numerous restaurants & retail shops
- On-site cafe & state-of-the-art fitness facility with indoor pool, basketball courts & showers
- Lakeside patio
- 0.75 miles of walking trails

Leased and Managed by Welltower

LEASING CONTACTS:

EMILY PFEIFFER | 252.945.9240 | [epfeiffer@triprop.com](mailto:epfeiffer@triprop.com)

ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | [randers@triprop.com](mailto:randers@triprop.com)

**NAITRI** PROPERTIES **welltower**



# FLOOR PLANS

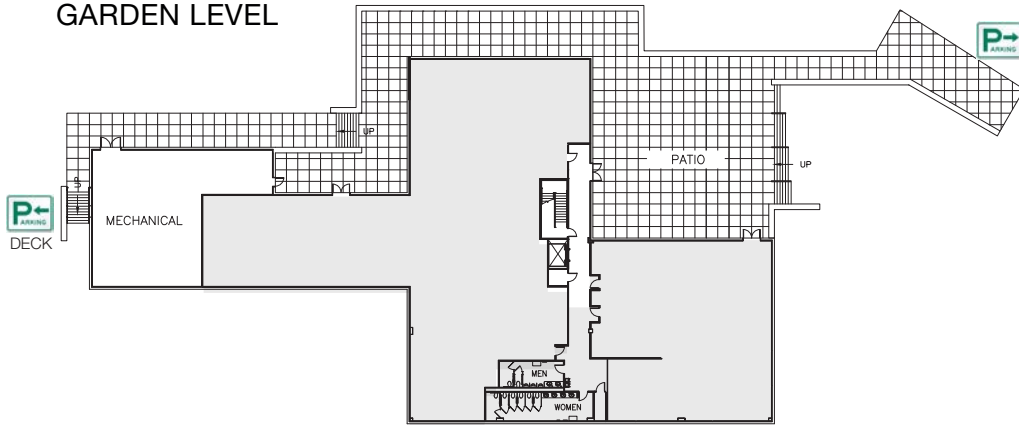
■ SPEC SUITE

■ WARM SHELL AVAILABLE

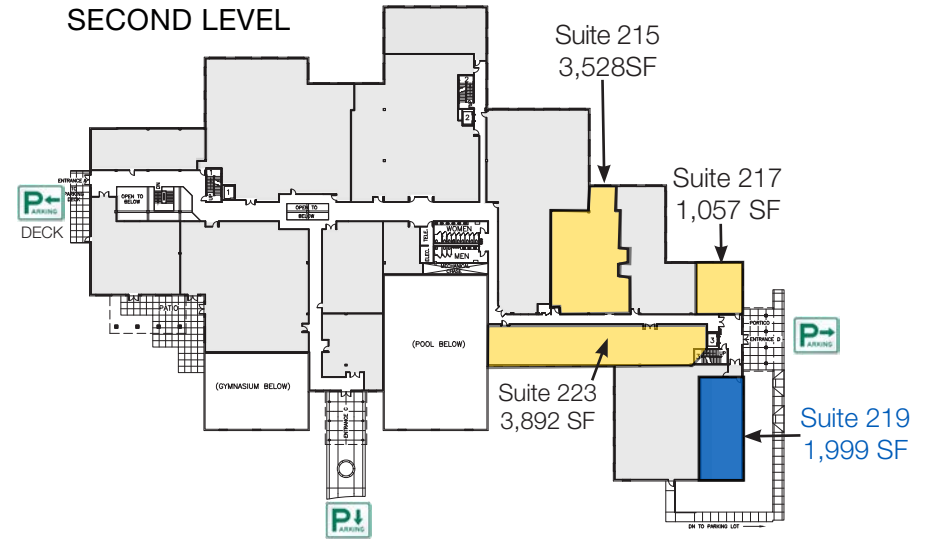
■ 2ND GEN AVAILABLE

■ LEASED

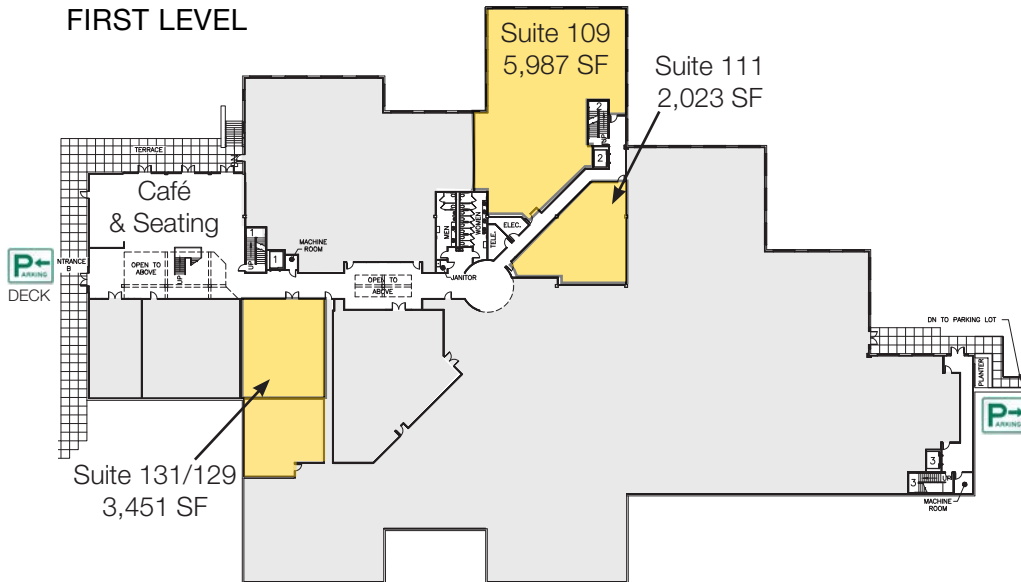
## GARDEN LEVEL



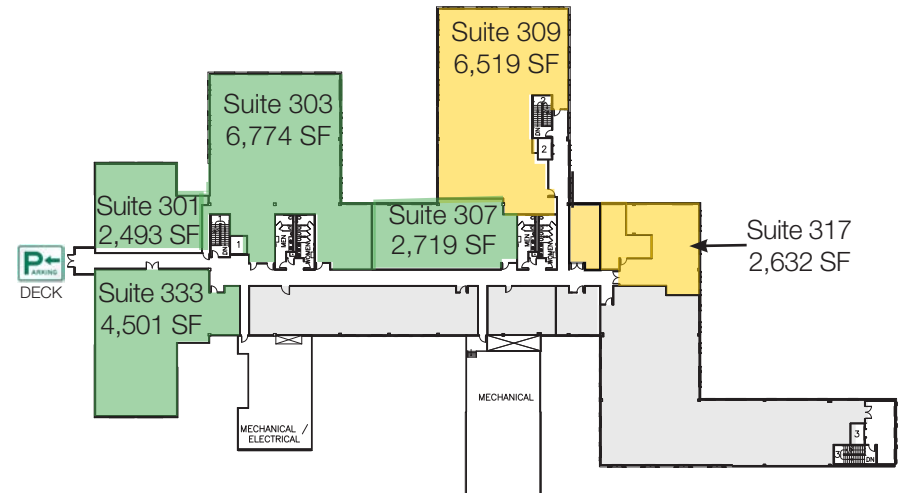
## SECOND LEVEL



## FIRST LEVEL



## THIRD LEVEL



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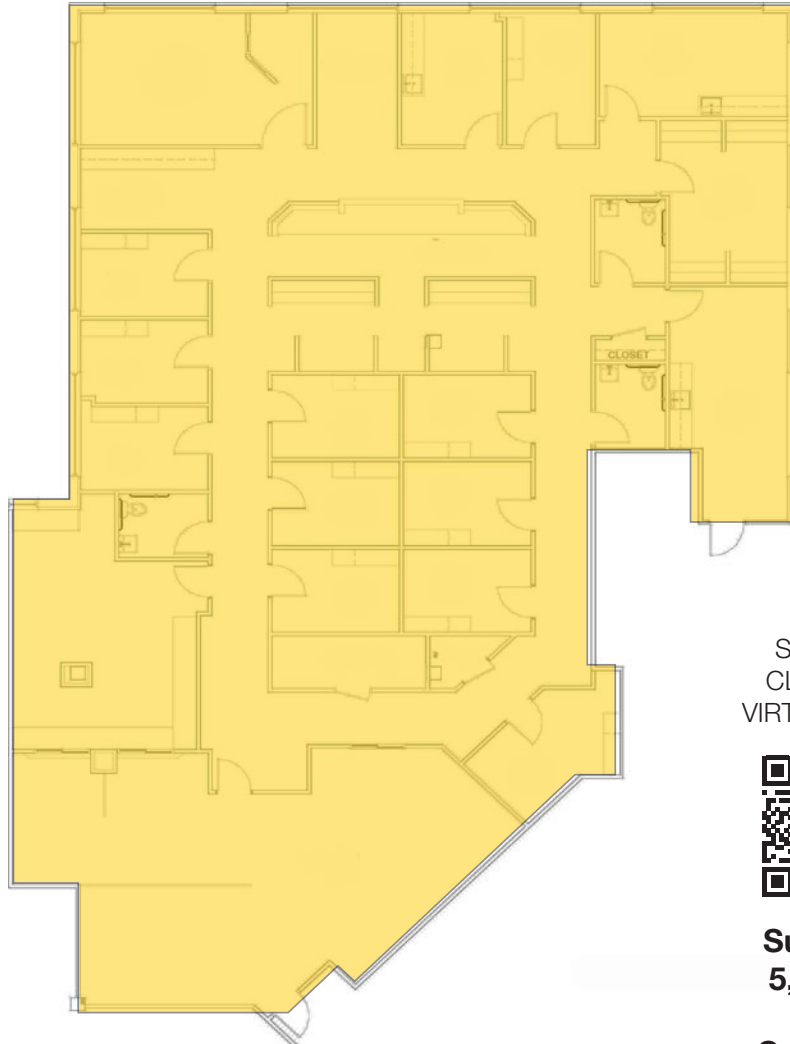
ROBIN ROSEBERRY ANDERS, SIOR | 919.369.6713 | randers@triprop.com

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# 2ND GENERATION MEDICAL SPACE

## SUITE 109 | SUBDIVIDE AVAILABLE

FORMER ORTHOPEDIC MEDICINE PRACTICE



SCAN OR  
CLICK FOR  
VIRTUAL TOUR



**Suite 109**  
**5,987 SF**

**Subdivide**  
**Available**

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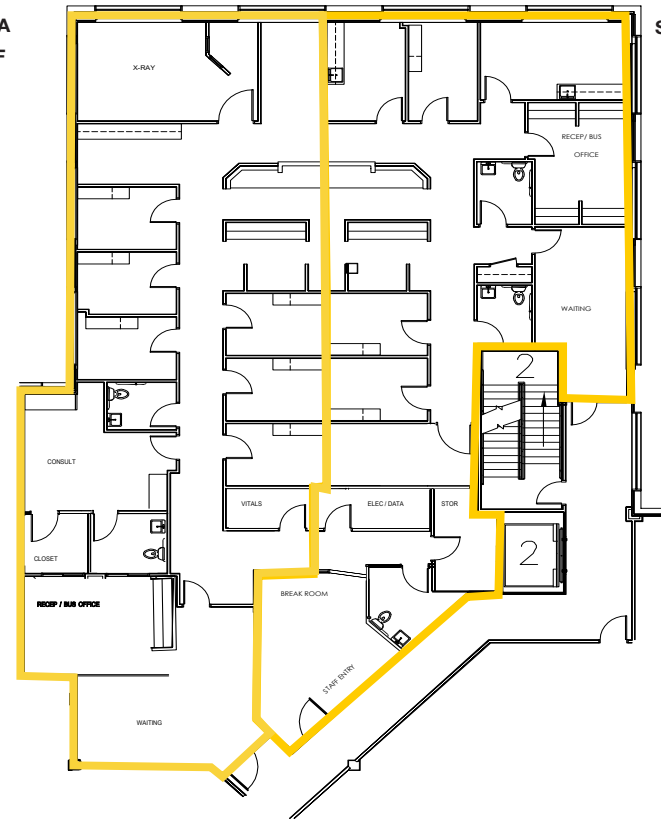
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SAMPLE LAYOUT

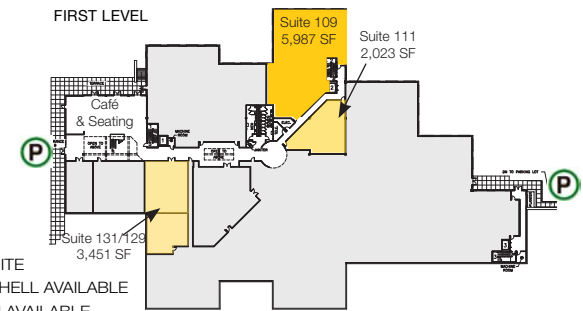
Suite 109-A  
±3,300 SF

Suite 109-B  
±2,700 SF



\*Design and/or Furniture for illustrative purposes only

FIRST LEVEL



- SPEC SUITE
- WARM SHELL AVAILABLE
- 2ND GEN AVAILABLE
- LEASED

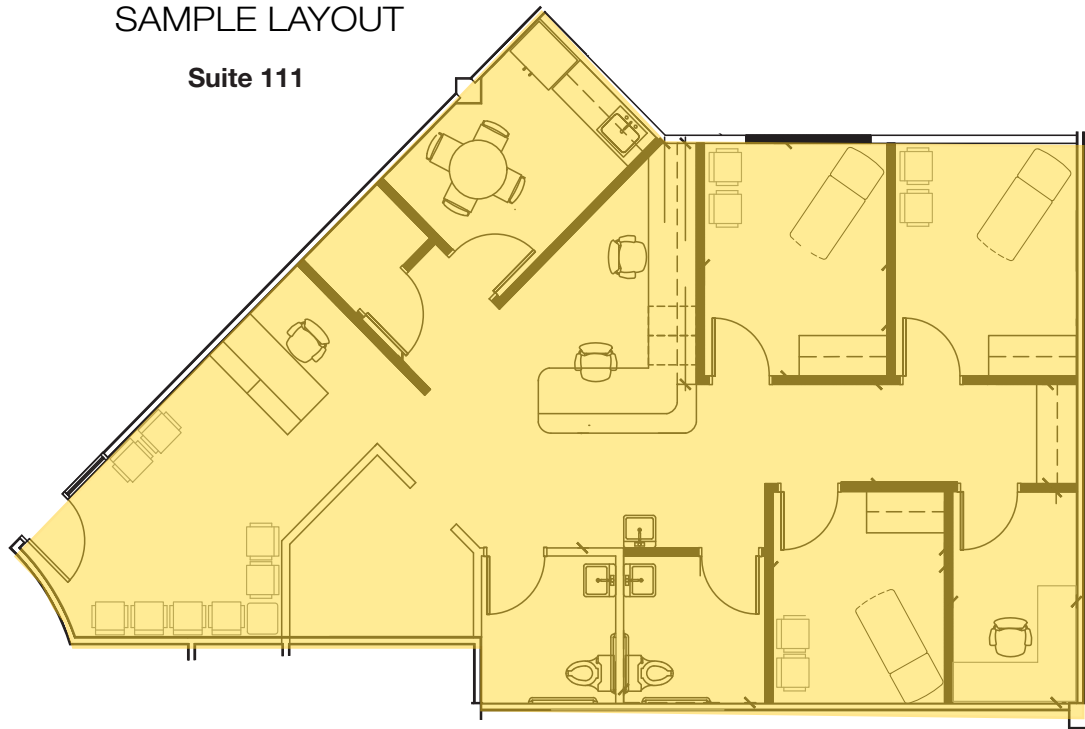


# 2ND GENERATION MEDICAL SPACE

## SUITE 111

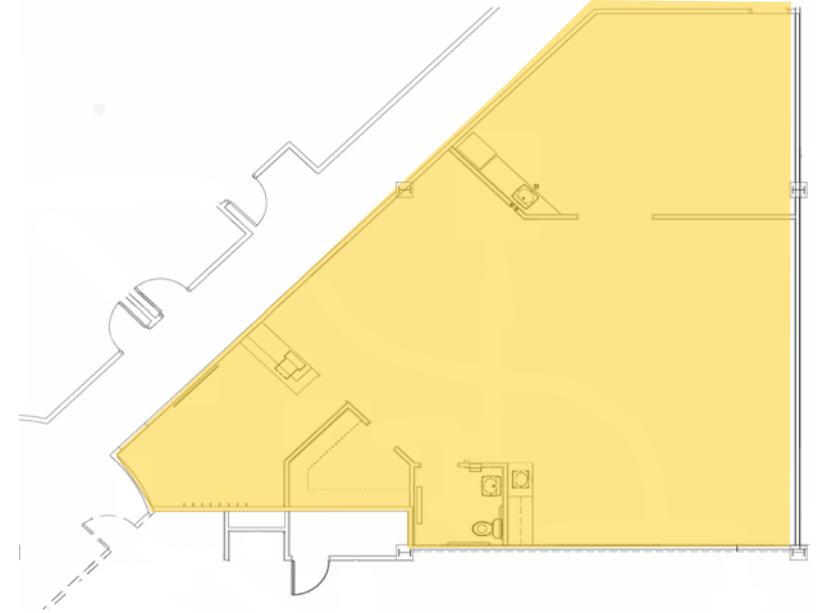
### SAMPLE LAYOUT

Suite 111



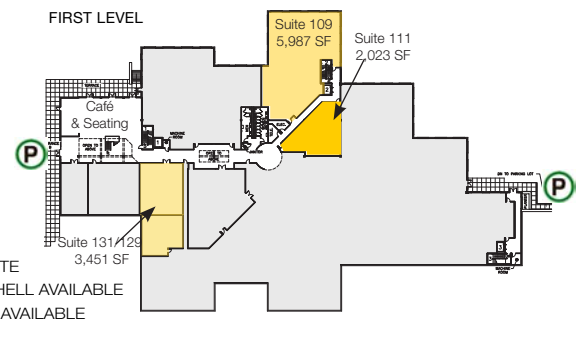
\*Design and/or Furniture for illustrative purposes only

1/8"=1'-0"



**Suite 111**  
**2,023 SF**

SCAN OR  
CLICK FOR  
VIRTUAL TOUR



- SPEC SUITE
- WARM SHELL AVAILABLE
- 2ND GEN AVAILABLE
- LEASED

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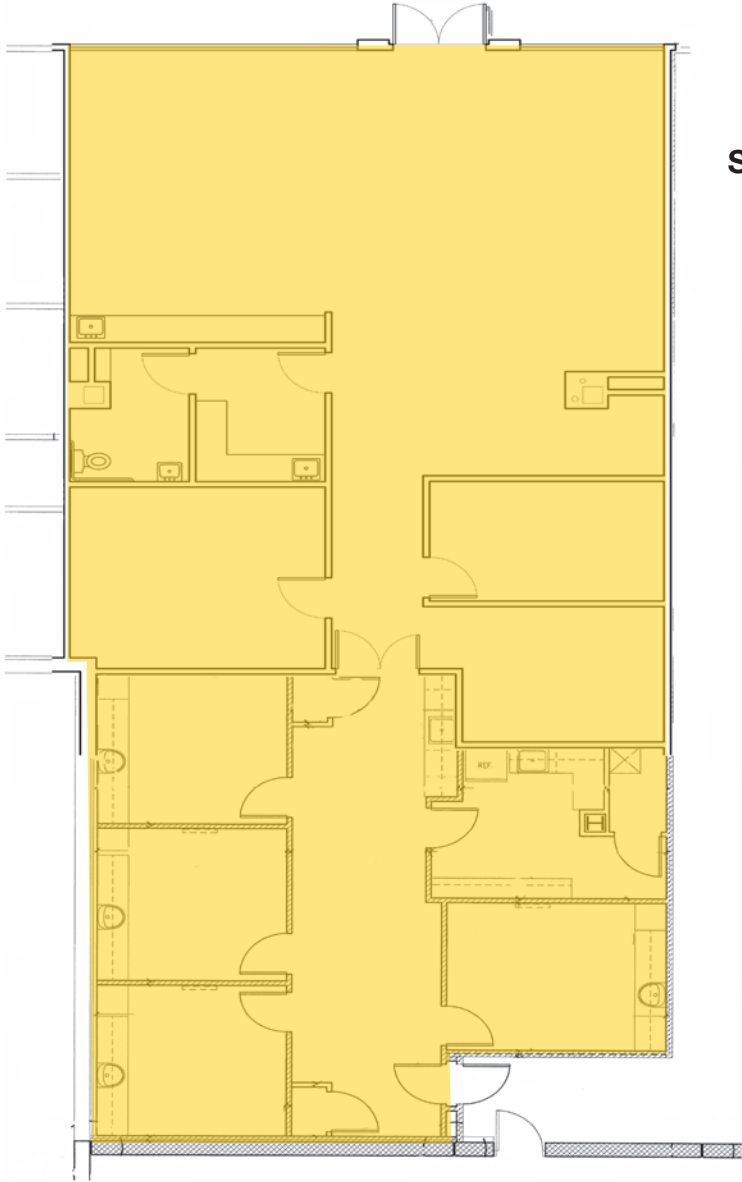
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**welltower** **NAI TRI PROPERTIES**



# 2ND GENERATION MEDICAL SPACE

## SUITE 131



**Suite 131/129**  
3,451 SF

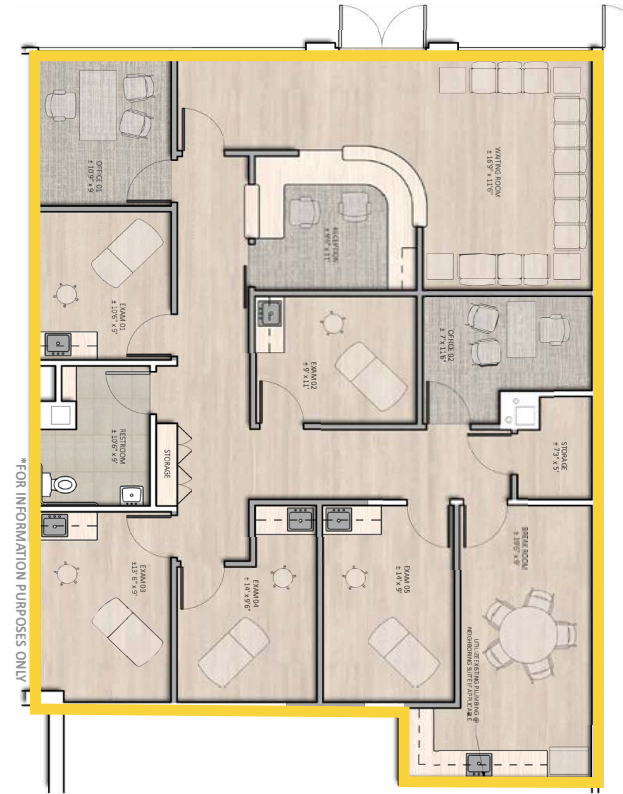
**Subdivide Available**

SCAN OR  
CLICK FOR  
VIRTUAL TOUR



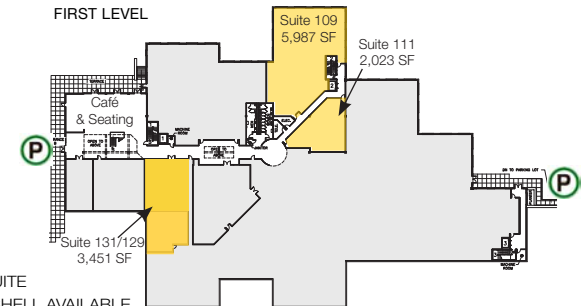
## SAMPLE LAYOUT

Suite 131 | 1,921 SF



\*FOR INFORMATION PURPOSES ONLY

FIRST LEVEL



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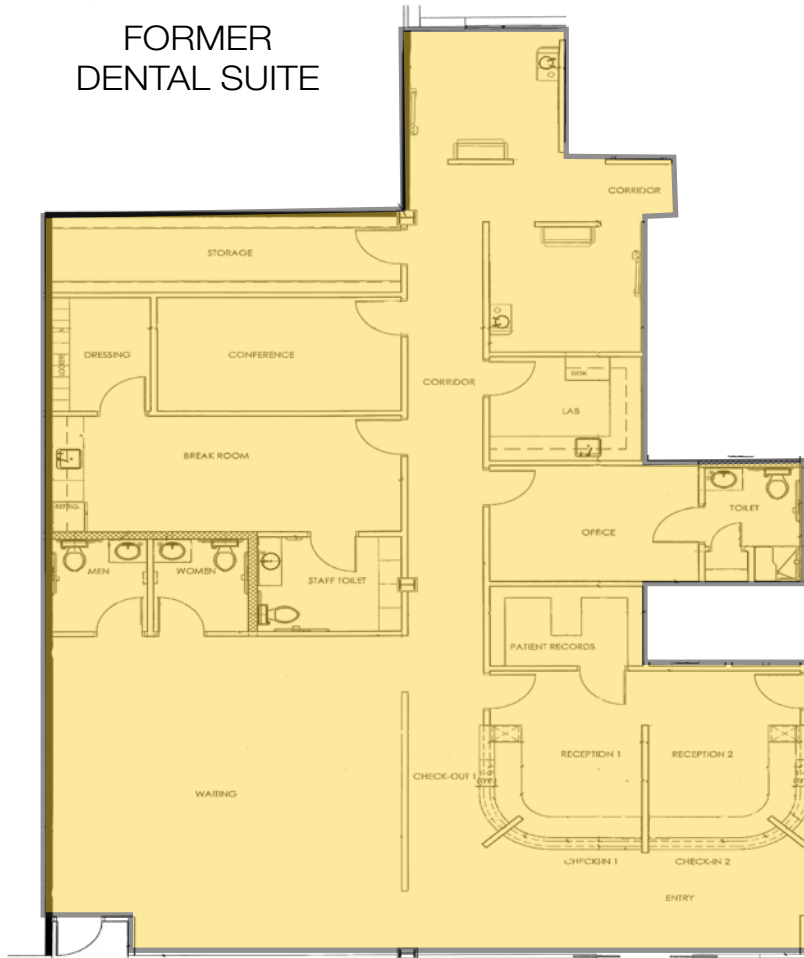
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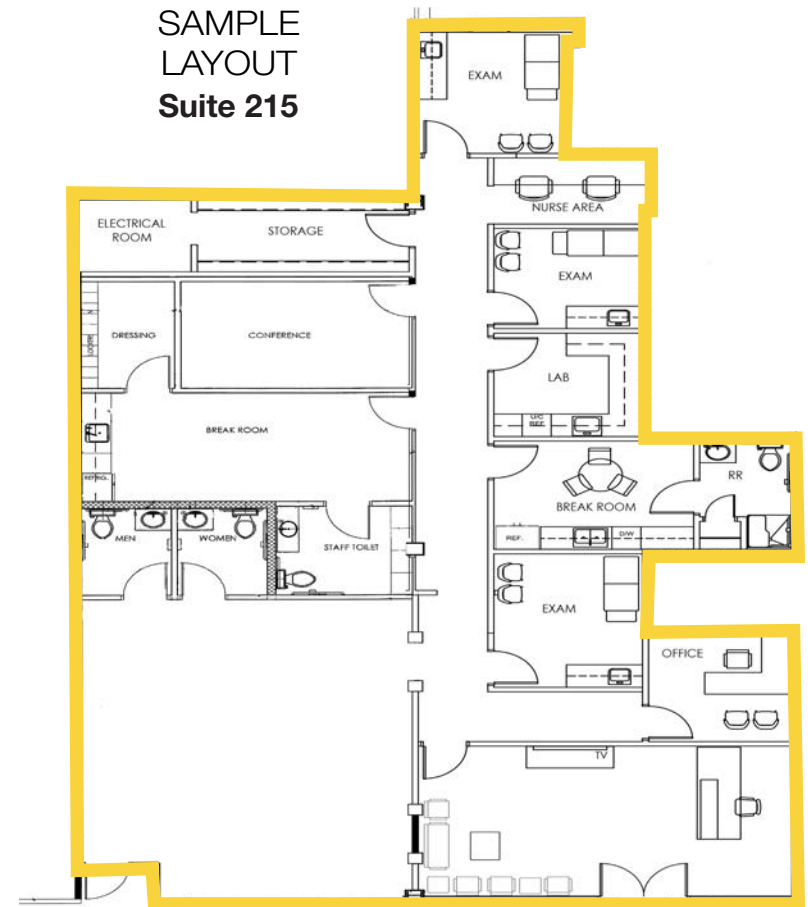
# 2ND GENERATION MEDICAL SPACE

## SUITE 215

FORMER  
DENTAL SUITE



SAMPLE  
LAYOUT  
Suite 215



\*Design and/or Furniture for illustrative purposes only

**Suite 215**  
**3,528 SF**



SCAN OR  
CLICK FOR  
VIRTUAL  
TOUR

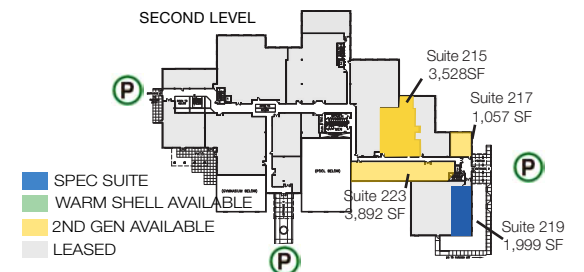
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SECOND LEVEL

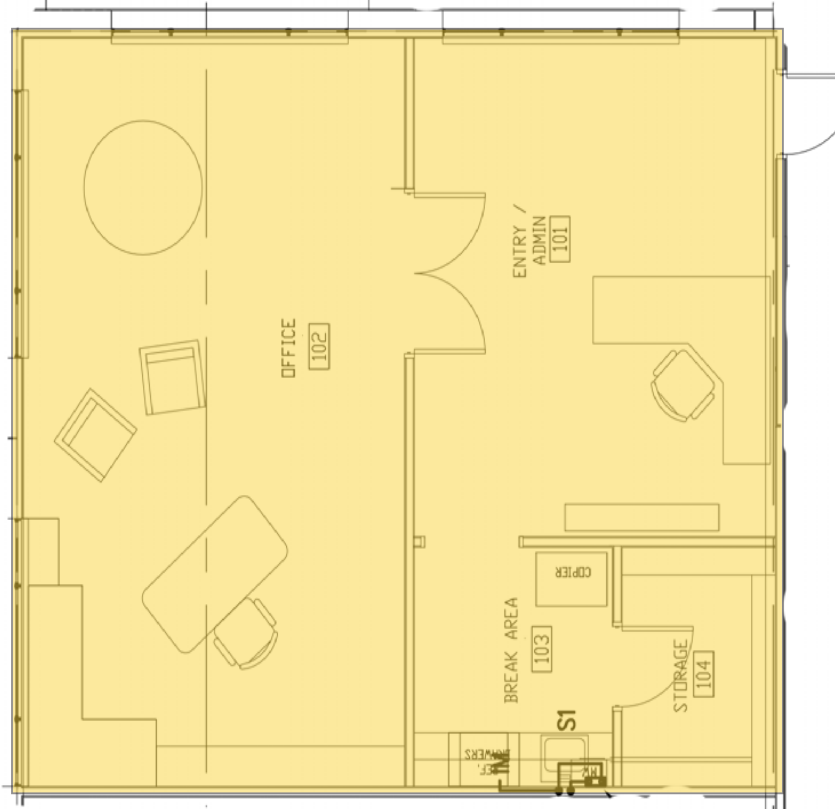


welltower **NAI TRI** PROPERTIES

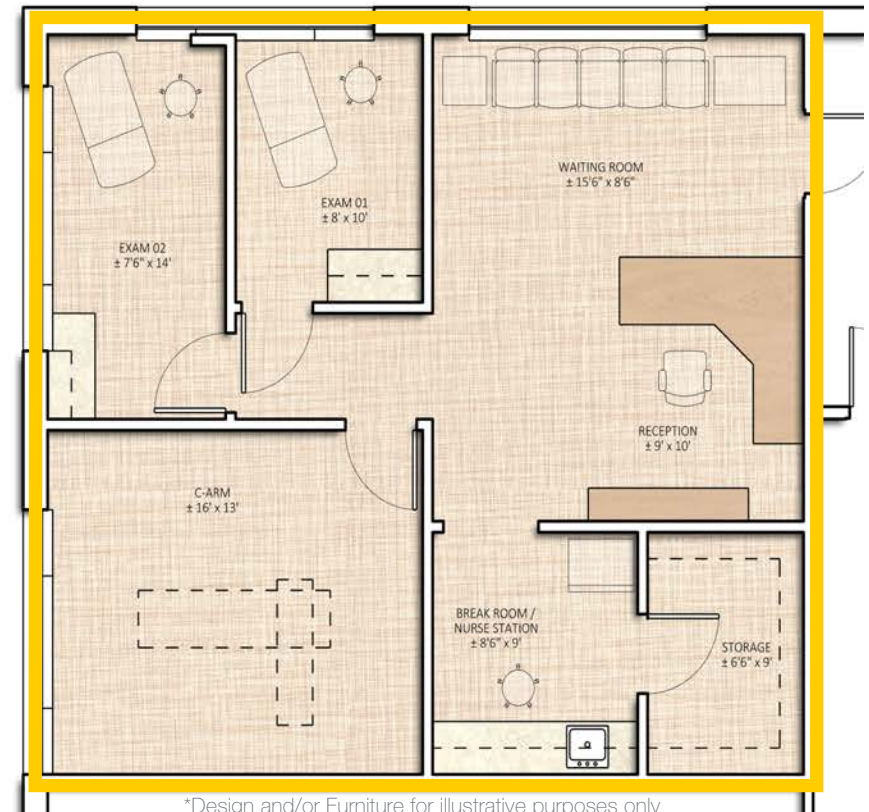
# 2ND GENERATION MEDICAL SPACE

## SUITE 217

FORMER MANGEMENT OFFICE



SAMPLE LAYOUT  
Suite 217



\*Design and/or Furniture for illustrative purposes only

**Suite 217**  
**1,057 SF**

SCAN OR  
CLICK FOR  
VIRTUAL  
TOUR

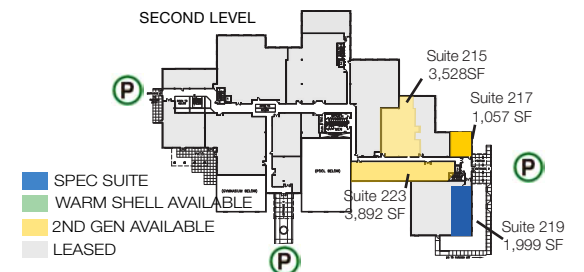


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welltower **NAI TRI** PROPERTIES



# 1ST GENERATION MEDICAL SPACE

## SUITE 219 - SPEC SUITE



SCAN OR  
CLICK FOR  
SPEC SUITE  
VIRTUAL  
TOUR

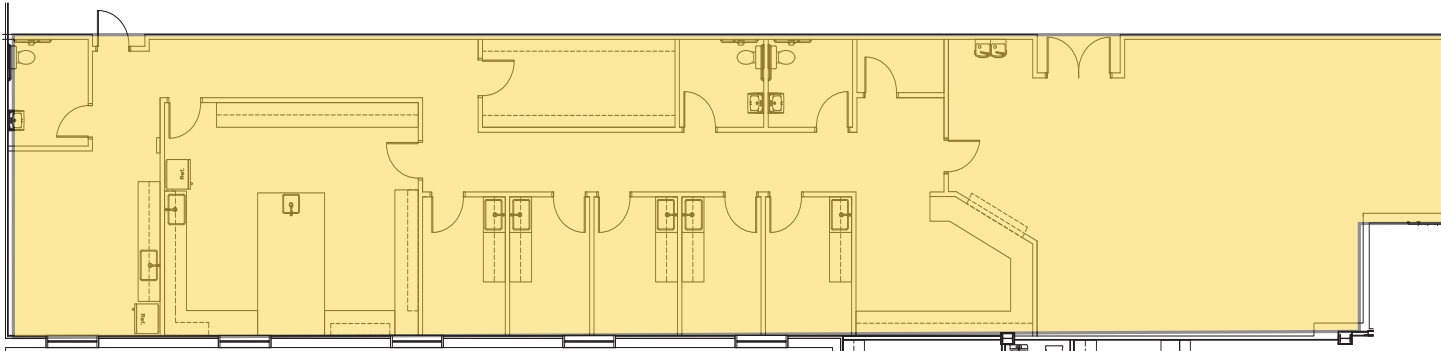
MEDICAL SPEC SUITE  
**DELIVERED**  
Suite 219  
**1,999 SF**



\*Furniture for illustrative purposes only

# 2ND GENERATION MEDICAL SPACE

## SUITE 223

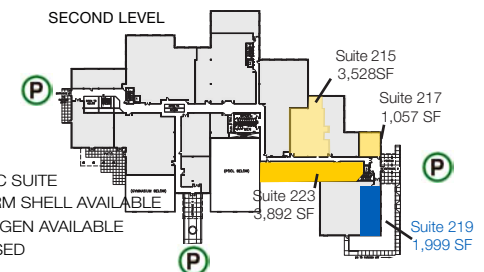


FORMER LAB CLINIC

Suite 223  
**3,892 SF**



SCAN OR  
CLICK FOR  
VIRTUAL  
TOUR



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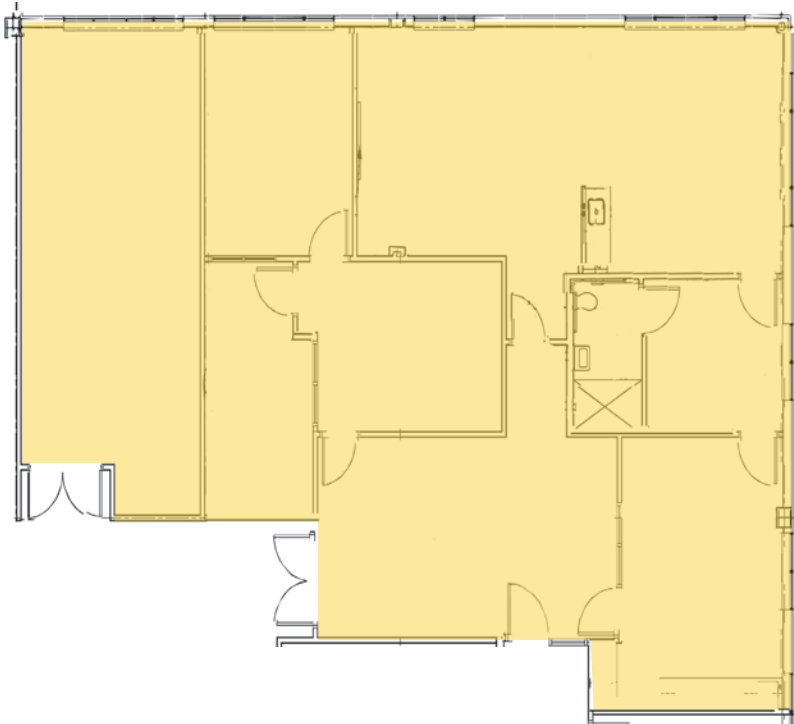
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welltower **NAI TRI** PROPERTIES

# 2ND GENERATION MEDICAL SPACE

## SUITE 310 -317

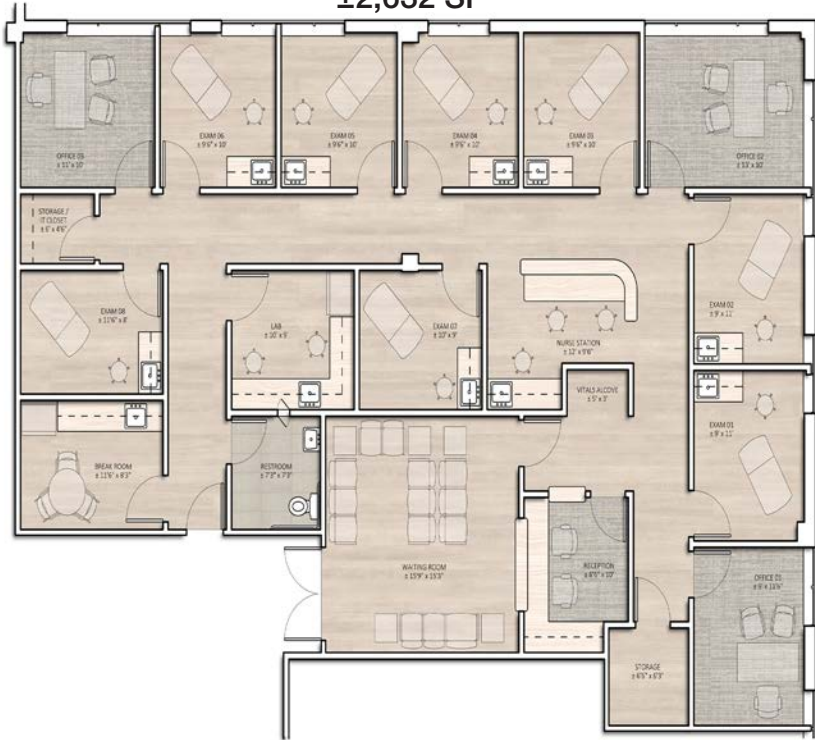


**Suite 310-317**  
**±2,632 SF**

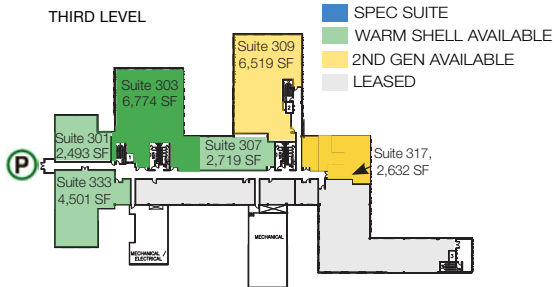
SCAN OR  
 CLICK FOR  
 VIRTUAL  
 TOUR



**SAMPLE LAYOUT**  
**Suite 310-317**  
**±2,632 SF**



THIRD LEVEL



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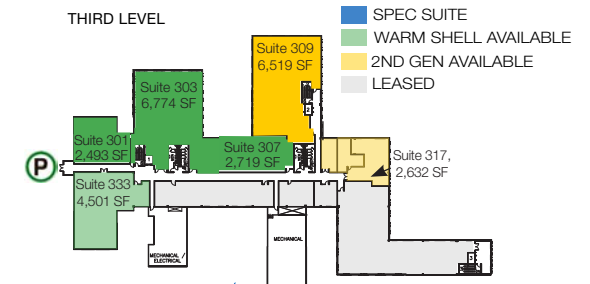
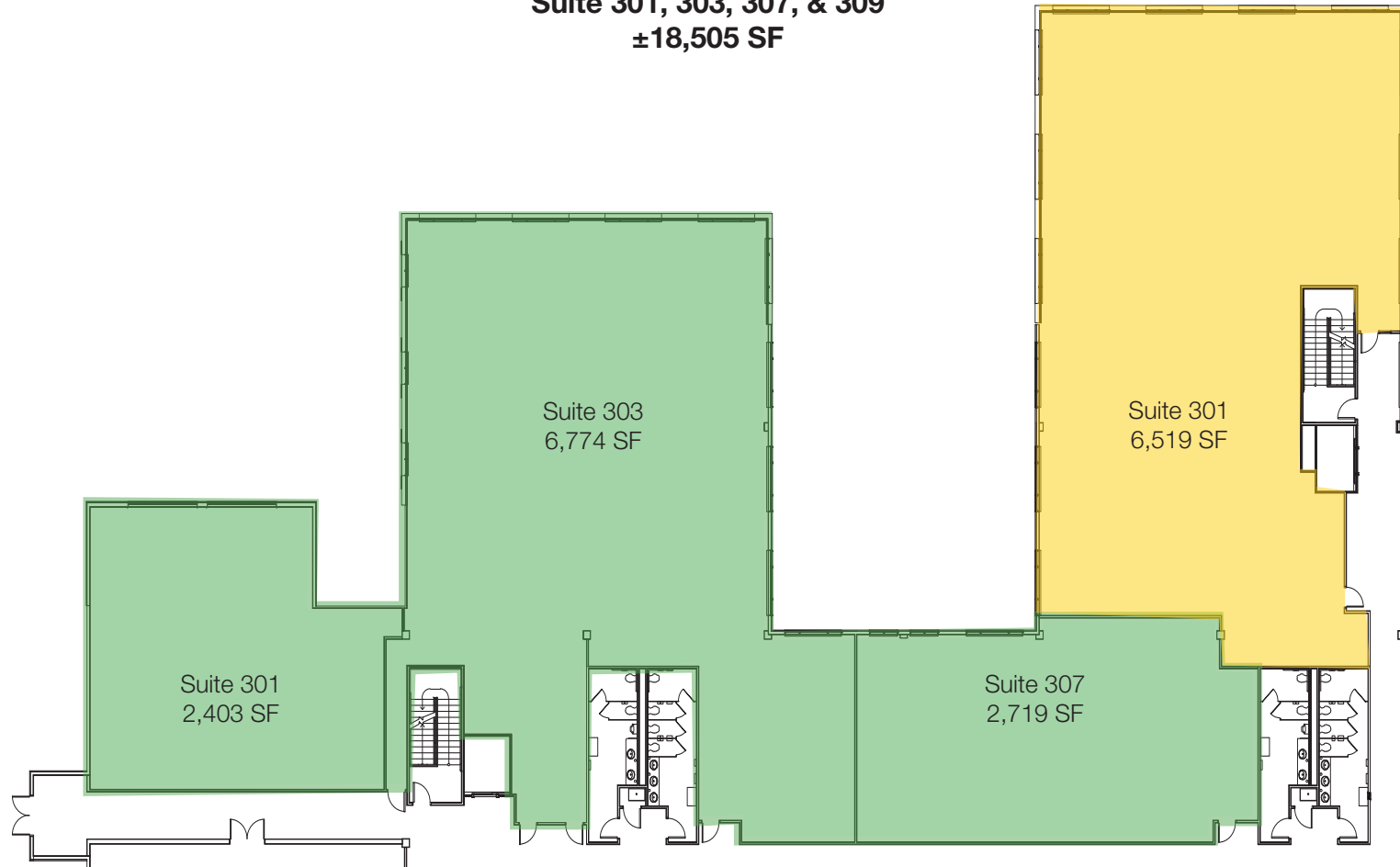




# LARGEST CONTIGUOUS MEDICAL SPACE

SUITE 301 | SUITE 303 | SUITE 307 | SUITE 309

Suite 301, 303, 307, & 309  
±18,505 SF



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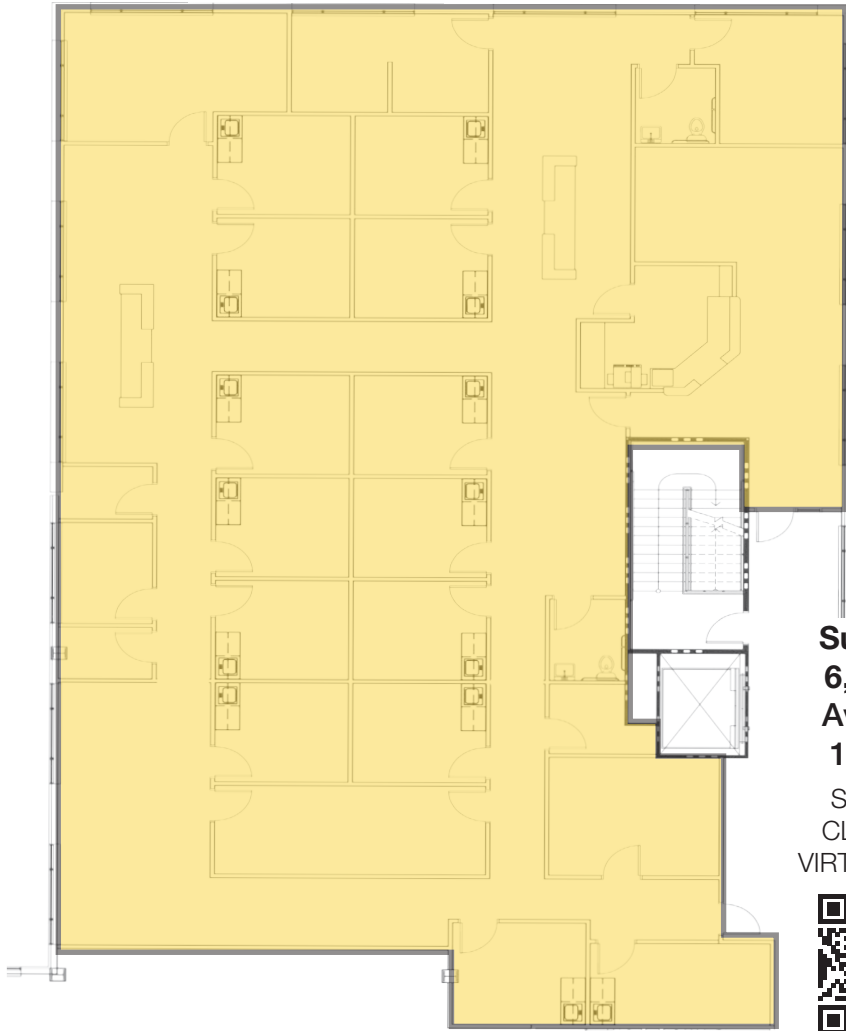
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welltower **NAI TRI** PROPERTIES

# 2ND GENERATION MEDICAL SPACE

## SUITE 309

FORMER INTERNAL MEDICINE PRACTICE

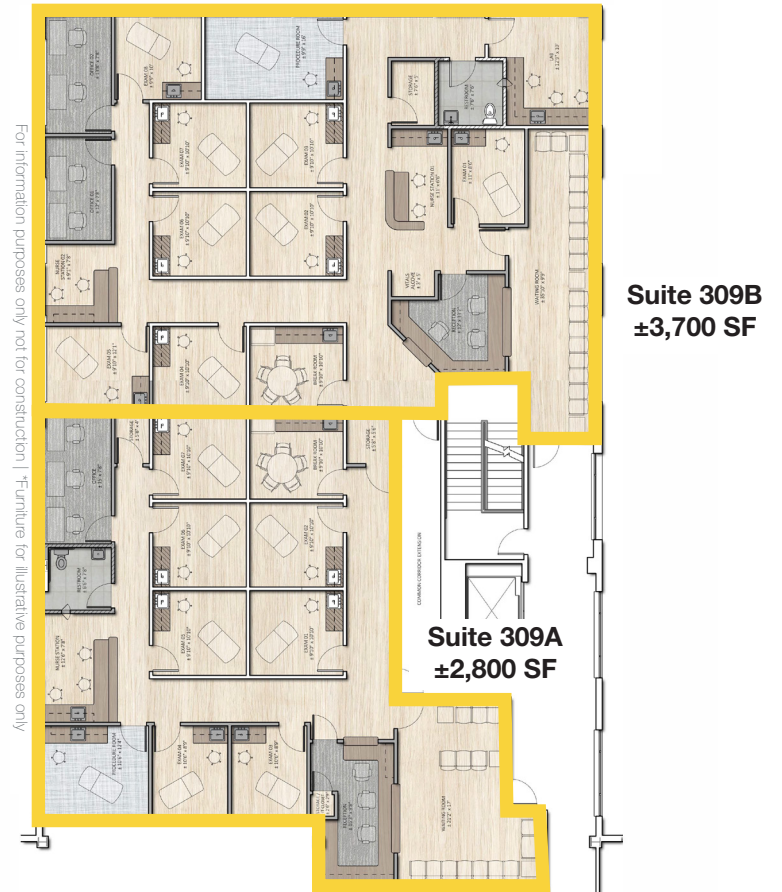


**Suite 309**  
**6,519 SF**  
**Available**  
**10/2025**

SCAN OR  
 CLICK FOR  
 VIRTUAL TOUR



### SAMPLE LAYOUT

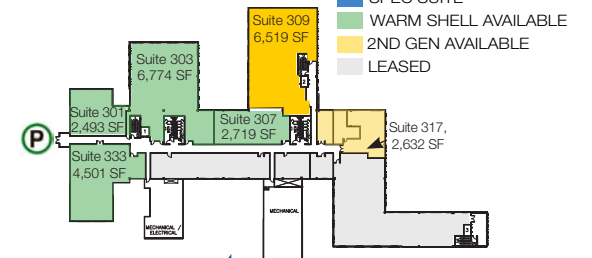


**Suite 309B**  
**±3,700 SF**

**Suite 309A**  
**±2,800 SF**

\*Design and/or Furniture for illustrative purposes only

THIRD LEVEL



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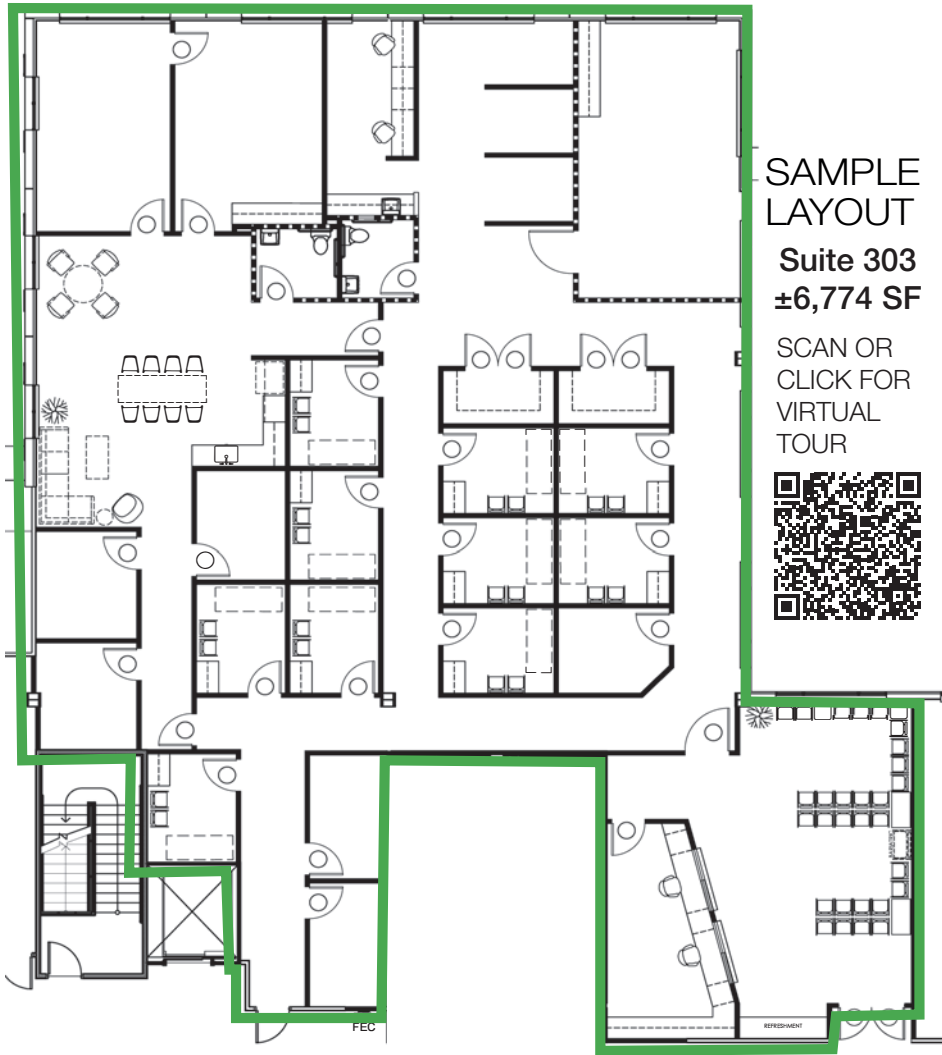
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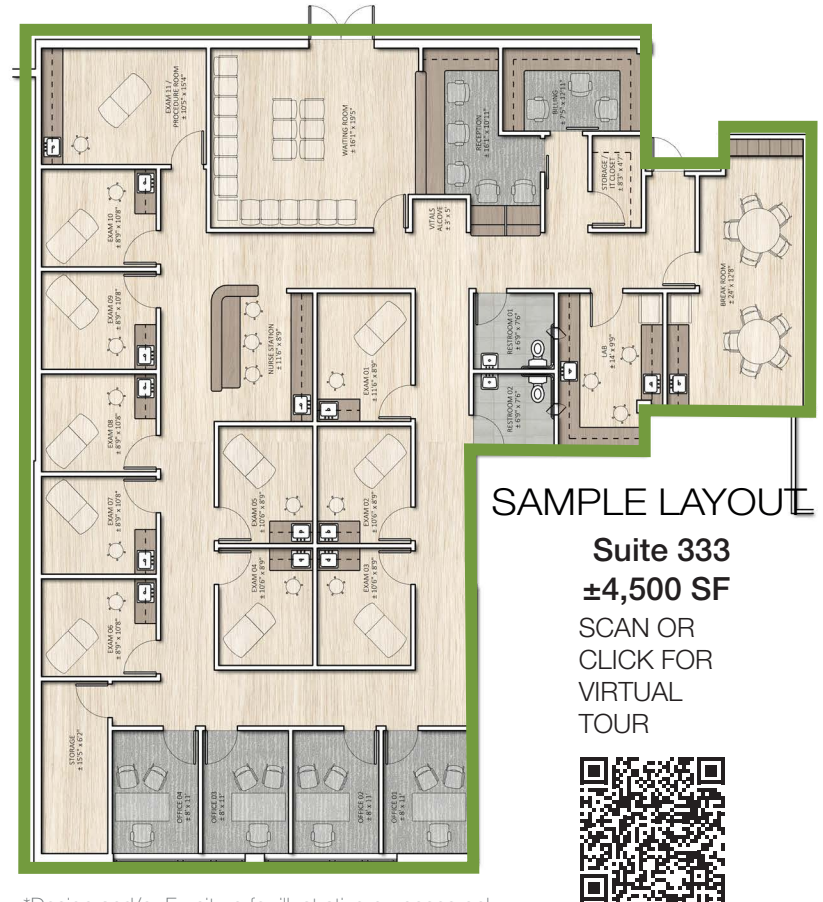


# 1ST GENERATION MEDICAL SPACE

## SUITE 303 & 333 - WARM SHELL - SAMPLE LAYOUTS



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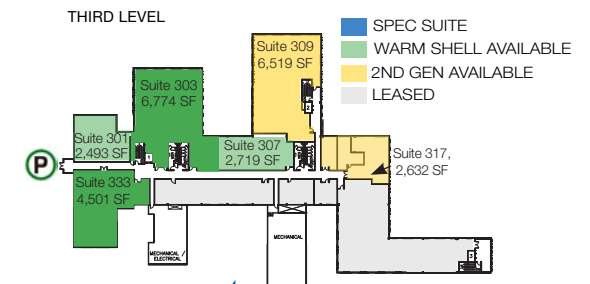
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# THE HEALTH PARK AREA



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# AMENITIES

This site is surrounded by amenities to live, work, and play. While the below lists a sampling of amenities within a 5 mile radius, there is much more within close proximity. North Hills is 4 miles, Umstead Park is a 5,579-acre woodland area with hiking trails only 16 minutes west, and RDU International Airport is 16 minutes via I-540.

## FOOD

- Arepa Culture
- Brigs
- Bruegger's Bagel
- Chick-fil-A
- Chili's
- Chipotle
- Chow Pizza Bar
- Chuy's
- Clean Juice
- Cook Out
- Cucciolo Terrazza
- Duck Donuts
- Dunkin'
- Firebirds Wood Fired Grill
- First Watch
- Five Guys
- Gonza Tacos Y Tequila
- Happy + Hale
- Jersey Mike's Subs
- Jose and Sons Bar & Kitchen
- Kai Sushi & Sake Bar
- Kazu Hibachi
- La Rancherita
- Margaux's
- McDonald's
- Outback Steakhouse
- Panera
- Pure Vegan Café
- Quiznos
- Relish Craft Kitchen
- Rockin' Rolls Sushi
- Rudino's Rooftop
- Salsa Fresh
- Smashburger
- Starbucks
- STIR

- Tacos Abarca
- The Capital Grille
- The Cowfish Sushi Burger Bar
- Two Roosters Ice Cream
- Vivace
- Waraji
- Wendy's
- Zaxby's

## RECREATIONAL

- AMF Pleasant Valley Lanes
- Anytime Fitness
- Cedar Hills Park
- Lake Lynn Park
- North Hills Park
- North Ridge Country Club
- Orangetheory Fitness
- Shelley Lake Park
- Triangle Rock Club

## SERVICES

- AutoZone Auto Parts
- DICK's Sporting Goods
- FedEx Office
- First National Bank
- Food Lion
- Target
- The Home Depot
- Triangle Town Center
- Union Bank
- USPS
- Lowe's Foods
- Walgreens
- Wells Fargo
- Whole Foods



RALEIGH DURHAM INTERNATIONAL AIRPORT



DOWNTOWN RALEIGH

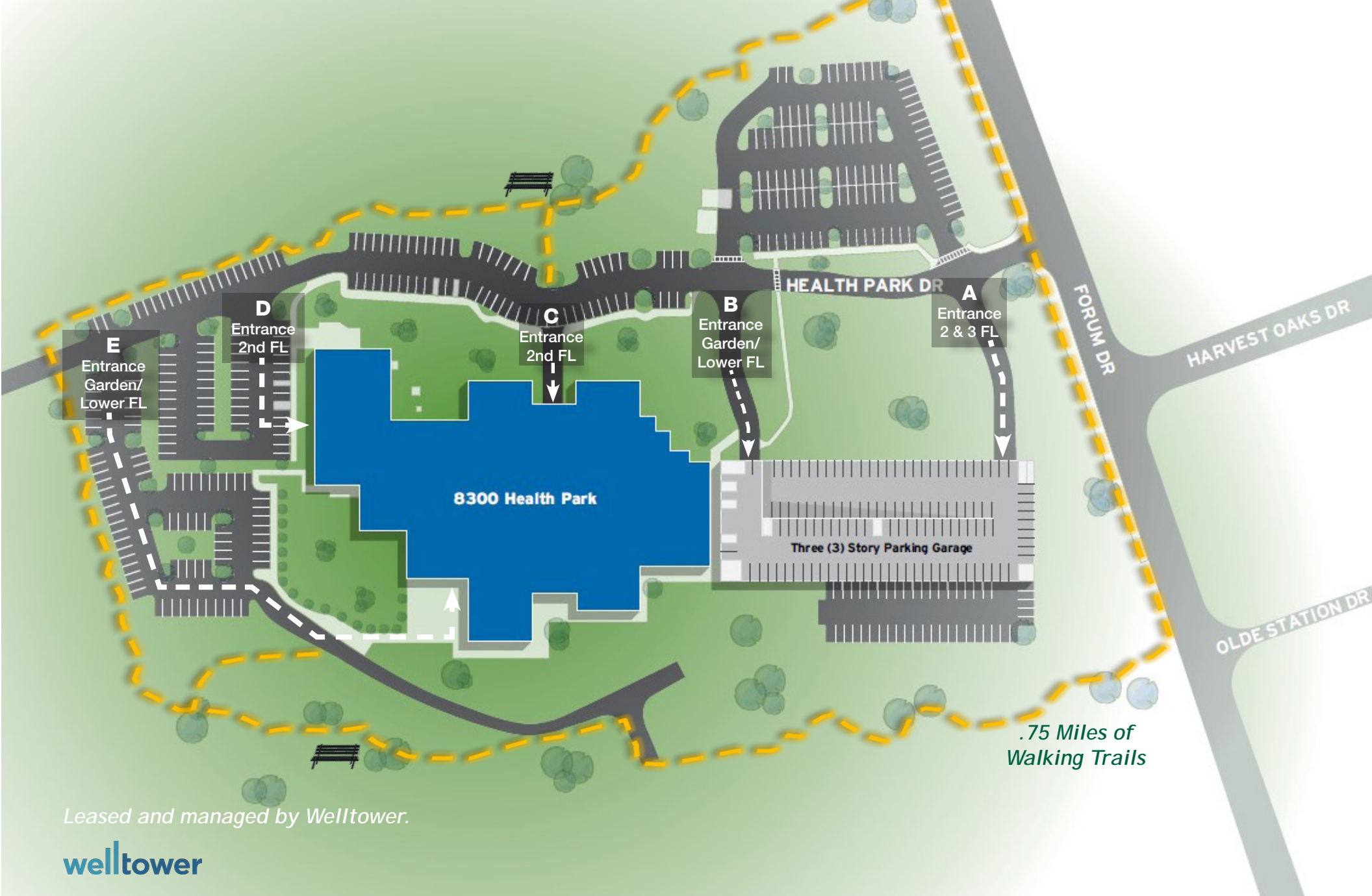
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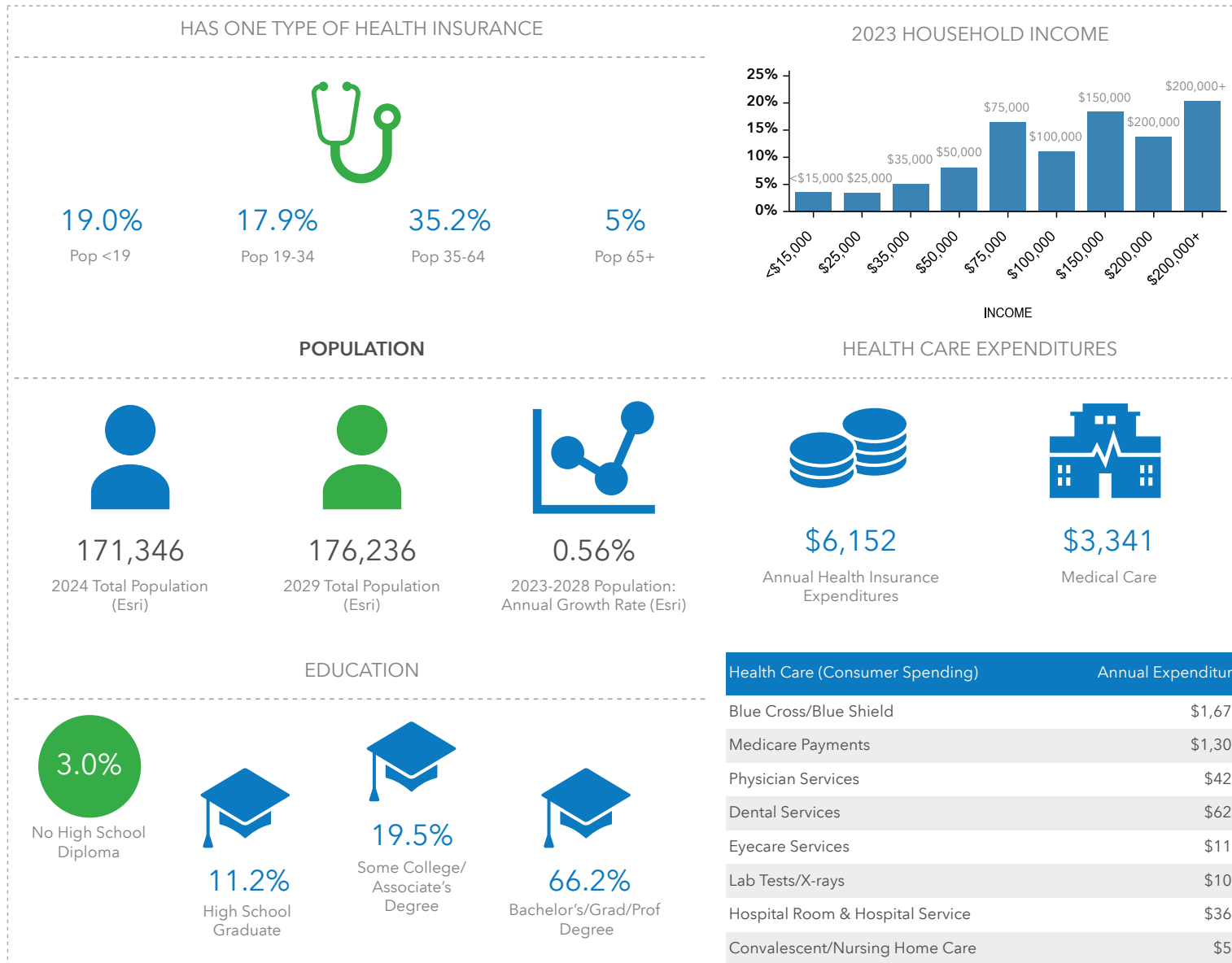
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# DEMOGRAPHICS - 5 MILE





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