



NAI TRI PROPERTIES

8300 HEALTH PARK

Raleigh, NC 27615

OUTPATIENT MEDICAL SUITES
FOR LEASE

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

8300 HEALTH PARK

ADDRESS 8300 Health Park, Raleigh, NC 27615

BUILDING SIZE 185,000 RSF

AVAILABLE SPACES 1st Floor: 1,530 to 5,987 SF contiguous
2nd Floor: 1,057 to 3,892 SF contiguous
3rd Floor: 2,632 to 11,986 SF contiguous
(9) 2nd Generation Spaces: 1,057 SF - 5,987 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 • New 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 Remedy.

LEASING CONTACTS:

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

NAI TRI PROPERTIES

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FLOOR PLANS

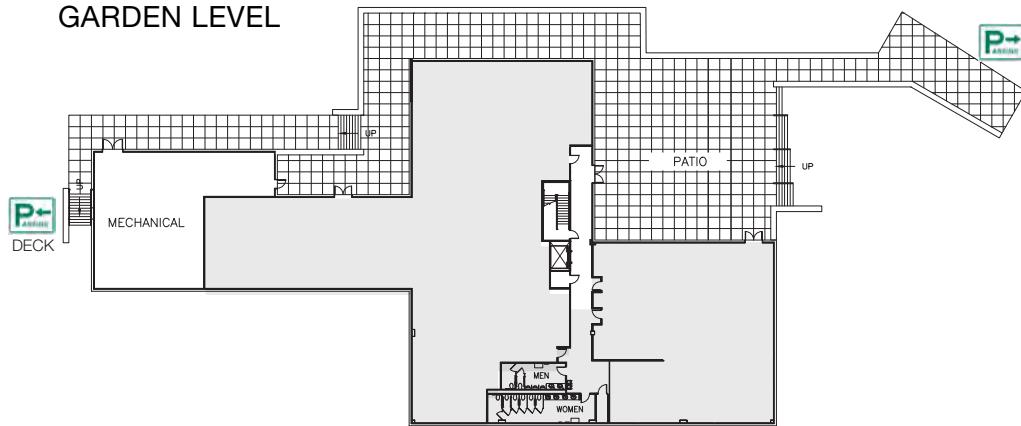
SPEC SUITE

WARM SHELL AVAILABLE

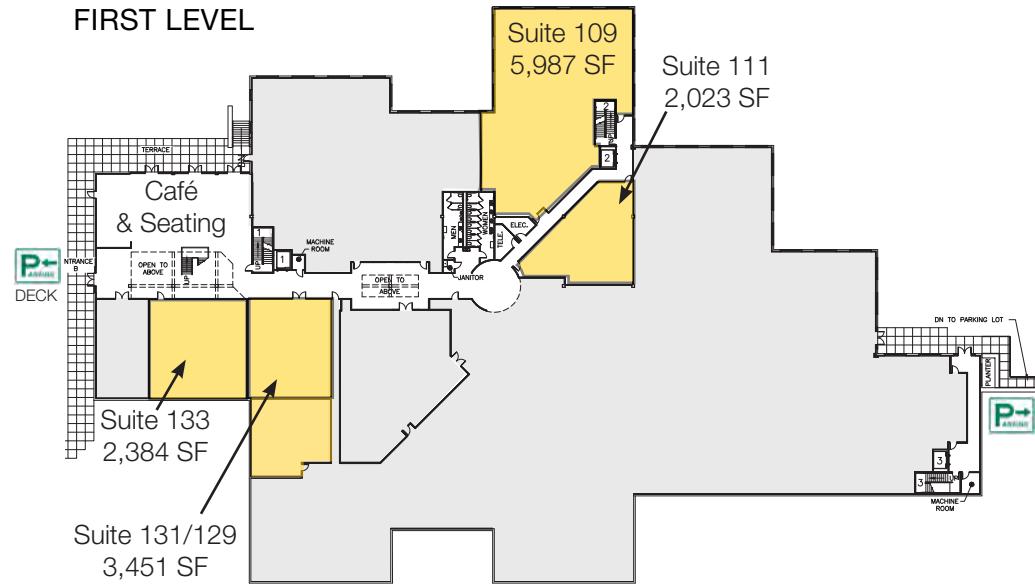
2ND GEN AVAILABLE

LEASED

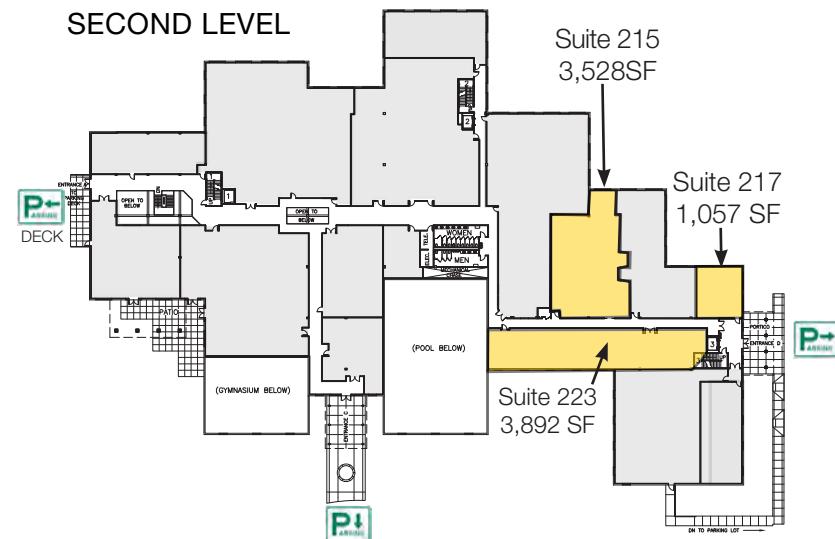
GARDEN LEVEL



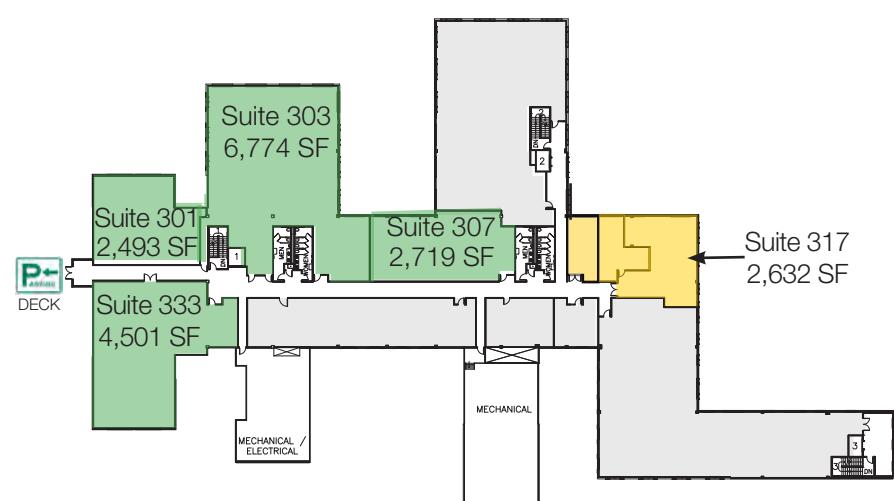
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



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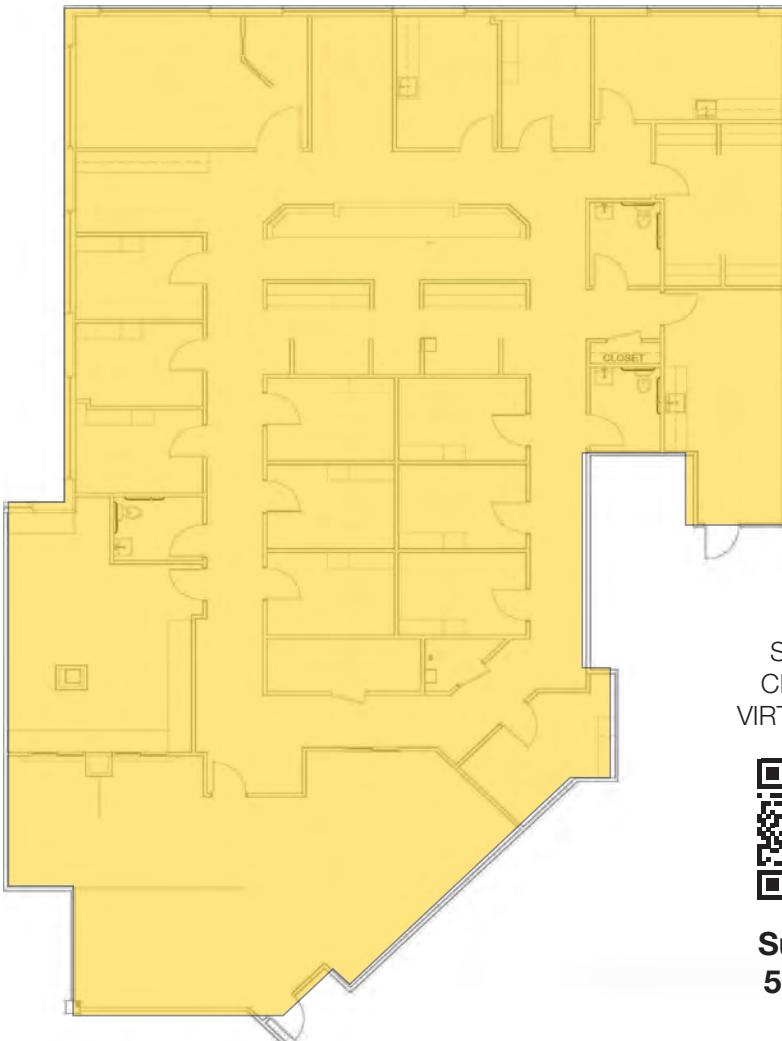
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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE SUITE 109 | SUBDIVIDE AVAILABLE

FORMER ORTHOPEDIC MEDICINE PRACTICE



SCAN OR
CLICK FOR
VIRTUAL TOUR

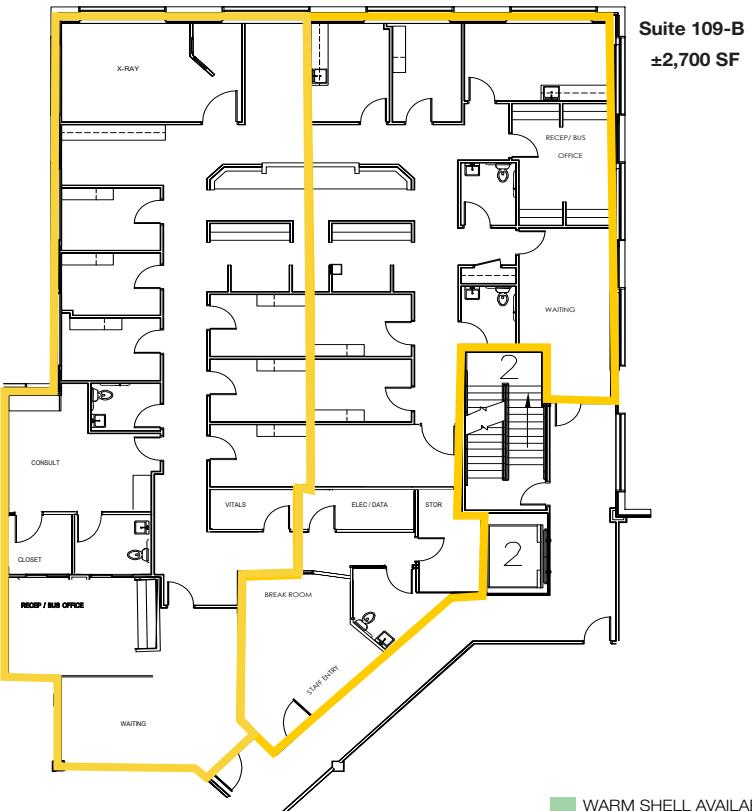


**Suite 109
5,987 SF**

**Subdivide
Available**

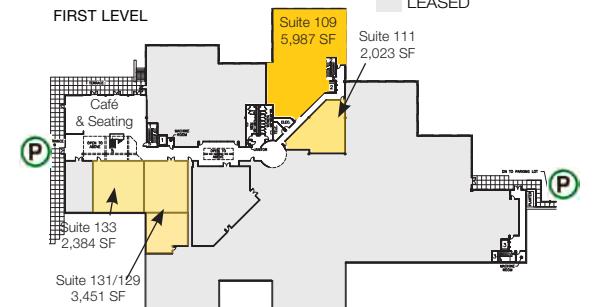
SAMPLE LAYOUT

Suite 109-A
±3,300 SF



*Design and/or Furniture for illustrative purposes only

FIRST LEVEL



LEASING CONTACT:

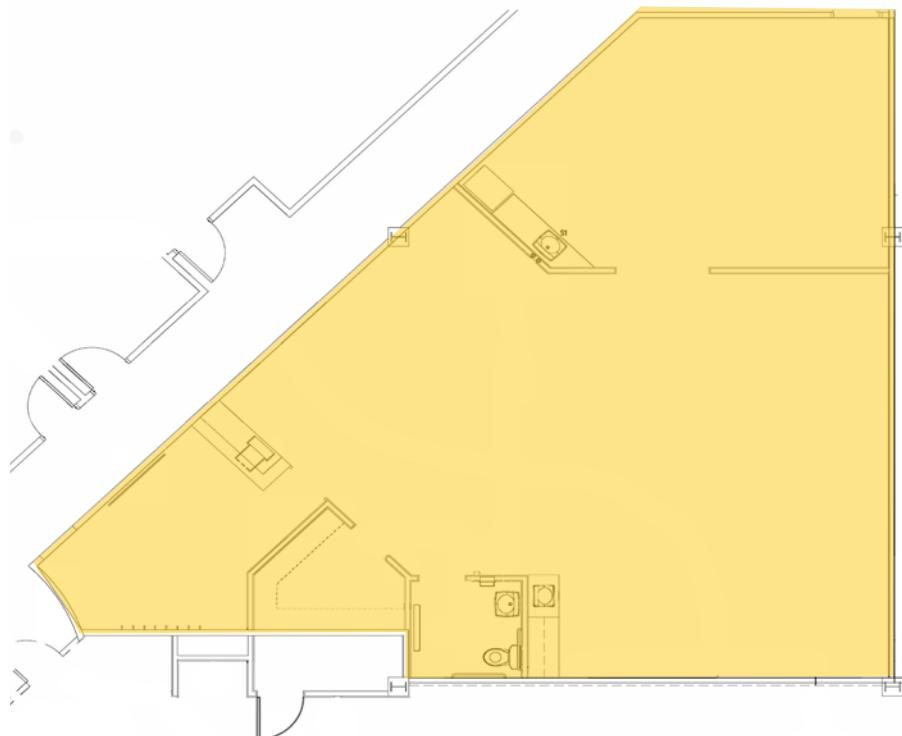
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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE SUITE 111



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CLICK FOR
VIRTUAL TOUR

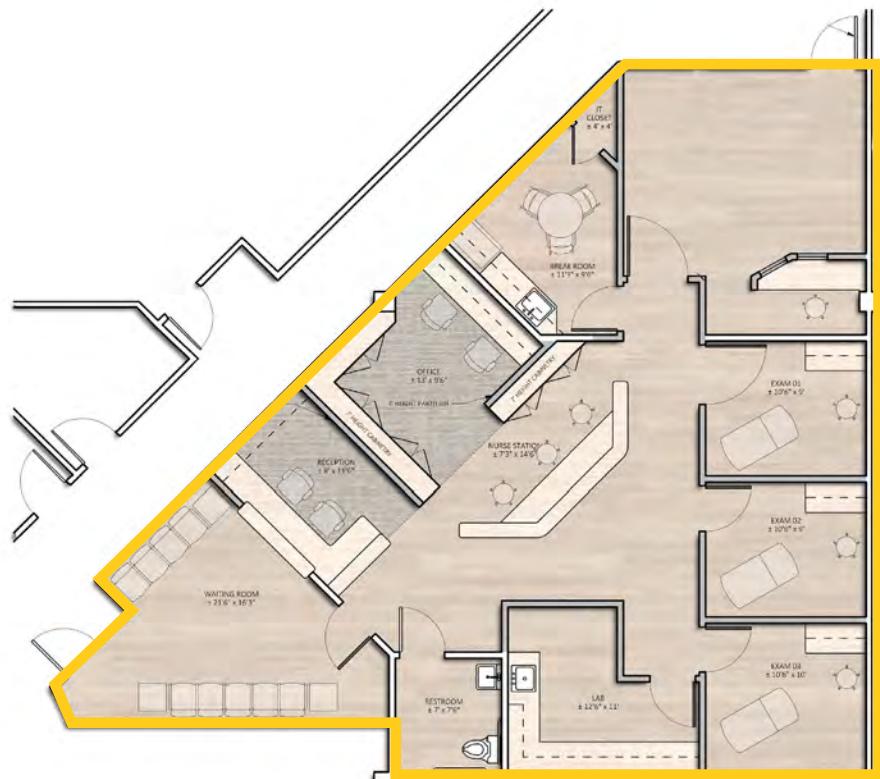


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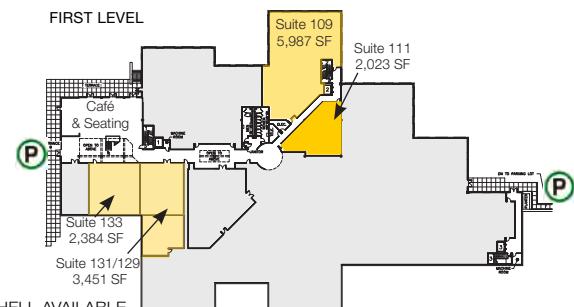
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SAMPLE LAYOUT



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FIRST LEVEL



WARM SHELL AVAILABLE

2ND GEN AVAILABLE

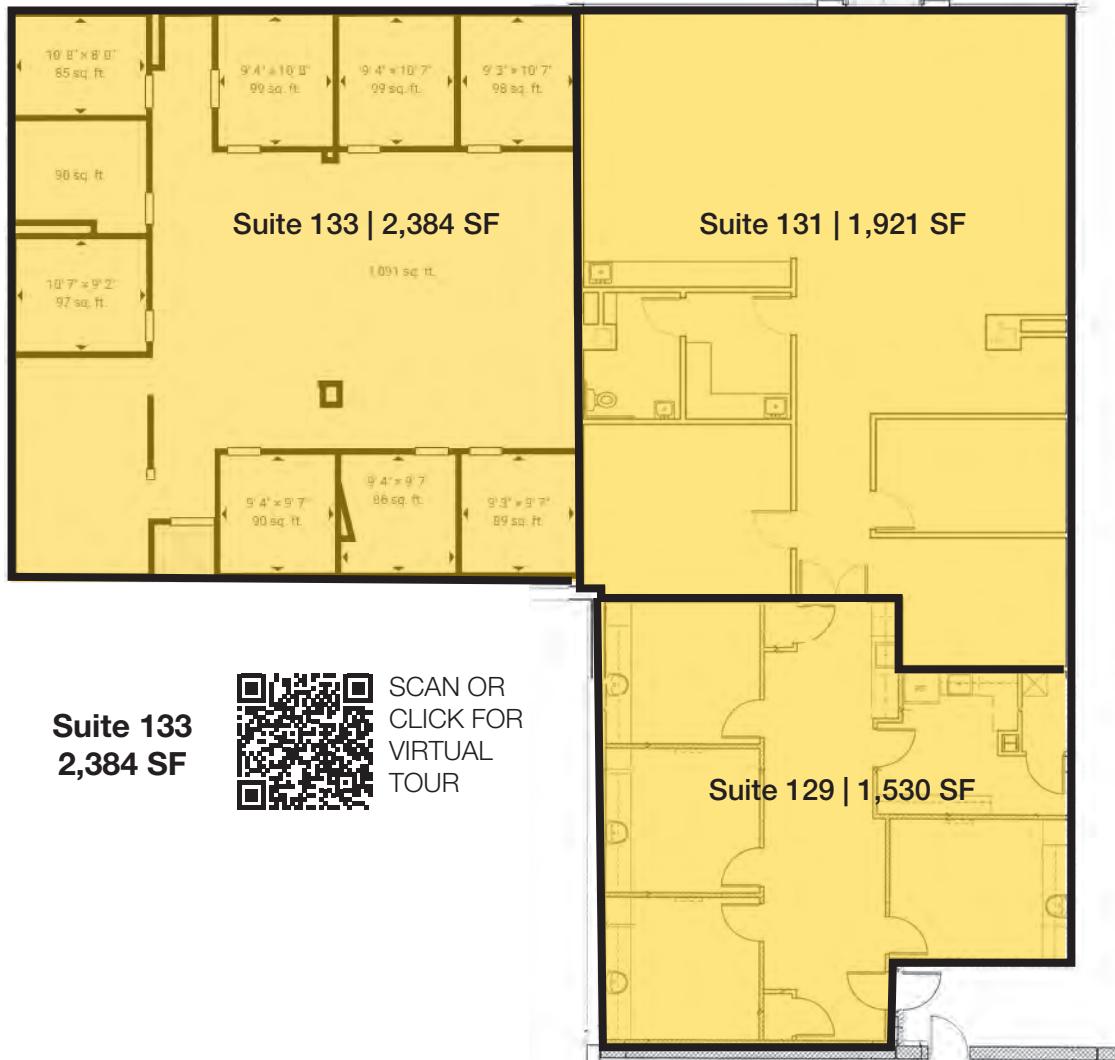
LEASED

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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE SUITE 133, SUITE 131, SUITE 129

FORMER CHIROPRACTIC PRACTICE



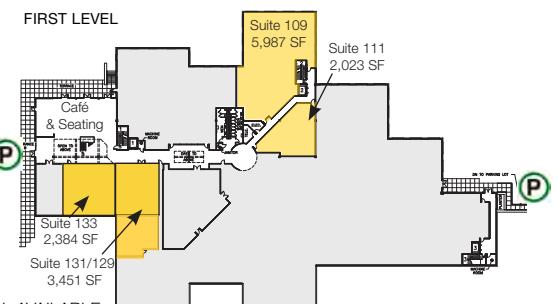
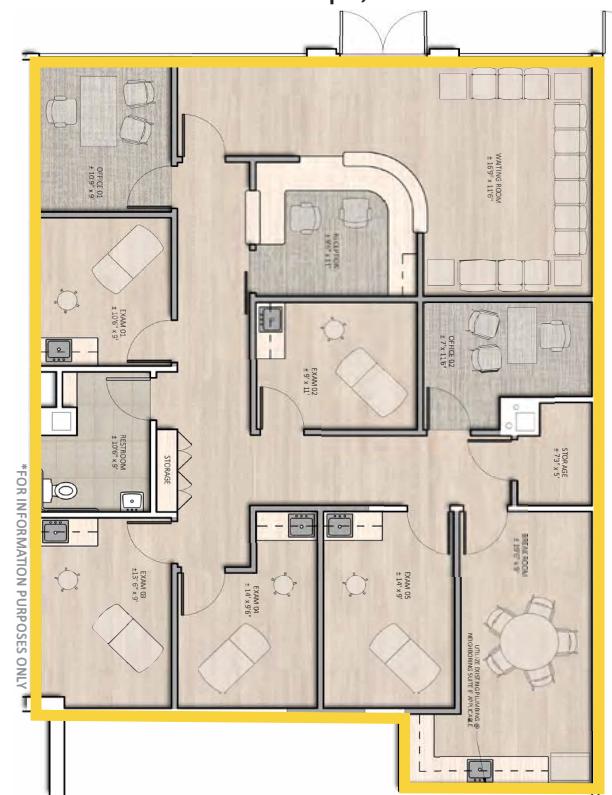
**Suite 131/129
3,451 SF**

**Subdivide
Available**

SCAN OR
CLICK FOR
VIRTUAL
TOUR



**SAMPLE LAYOUT
Suite 131 | 1,921 SF**



WARM SHELL AVAILABLE
2ND GEN AVAILABLE
LEASED

LEASING CONTACT:

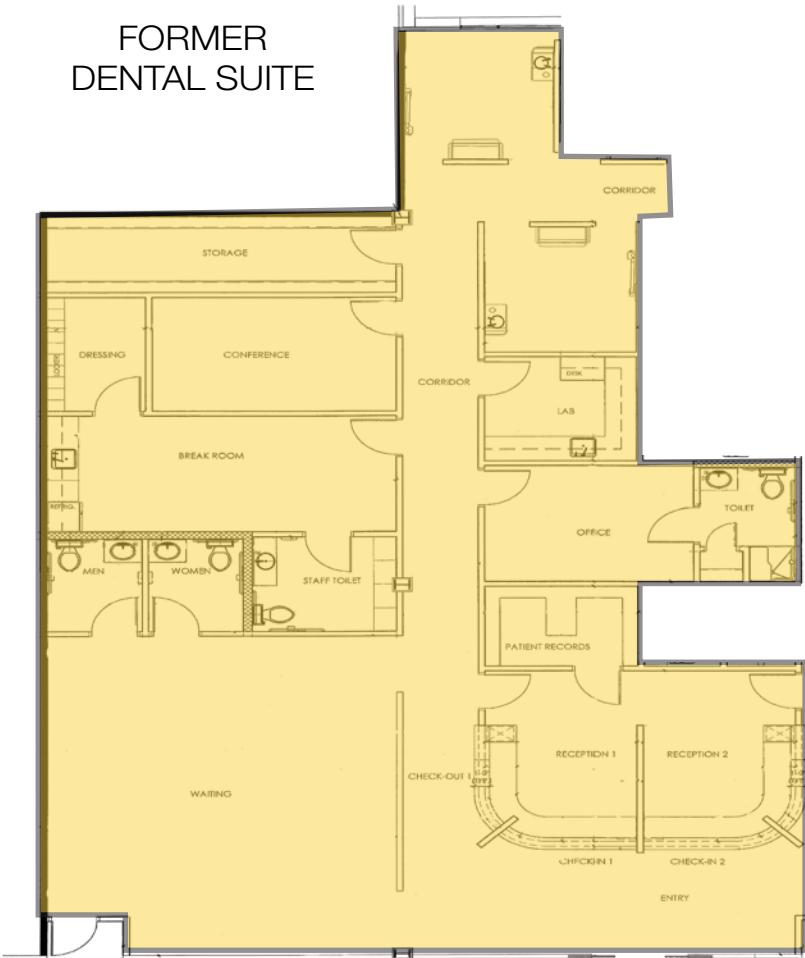
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2ND GENERATION MEDICAL SPACE SUITE 215



**Suite 215
3,528 SF**



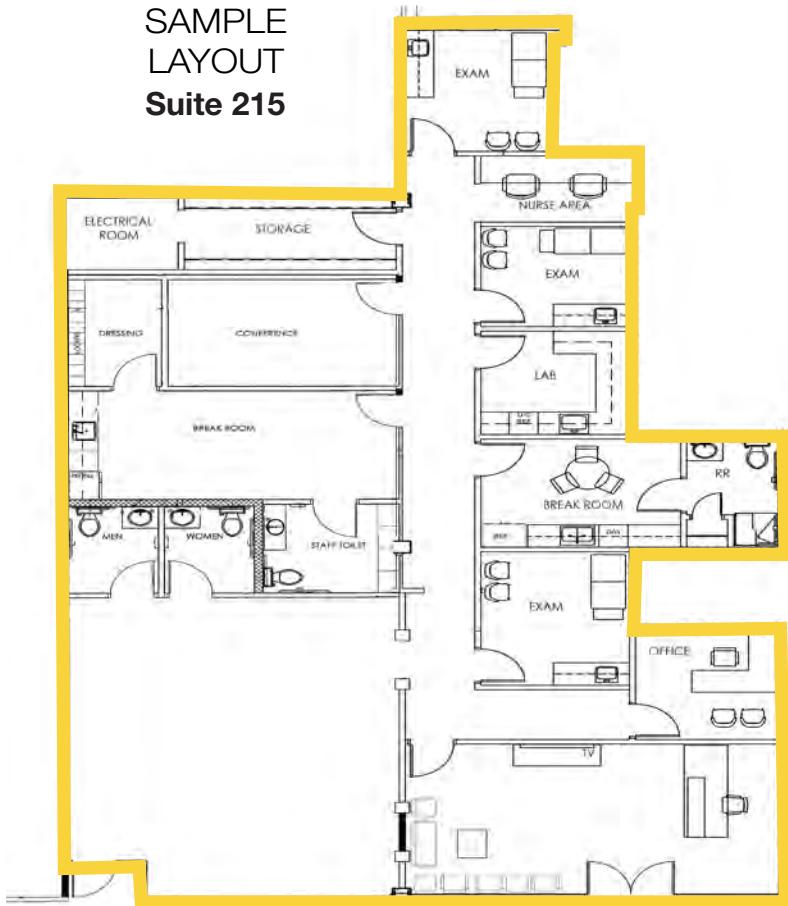
SCAN OR
CLICK FOR
VIRTUAL
TOUR

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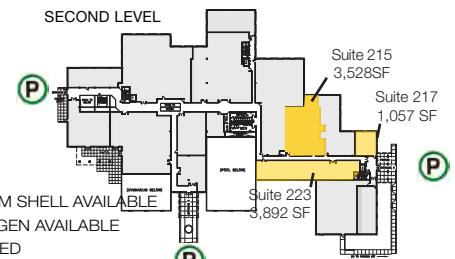
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SAMPLE LAYOUT Suite 215



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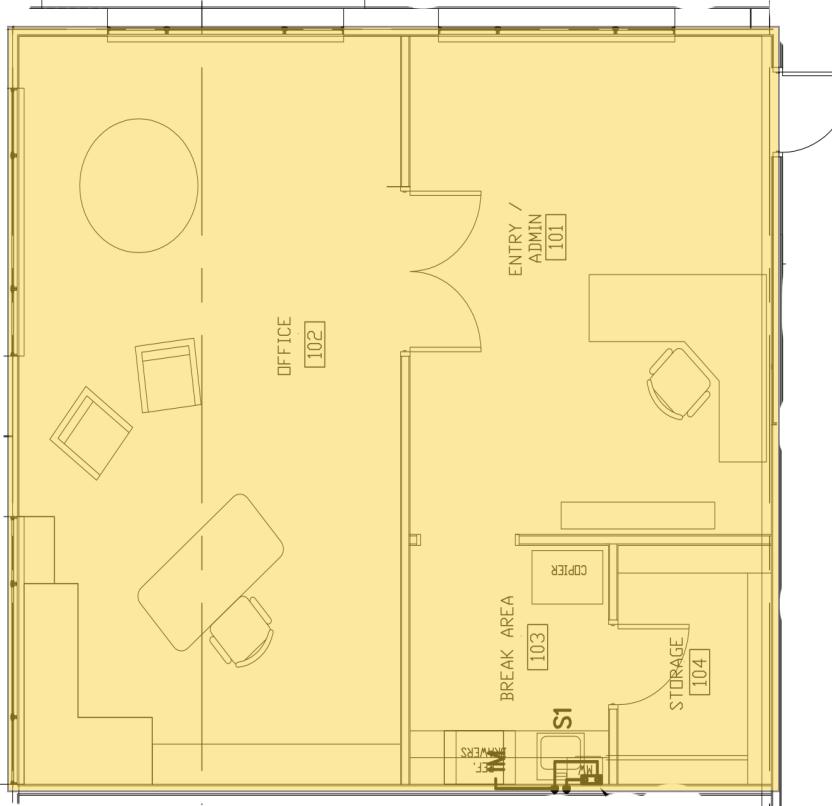


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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE SUITE 217

FORMER MANAGEMENT OFFICE



Suite 217
1,057 SF

SCAN OR
CLICK FOR
VIRTUAL
TOUR

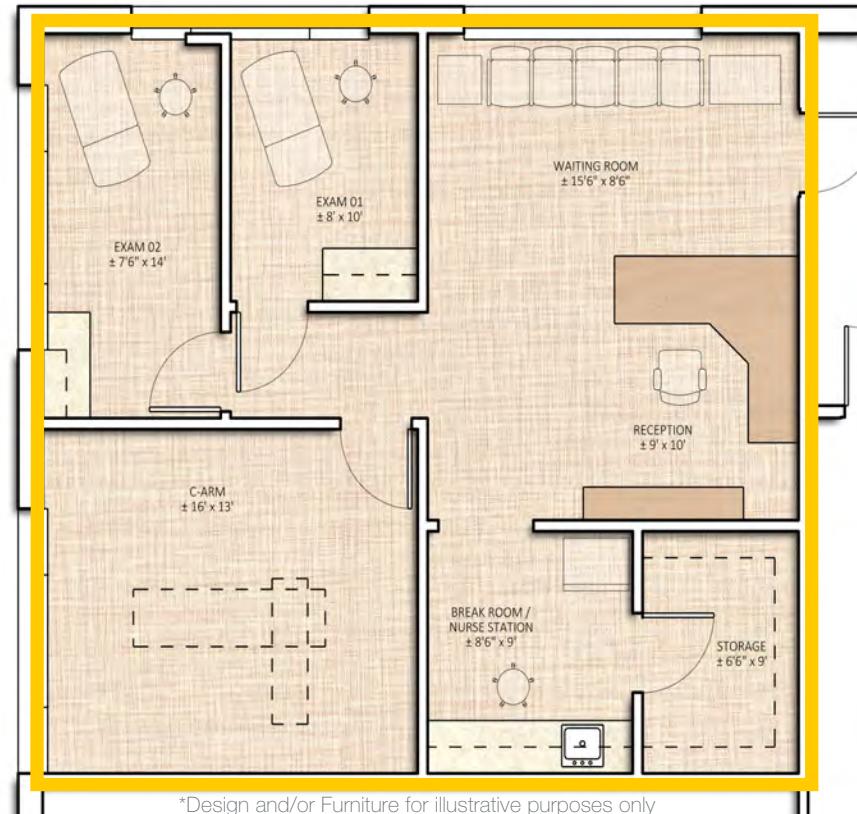


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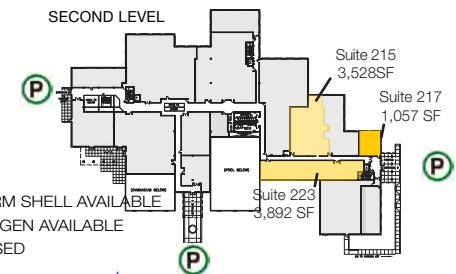
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SAMPLE LAYOUT
Suite 217



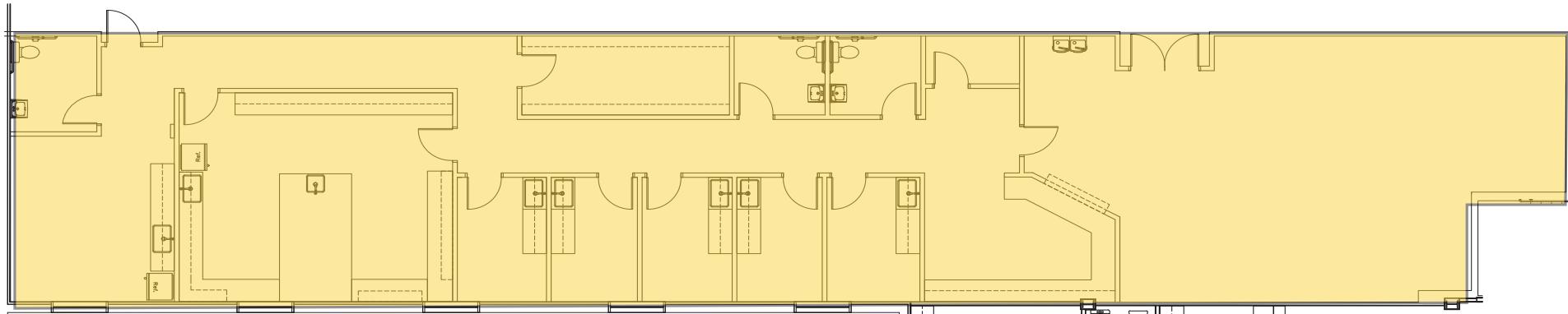
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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE SUITE 223



FORMER LAB CLINIC

Suite 223
3,892 SF



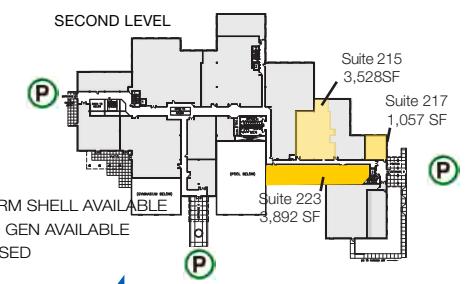
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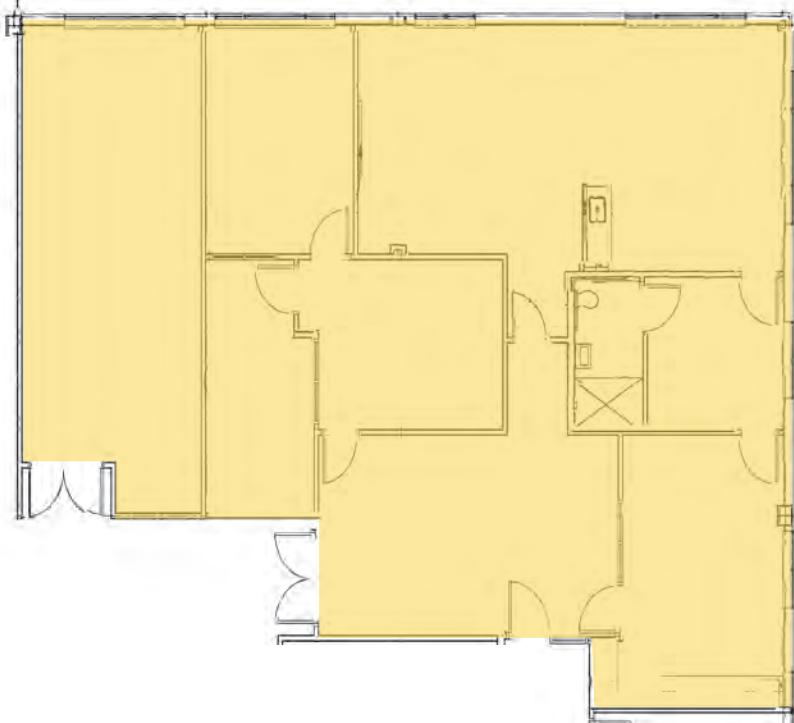
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NAI TRI PROPERTIES

2ND GENERATION MEDICAL SPACE SUITE 310 -317



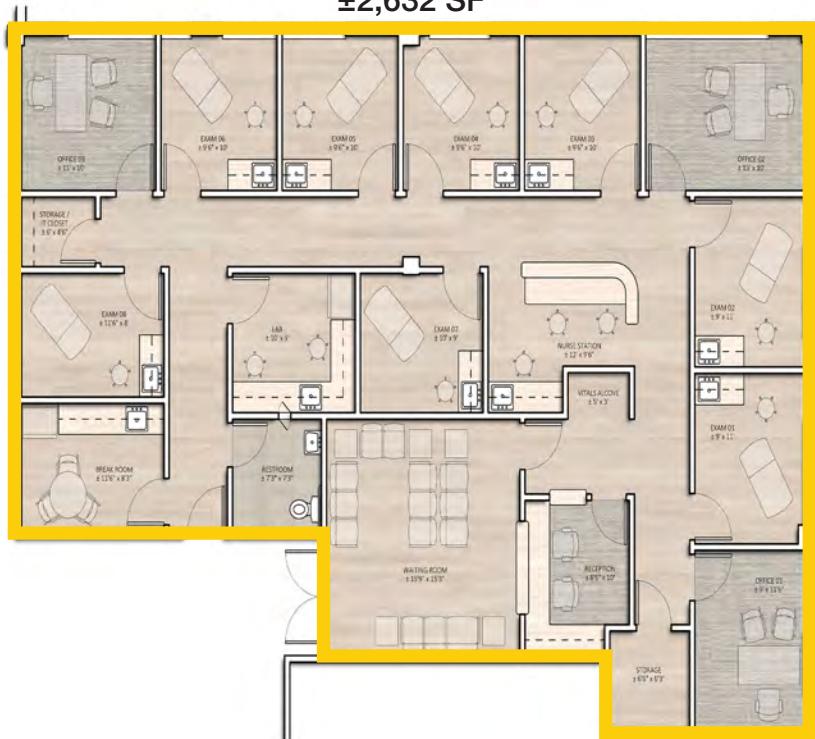
Suite 310-317
±2,632 SF

SCAN OR
CLICK FOR
VIRTUAL
TOUR



SAMPLE LAYOUT

Suite 310-317
±2,632 SF



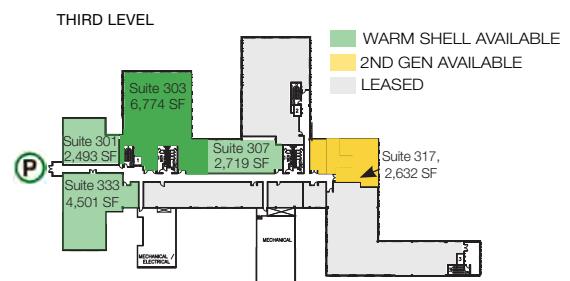
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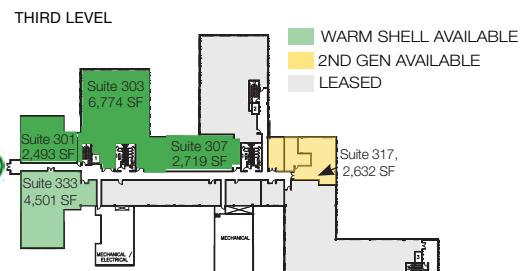
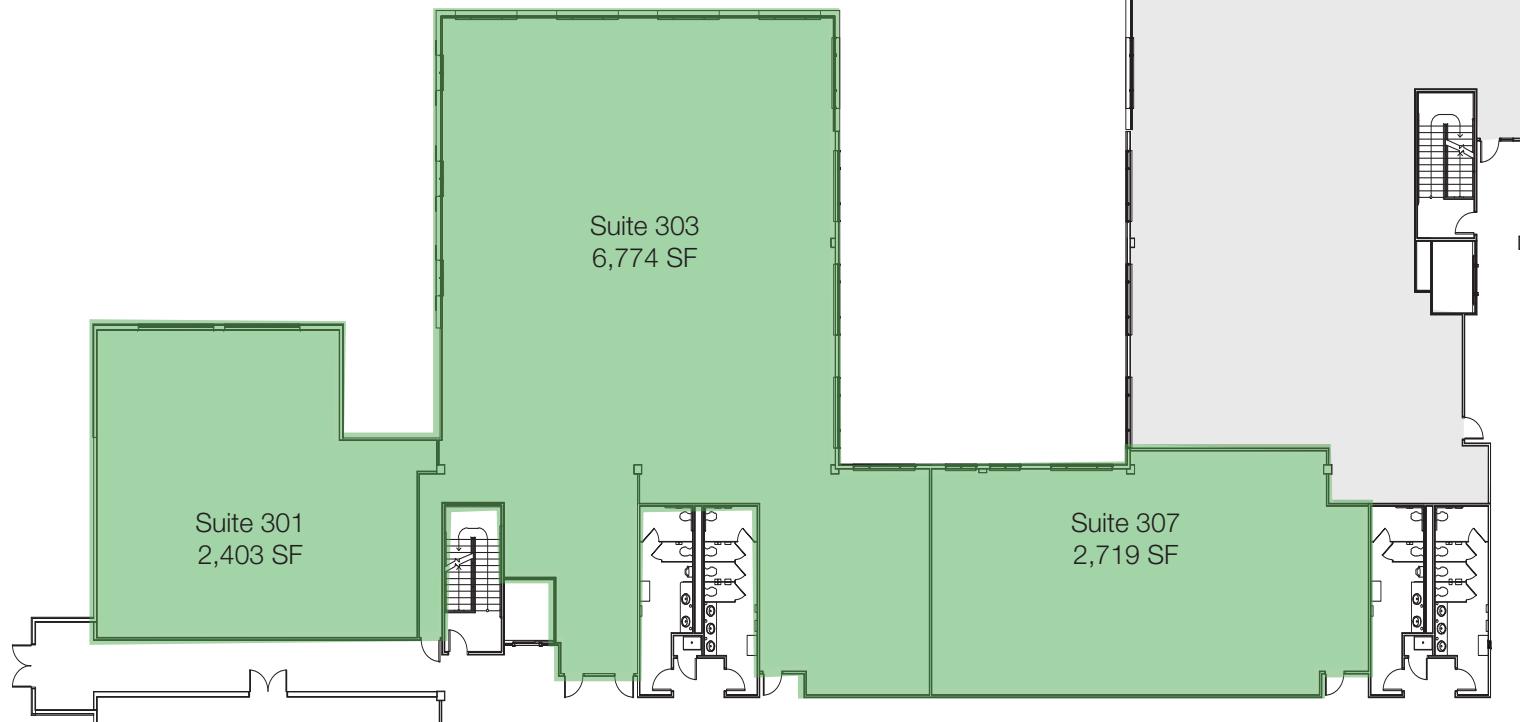
NAI TRI PROPERTIES



LARGEST CONTIGUOUS MEDICAL SPACE

SUITE 301 | SUITE 303 | SUITE 307

Suite 301, 303 & 307
 $\pm 11,986$ SF



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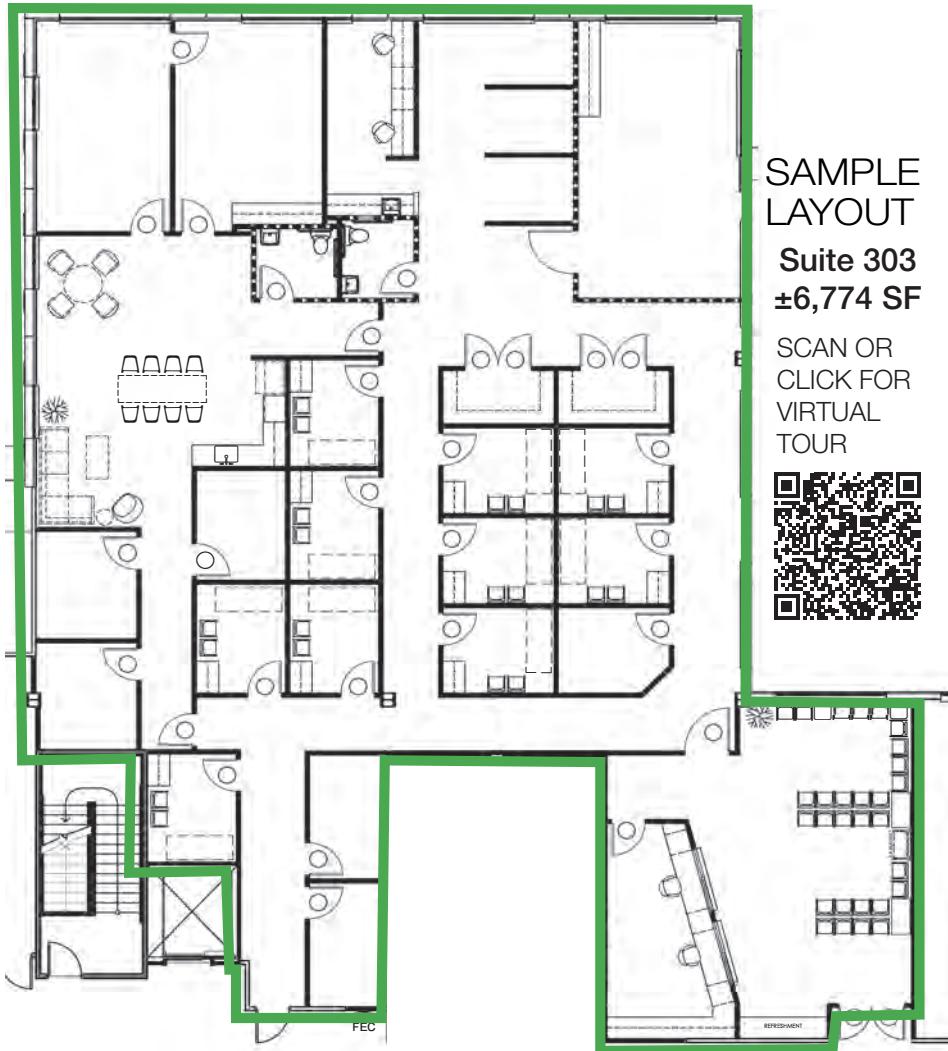
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1ST GENERATION MEDICAL SPACE

SUITE 303 & 333 - WARM SHELL - SAMPLE LAYOUTS

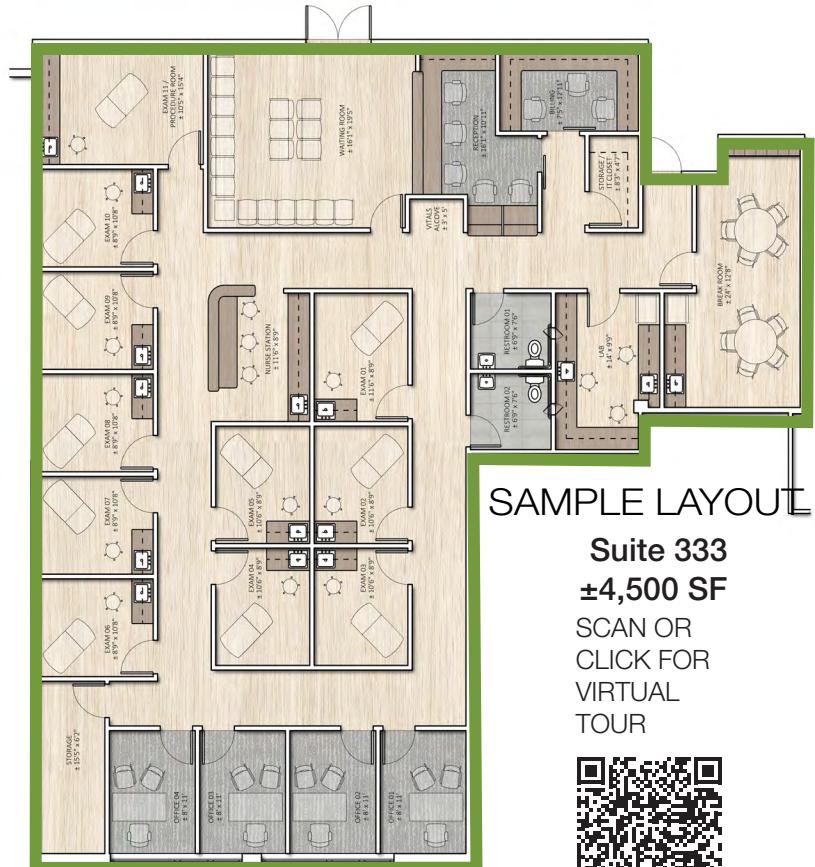


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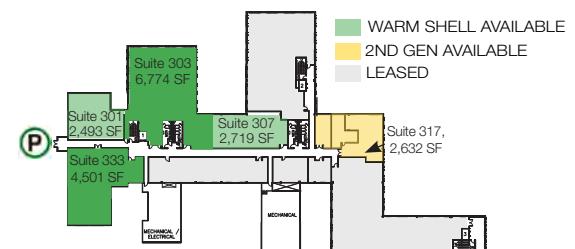
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THIRD LEVEL



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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

Arepas Culture
Briggs
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

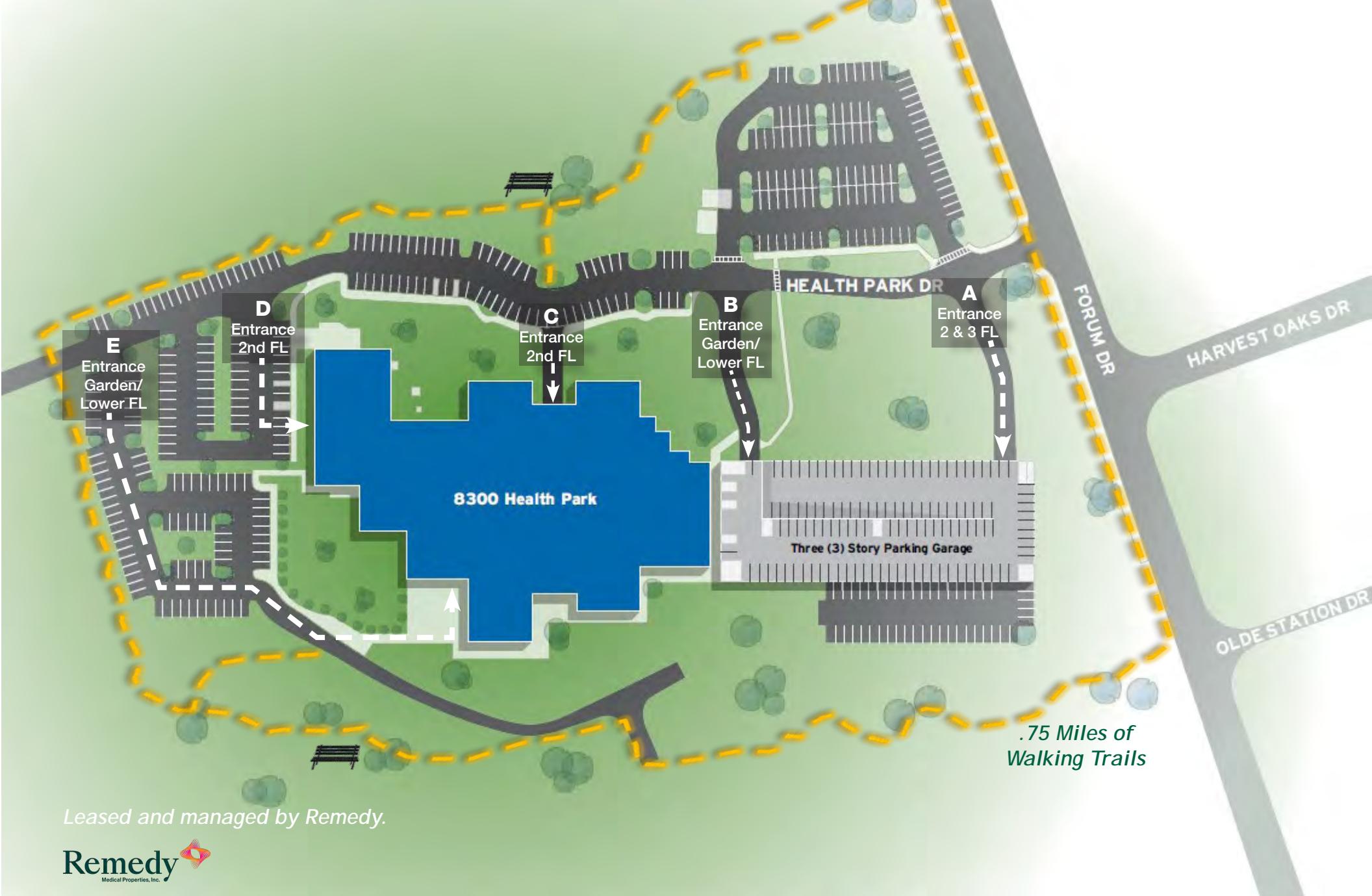
The Capital Grille
The Cowfish Sushi Burger Bar
Two Roosters Ice Cream
Vivace
Waraji
Wendy's
Zaxby's

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
Lowes Foods
Walgreens
Wells Fargo
Whole Foods



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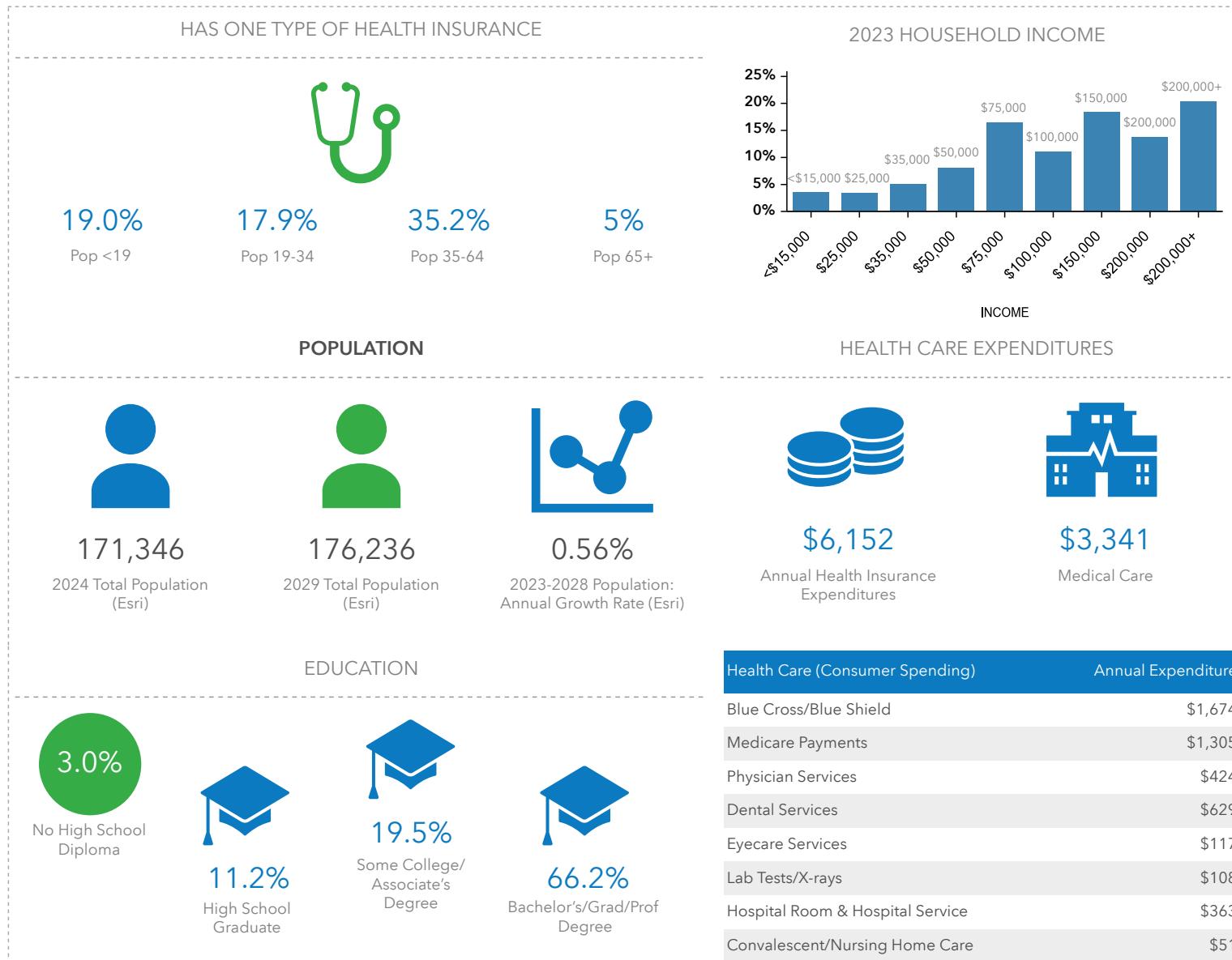
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DEMOGRAPHICS - 5 MILE



Source: This infographic contains data provided by ACS (2018-2022), Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

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