

BRIAR CREEK MEDICAL OFFICE

7780 BRIER CREEK PARKWAY,
RALEIGH, NC 27617

STARTING RENT

\$35/SF

CONTACT:



919 632 6953



WILL@PROFRALEIGH.COM

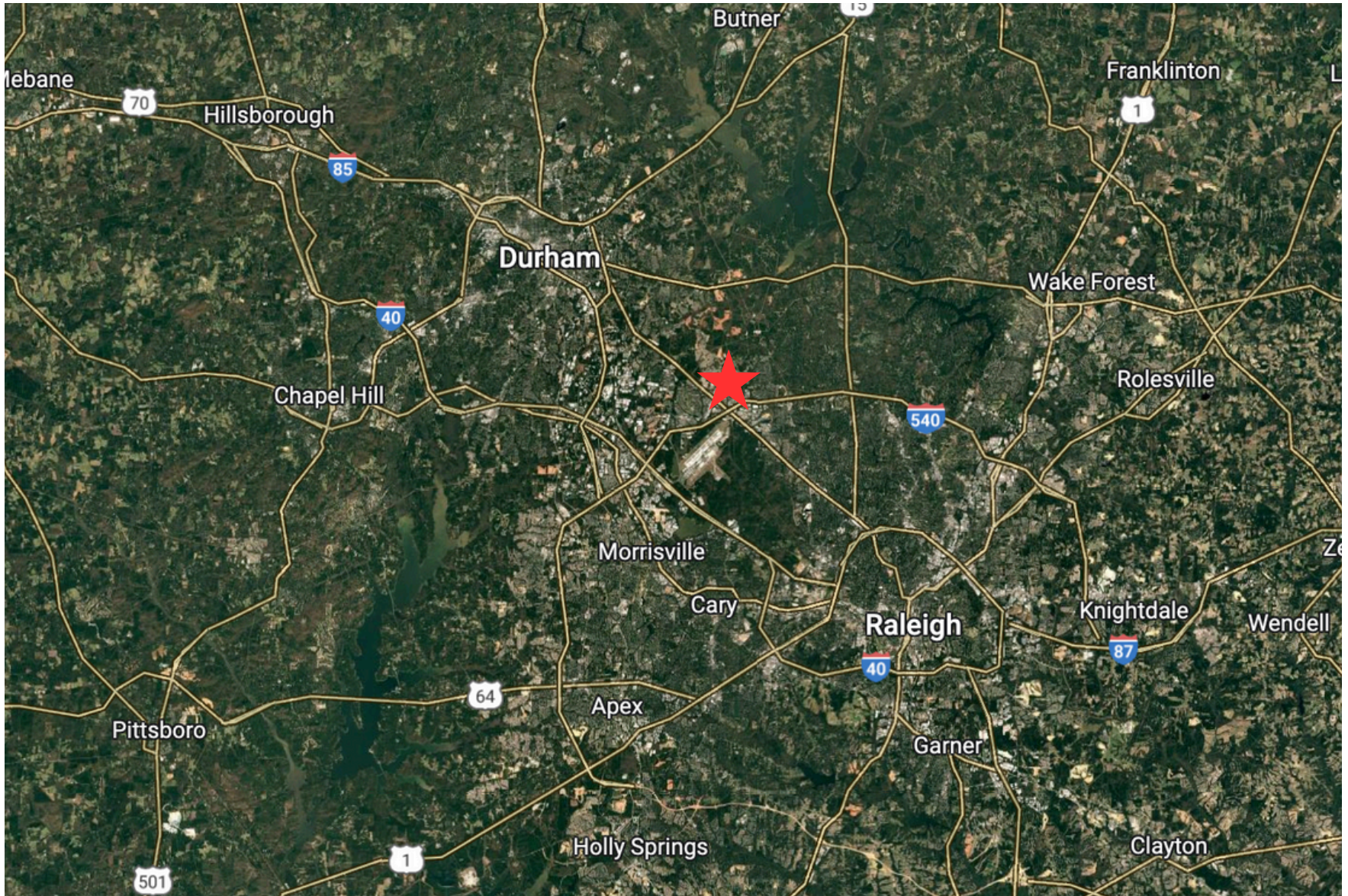
- 2ND GENERATION MEDICAL OFFICE FOR LEASE
- +/- 3905 SF
- CURRENTLY A ORTHODONTICS OFFICE
- IDEAL USE FOR PEDIATRIC DENTISTRY
- EQUIPMENT MAY BE CONVEYED WITH LEASE

PR Property
Resources

LEASE EXPENSES

- **Taxes: Landlord**
- **Insurance: Landlord (Tenant shall have Renters Insurance)**
- **Utilities: Tenant**
- **Operating Expenses: Owners' Association Dues paid by Landlord, any other by Tenant**
- **Maintenance: Interior paid by Tenant, Exterior paid by Landlord**

LOCATION







DISCLAIMERS

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THE OWNER EXPRESSLY RESERVE THE RIGHT, AT THEIR SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS REGARDING THE PROPERTY AND/OR TO TERMINATE DISCUSSIONS WITH THE BUYER AT ANY TIME WITHOUT NOTICE. THE OWNER HAS NO LEGAL COMMITMENT OR OBLIGATIONS TO ANY BUYER REVIEWING THE OFFERING MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS A WRITTEN AGREEMENT FOR THE PURCHASE OF THE PROPERTY HAS BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER. THE BUYER AGREES NOT TO CONTACT THE TENANT, THEIR EMPLOYEES OR CUSTOMERS WITHOUT PRIOR PERMISSION FROM THE OWNER.

PROPERTY RESOURCES IS NOT AFFILIATED WITH OR ENDORSED BY THE COMMERCIAL TENANT OR LESSEE IDENTIFIED IN THIS OFFERING MEMORANDUM. THE USE OF THE TENANT'S NAME OR LOGO IS NOT INTENDED TO IMPLY ANY AFFILIATION WITH OR ENDORSEMENT BY PROPERTY RESOURCES. ITS INCLUSION IS SOLELY FOR THE PURPOSE OF PROVIDING TENANT LESSEE INFORMATION ABOUT THIS LISTING TO PROSPECTIVE CUSTOMERS.

BY ACCEPTING THIS OFFERING MEMORANDUM, THE BUYER AGREES TO RELEASE PROPERTY RESOURCES AND HOLD IT HARMLESS FROM ANY CLAIM, COST, EXPENSE OR LIABILITY ARISING OUT OF THE BUYER'S INVESTIGATION AND/OR PURCHASE OF THIS PROPERTY.



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