

## **Property Overview**

**3305 SUNGATE BOULEVARD** RALEIGH, NC

3305 SUNGATE BOULEVARD is a single-story Class B medical office building located steps away from WakeMed Raleigh, offering exceptional convenience for both patients and practitioners. The location offers strong exposure off New Bern Avenue and Sunnybrook Drive, with seamless access to I-440 for fast regional connections. A smart strategic location built for care.

#### **PROPERTY HIGHLIGHTS**

- 14,016 SF single-story medical office building
- 1.84 Acres
- Zoned O&I-1 (medical zoning)
- 70+ Parking spaces, excellent surface parking
- Nice campus setting
- Steps from WakeMed Raleigh
- Built in 2006

**\$4,195,000**SALES PRICE

\$25.95/SF LEASE RATE (NNN)







# **Interior Photos**

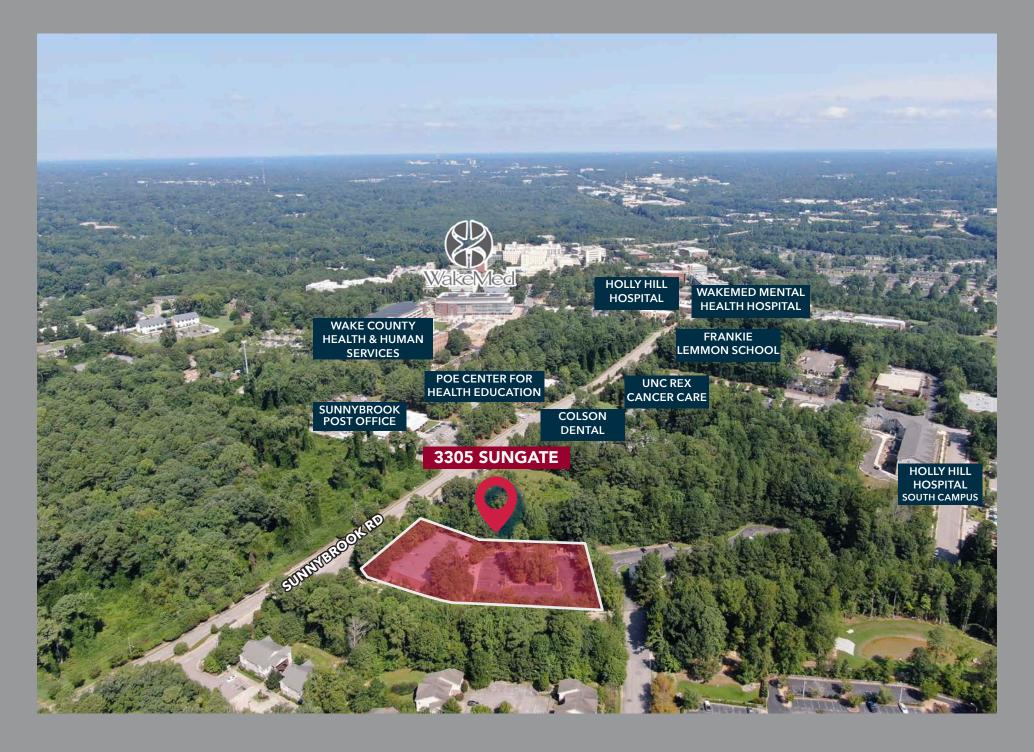




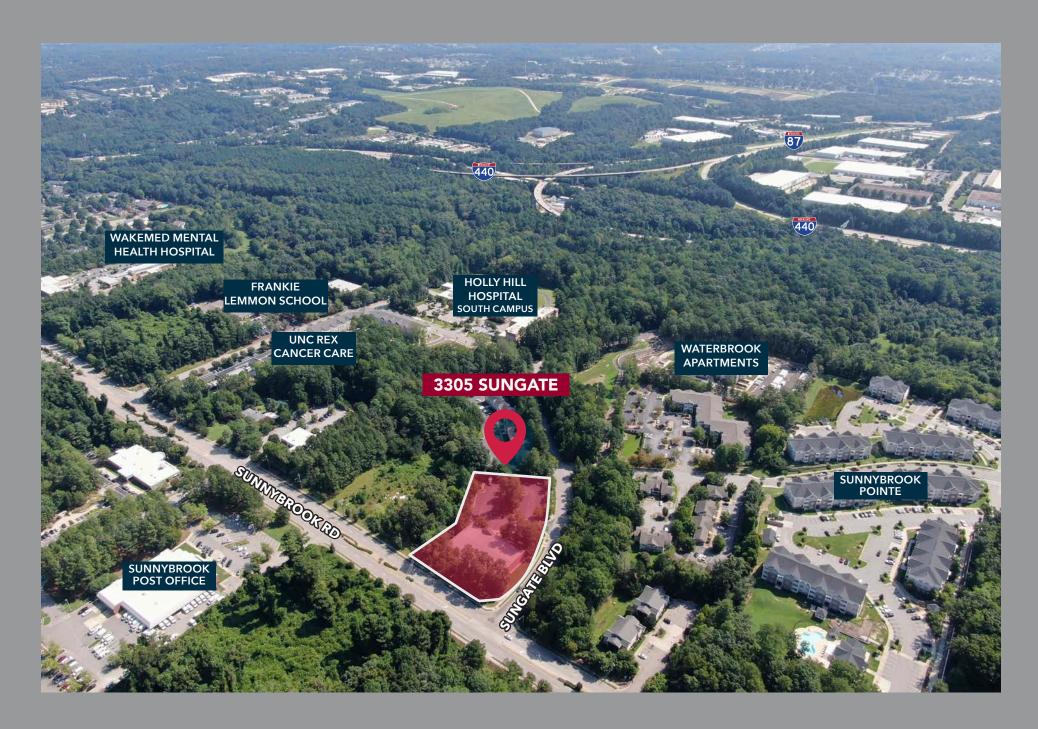










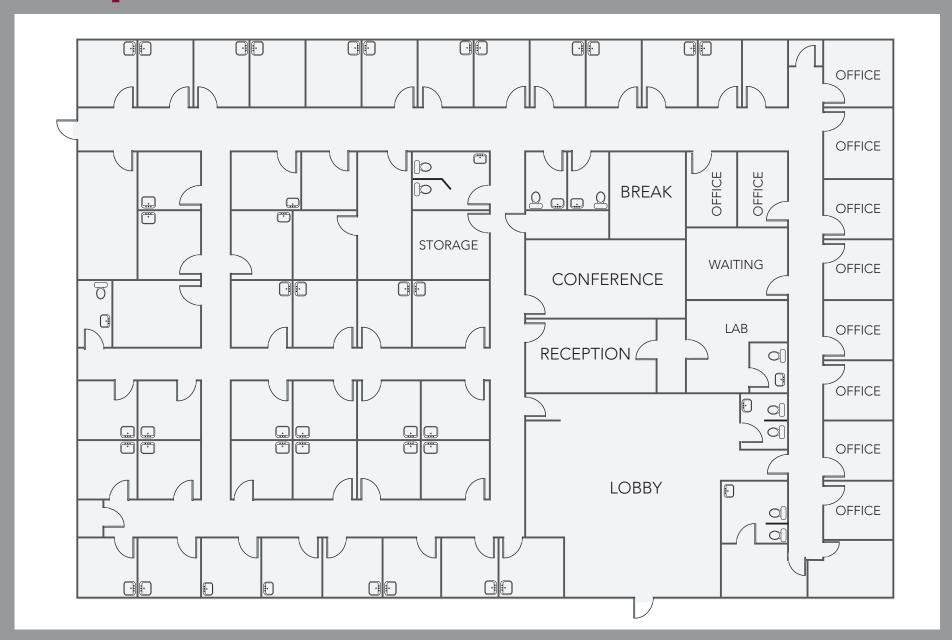




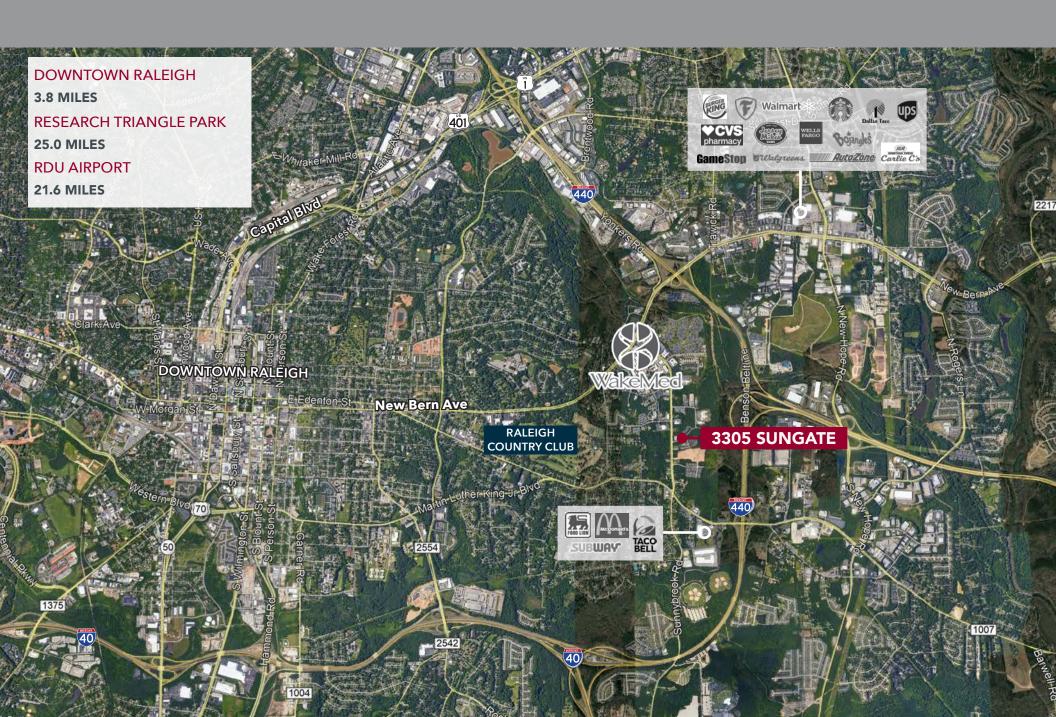




# Floorplan



#### **Area Amenities**



## Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	5,481	80,014	206,817
Daytime Population	25,846	96,190	280,246
Median Age	34.8	35.6	35.1
Median Household Income	\$47,674	\$73,3597	\$81,869
Median Home Value	\$321,429	\$332,680	\$376,013
Bachelor's Degree or Higher	24.3%	38.1%	44.6%

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.



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