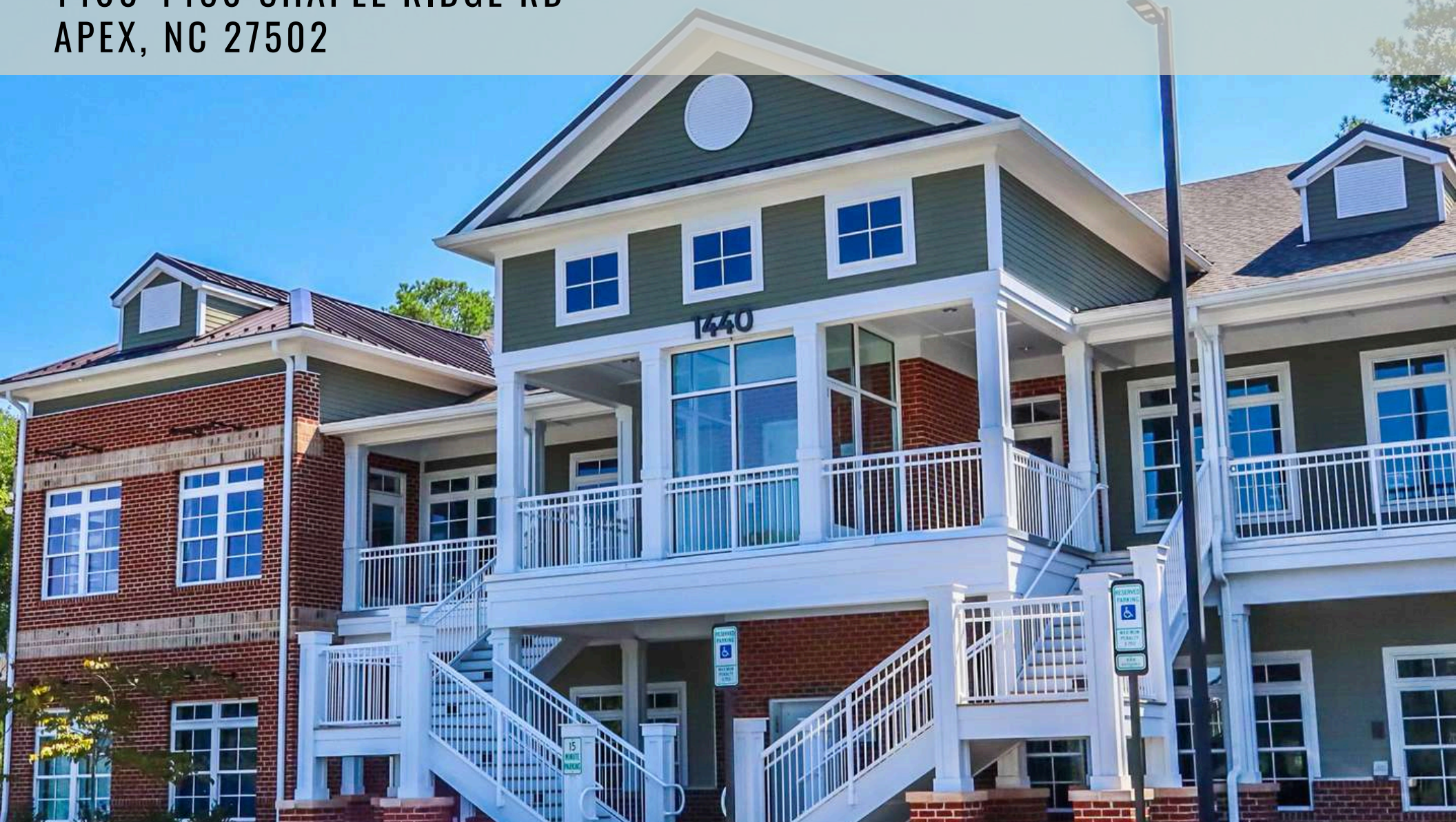


FOR SALE OR LEASE

1400-1480 CHAPEL RIDGE RD  
APEX, NC 27502



**APEX OFFICE CENTER  
FOR LEASE OR FOR SALE**

EMMA LANTZ, Advisor  
919-948-7233 (D)  
252-292-9242 (C)  
emma@phoenixcommercialinc.com





# PROPERTY HIGHLIGHTS

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

Olive Chapel Professional Park, located at 1400-1480 Chapel Ridge Rd in Apex, is an attractive development being built in multiple phases. The park will feature five two-story mixed-use commercial buildings totaling nearly 75,000 square feet. Each building will offer full elevator access and three secondary walk-up entrances, ensuring convenience for all tenants. These premium spaces are available for lease or purchase, offering a prime opportunity to establish your business in one of Apex's most desirable locations.

AVAILABLE SQ FT

±1,500-7,500 SF

ACREAGE

±8.7 Acres

ZONE

O&I-CZ

YEAR BUILT

2020

SALE

\$360.00/SF - Shell Space  
\$460.00/SF - Stabilized Unit(s)  
Cap rates vary 5-8%

LEASE

\$26.00 - \$30.00/SF (NNN)  
Buildout Allowance Available



# SITE PLAN & PARKING

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

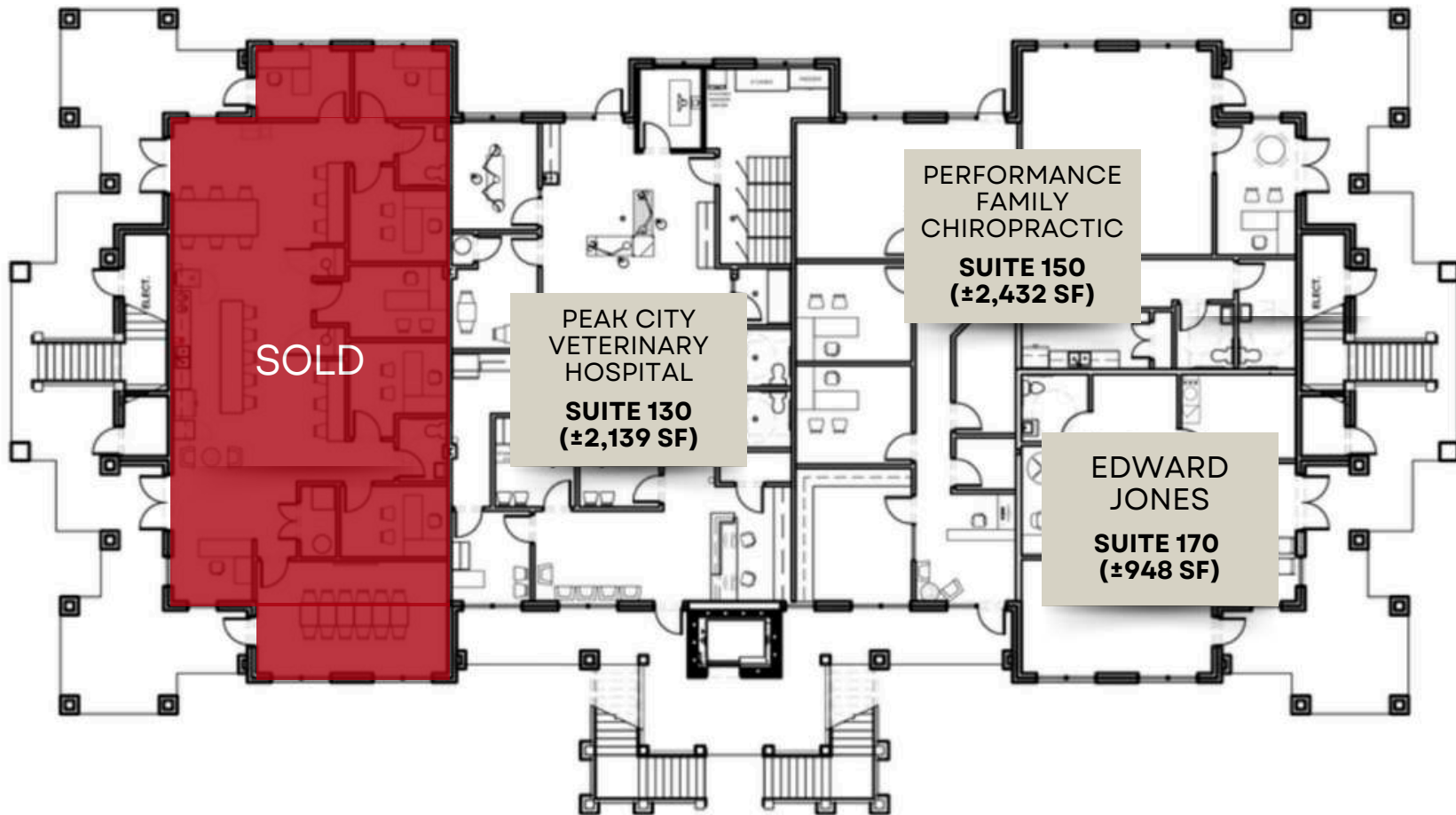




# BUILDING 1480 (A)

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

## FIRST FLOOR

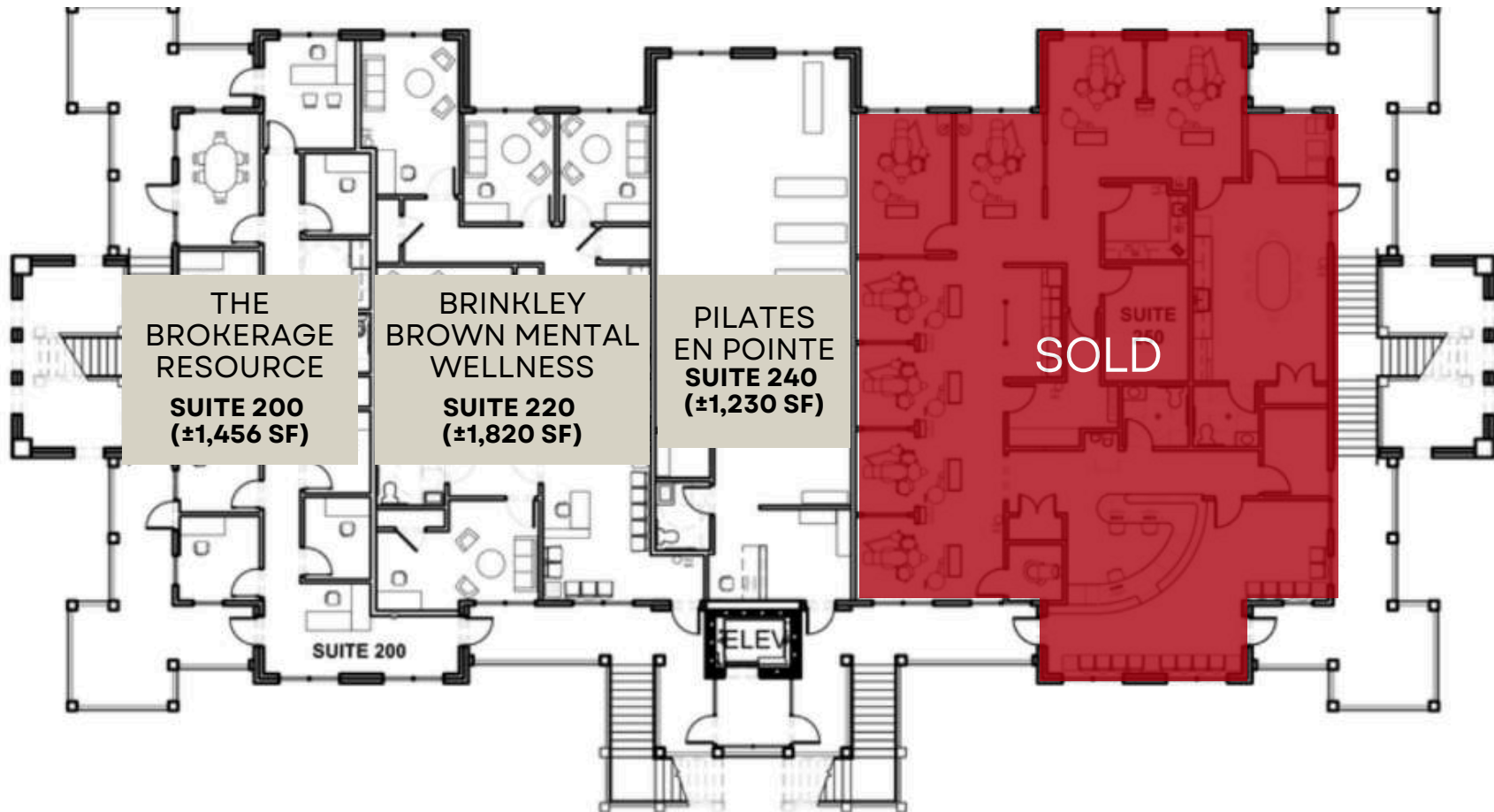


*\*Floorplan is not to scale and is subject to changes*

# BUILDING 1480 (A)

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

## SECOND FLOOR

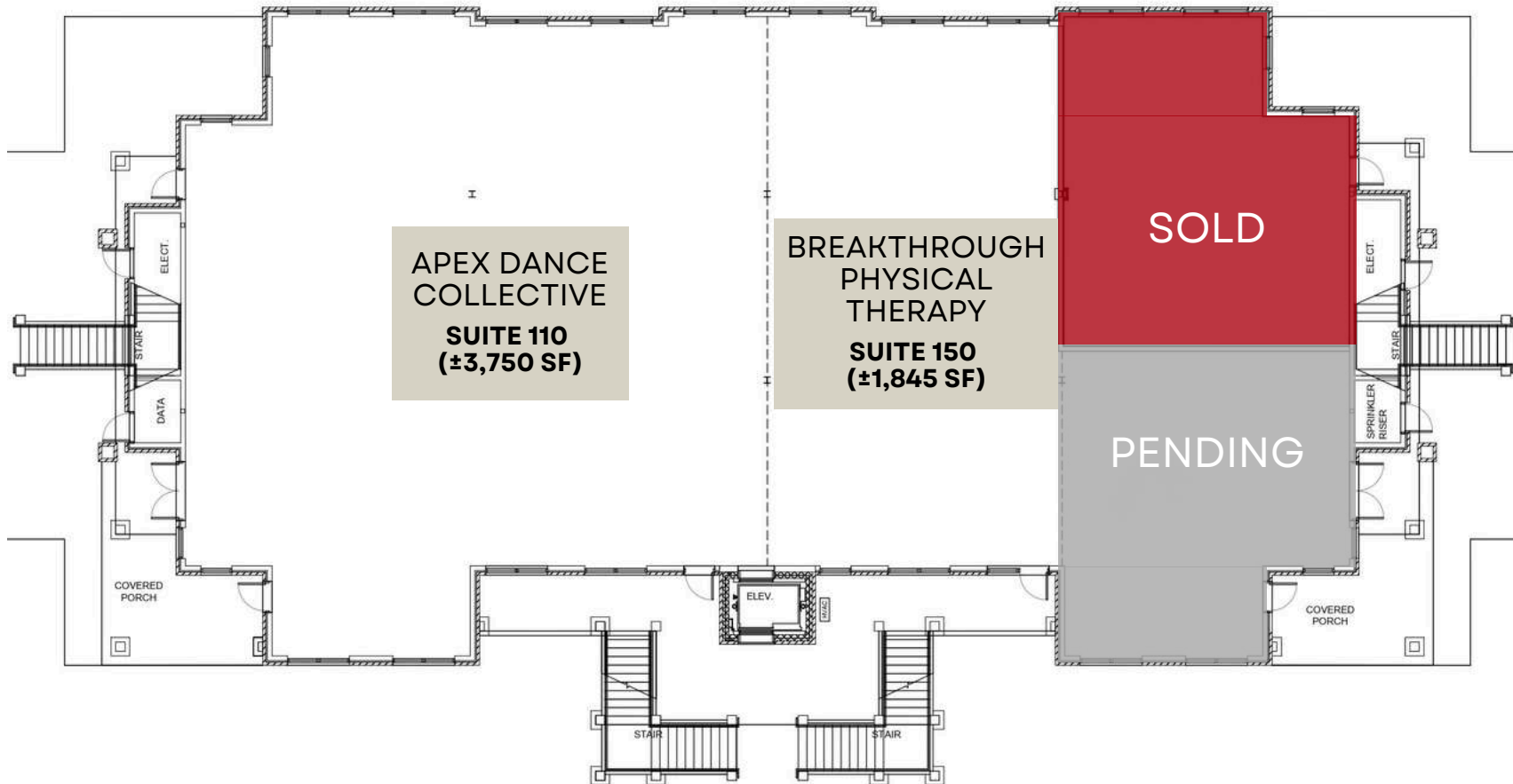


*\*Floorplan is not to scale and is subject to changes*

# BUILDING 1460 (B)

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

## FIRST FLOOR

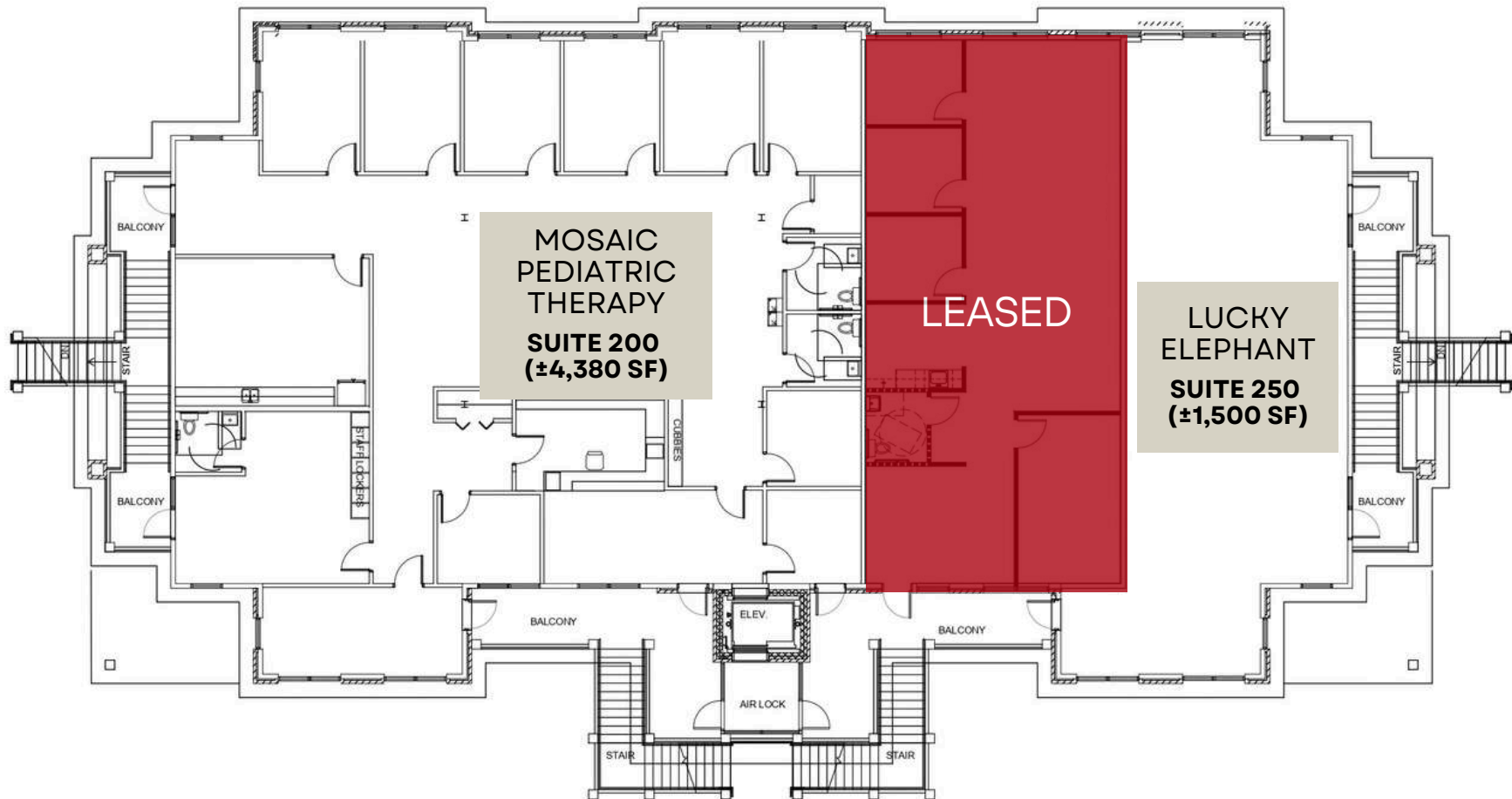


*\*Floorplan is not to scale and is subject to changes*

# BUILDING 1460 (B)

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

## SECOND FLOOR

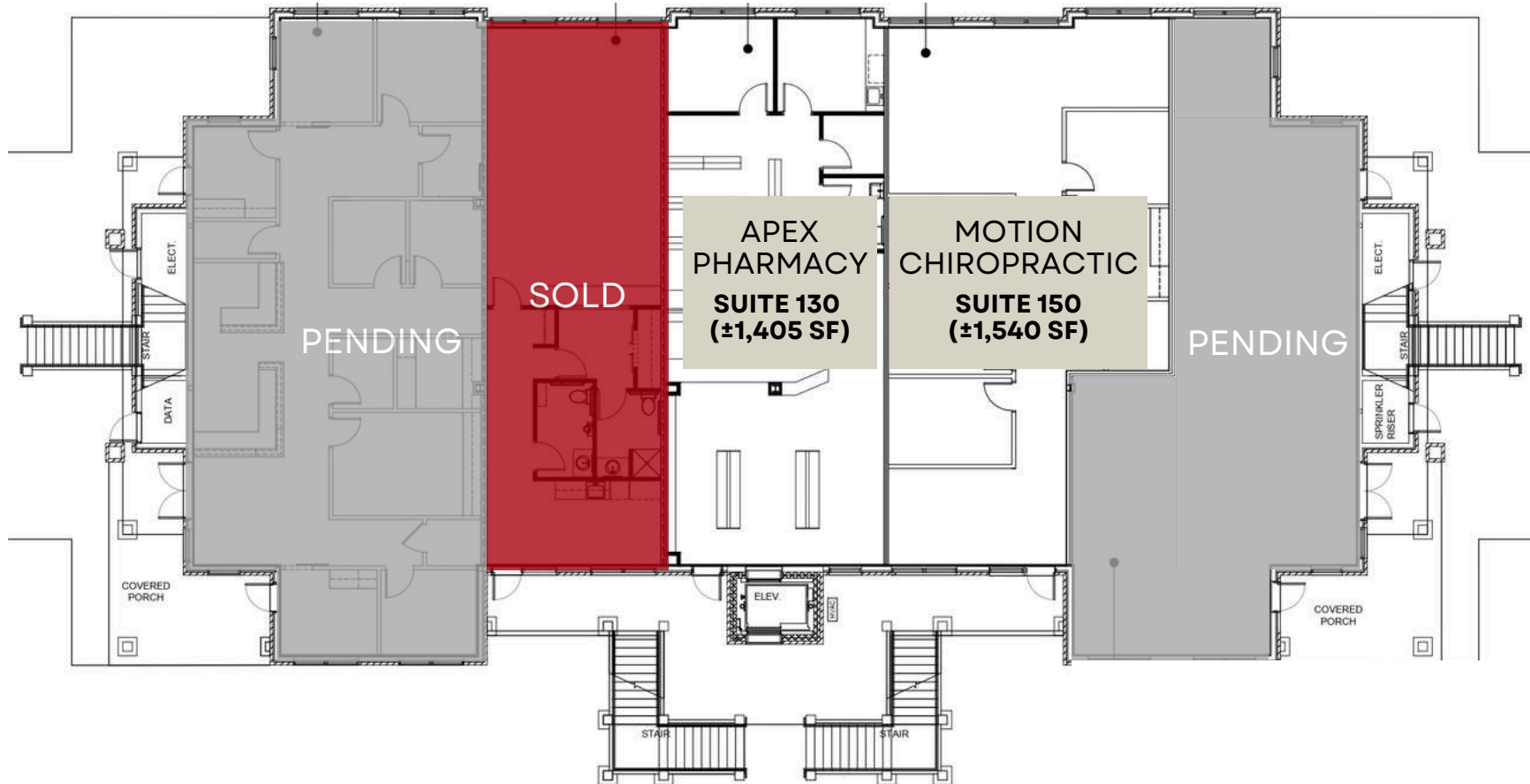


*\*Floorplan is not to scale and is subject to changes*

# BUILDING 1440 (C)

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

## FIRST FLOOR



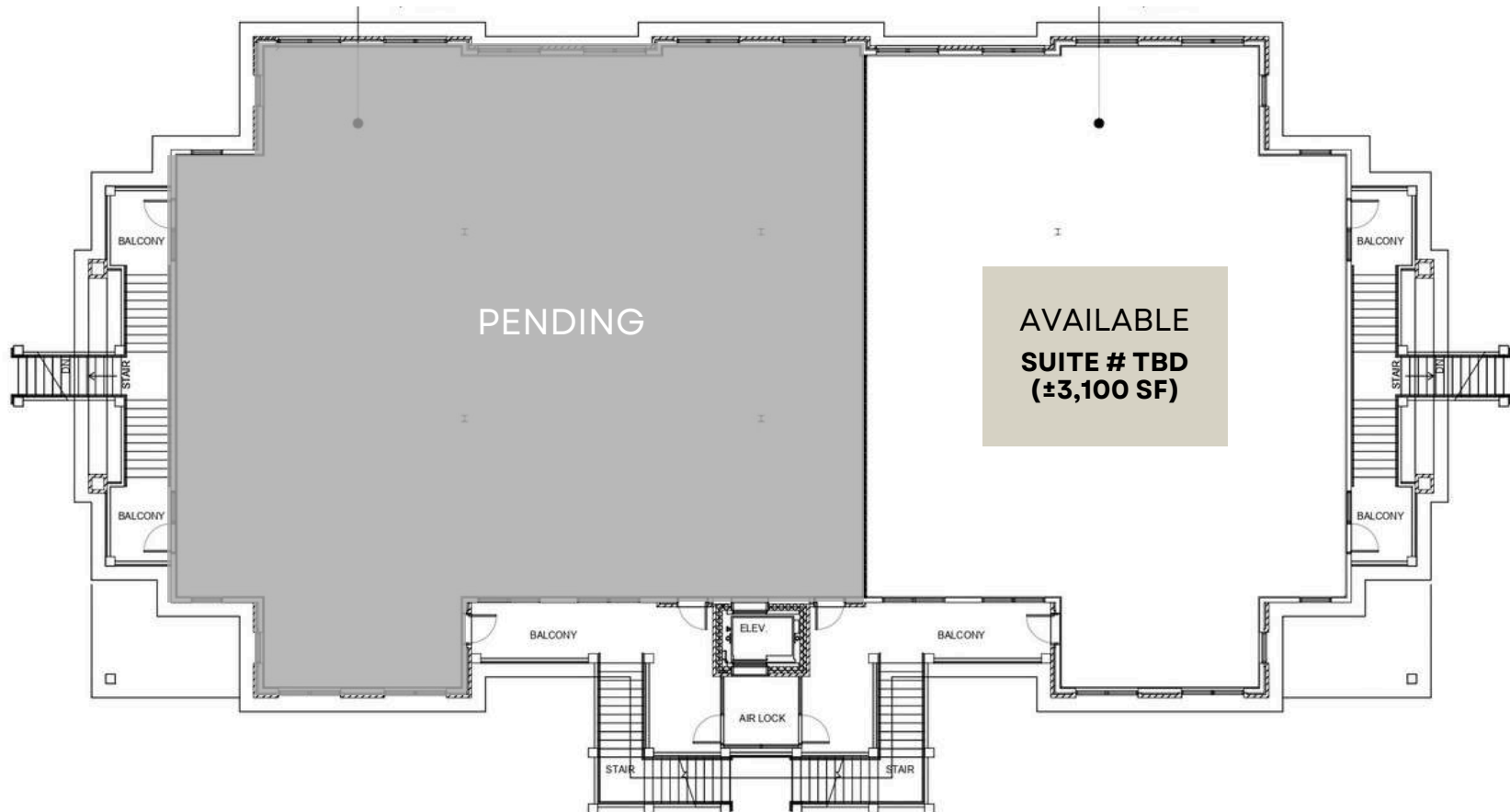
*\*Floorplan is not to scale and is subject to changes*



# BUILDING 1440 (C)

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502

## SECOND FLOOR



*\*Floorplan is not to scale and is subject to changes*

# LOCATION & ZONING

1400-1480 CHAPEL RIDGE RD, APEX, NC 27502



## OTHER NEARBY AMENITIES

- PUBLIX
- CULVER'S
- MARCO'S PIZZA
- BP
- LOWE'S FOODS
- TARGET
- CHICK-FIL-A
- LOWE'S HOME IMPROVEMENT
- KOHL'S
- SKY ZONE
- WAKE OASIS COFFEE
- FEDEX
- SASSY NAILS & SPA
- THE DUGOUT TAVERN & GRILL
- EGGS UP GRILL
- H&R BLOCK
- GREAT CLIPS
- OLIVE CHAPEL ELEMENTARY SCHOOL
- KELLY ROAD ATHLETIC FIELD
- LONGHORN STEAKHOUSE
- IHOP
- HOMEGOODS

**Centrally Located:** Located in the thriving area of Apex, near the Beaver Creek shopping center, with numerous amenities nearby.

**Easy Access:** Positioned with access and convenient connections to I-540, Highway 64, and Highway 55.

## ZONING & PERMITTED USES

**Office and Institutional (O&I-CZ)- Apex UDO**

- Office
- Fitness
- Vocational Schools