

8841 WADFORD DRIVE

Raleigh, NC 27616



FOR SALE
Creative Office Space

TRI PROPERTIES
CORPORATE SERVICES DIVISION
TEAMWORK • RESULTS • INTEGRITY



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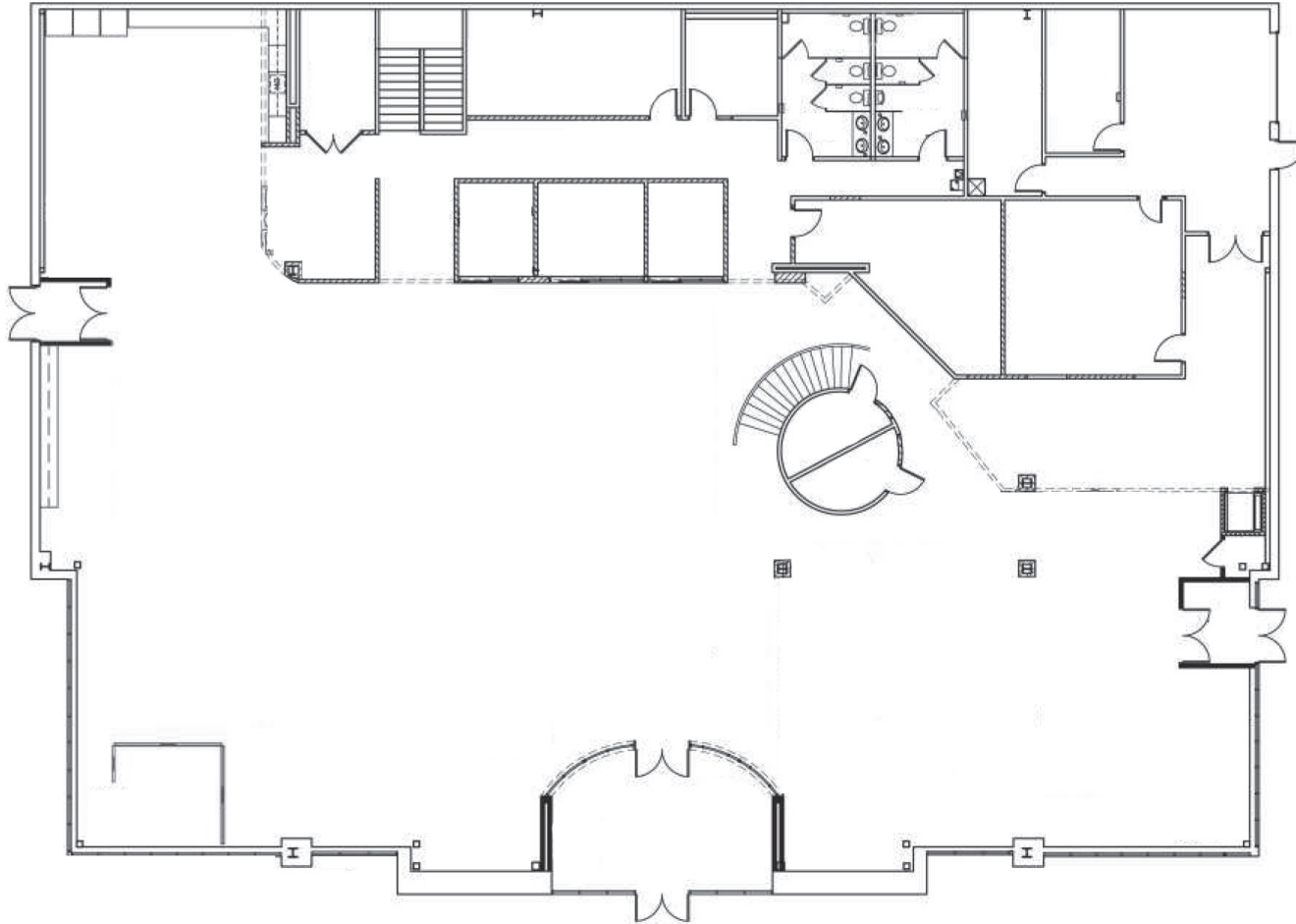
FREE-STANDING OWNER OCCUPANT OPPORTUNITY.

BUILDING SIZE	17,598 SF 1 st Floor - 13,503 SF Mezzanine - 4,095 SF
SALES PRICE	\$3,250,000
SITE SIZE	1.37 acres
YEAR BUILT	2005/Renovated in 2015
ZONING	TD - Thoroughfare District
UTILITIES	Water & Sewer: City of Raleigh Electric: Duke Energy Gas: PSNC
CONSTRUCTION	Steel frame and brick construction
PARKING	36 spaces on-site
RENOVATIONS	Full building renovation in 2015 - New Roof (TPO Membrane System) - New sprinkler system - Epoxy concrete and carpet tile floors - Additional HVAC units added - New fixtures and finishes throughout - ADA lift - LED lighting throughout - Remote controlled roller shades
MISCELLANEOUS	- Power: 400 amp 277/480V - Loading dock onsite - Supplemental cooling unit located within server room - Furniture can be available
CONTACT	MATT WINTERS 919.424.8452 matthew.winters@am.jll.com LUKE ENZWEILER 919.281.2327 lenzweiler@triprop.com

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FIRST (1ST) FLOOR
13,503 SF

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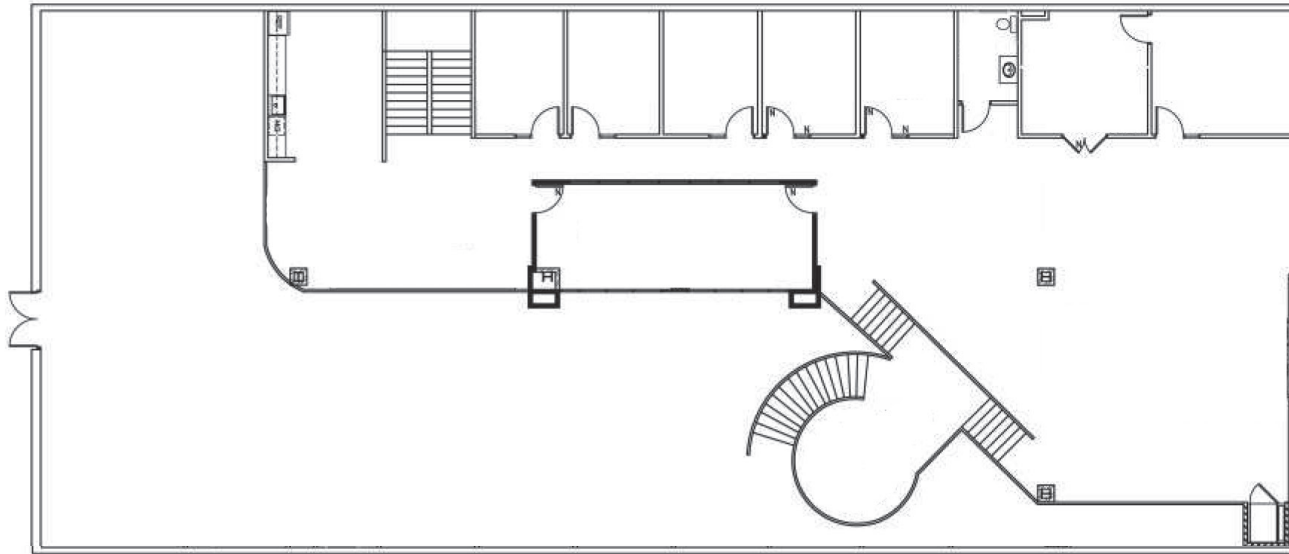
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MEZZANINE
4,095 SF

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DINING



BANKING



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