

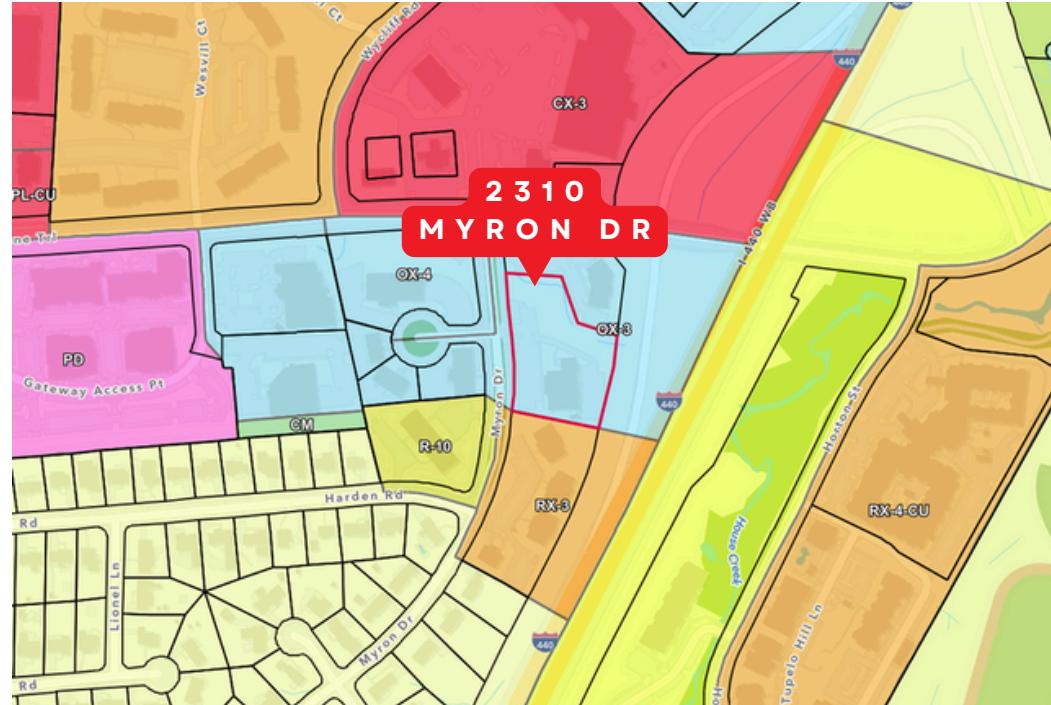
OFFICE | MEDICAL FOR LEASE



2310 MYRON DR
RALEIGH, NC 27607

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PROPERTY OVERVIEW

- **Visible & Accessible Office Space:** Offering direct visibility to I-440 and quick access to I-40, this West Raleigh suite provides excellent signage opportunities and modern common areas.
- **Ample Parking:** With ± 30 lower-level spaces and ± 45 upper-deck spaces, the property ensures convenient parking for employees and visitors.

RENTABLE SQ FT

$\pm 2,112$ -4,704 Total RSF (If combined)

SUBMARKET

West Raleigh

SPACE FEATURES

Ground level suite

Exterior building signage potential

Newly remodeled common areas & monument signage

Freshly repaved & striped parking lot

Warm shell condition

LOCATION

Offers direct visibility to the I-440 Beltline. Quick access to I-40

ZONING

OX-3

PARKING

Lower level ± 30 ; Upper deck ± 45

RATE

\$22.50 RSF (Full Service)

POTENTIAL FLOOR PLAN



*FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

LOCATION & DEMOGRAPHICS



TRAFFIC COUNTS	VPD	
Lake Boone Tr & Myron Dr	32,000	
DEMOGRAPHICS	2 MILES	5 MILES
2024 Population	34,737	241,167
2024 Households	15,432	109,507
Median HH Income	\$125,399	\$106,819
Median Age	35.3	34.2

*TRAFFIC COUNTS AND DEMOGRAPHICS DERIVED FROM NCDOT AND COSTAR.

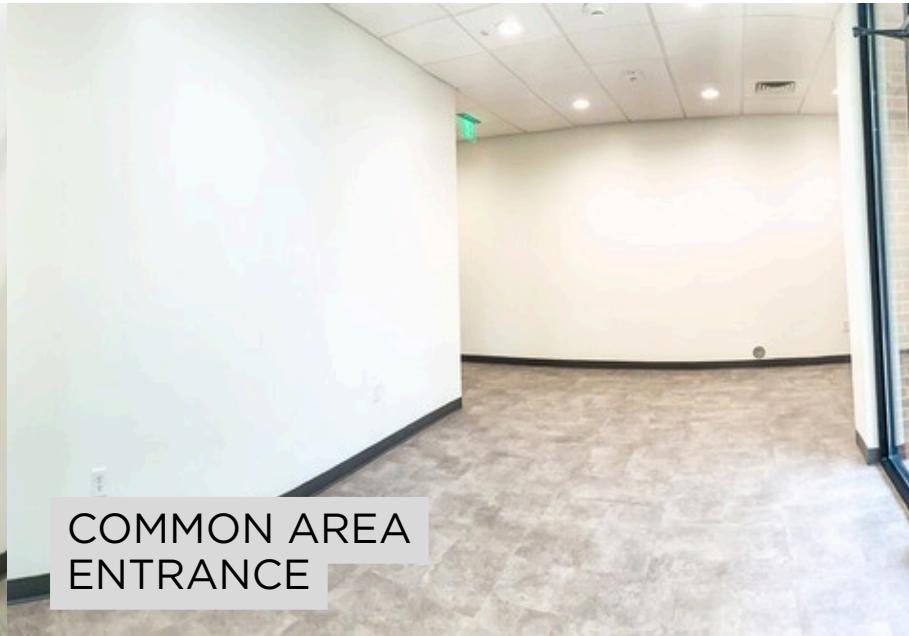
PHOTOS



EXTERIOR BUILDING
SIGNAGE



UPDATED
RESTROOMS



COMMON AREA
ENTRANCE



WARM SHELL WITH
GREAT NATURAL LIGHT

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