

# OFFICE | MEDICAL FOR LEASE

**NEW START**  
DENTURE+IMPLANT  
PARTNERS

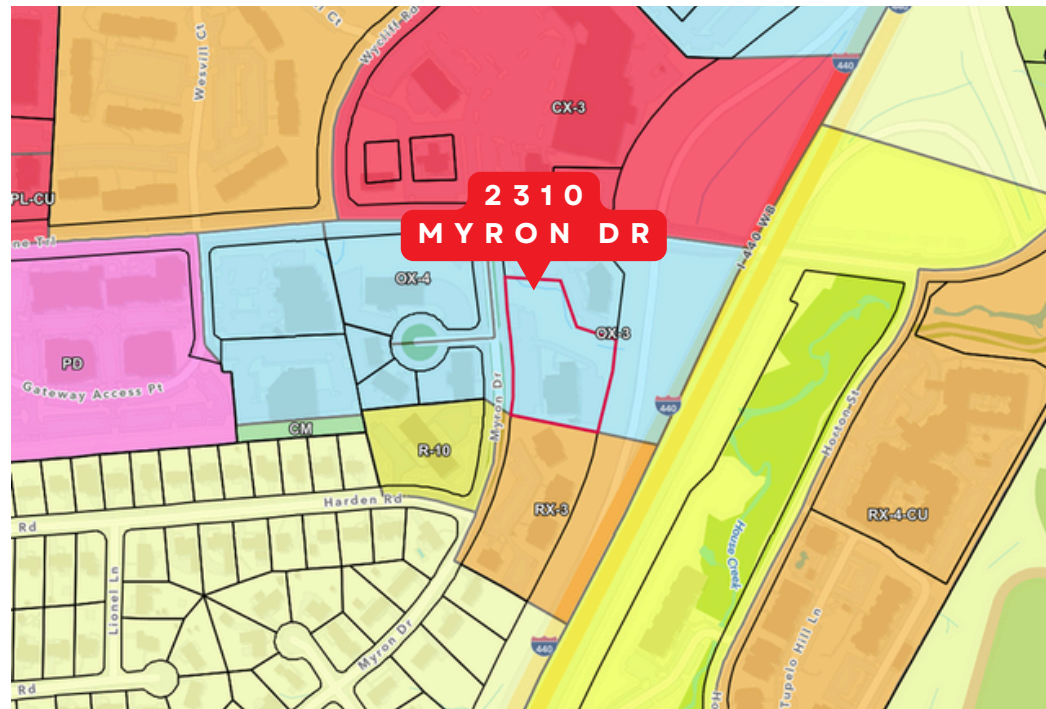
**AVAILABLE**  
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2310 MYRON DR  
RALEIGH, NC 27607

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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  $\pm 30$  lower-level spaces and  $\pm 45$  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  $\pm 30$ ; Upper deck  $\pm 45$

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.



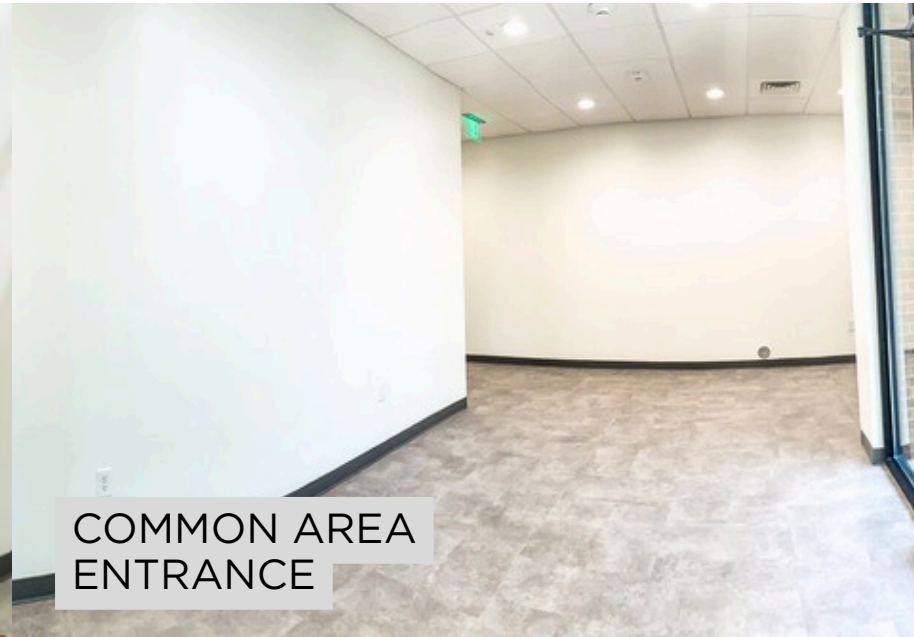
# PHOTOS



EXTERIOR BUILDING  
SIGNAGE



UPDATED  
RESTROOMS



COMMON AREA  
ENTRANCE



WARM SHELL WITH  
GREAT NATURAL LIGHT



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