

OFFICE CONDO FOR LEASE

1904 S. MAIN STREET

WAKE FOREST, NC 27587

NAITRI PROPERTIES

PROPERTY OVERVIEW

Fully built out medical office space for lease located in a rapidly developing corridor. Conveniently located just under 3 miles from Downtown Wake Forest and less than 1 mile from US-1 (Capital Boulevard). This location offers excellent visibility and easy commuting options close to a variety of amenities.

ADDRESS 1904 S. Main Street, Wake Forest, NC 27587

BUILDING SIZE 7,200 SF

AVAILABLE SPACE SUITE 114: 2,093 RSF

RENTAL RATE \$23.50/SF, NNN

TICAM \$4.32/SF, NNN

PARKING RATIO 3.23 spaces per 1,000 SF

FEATURES

- Large reception area with built in counters and cabinetry
- Six (6) exam rooms with sinks
- Two (2) private bathrooms
- One (1) private office
- Sanitation area

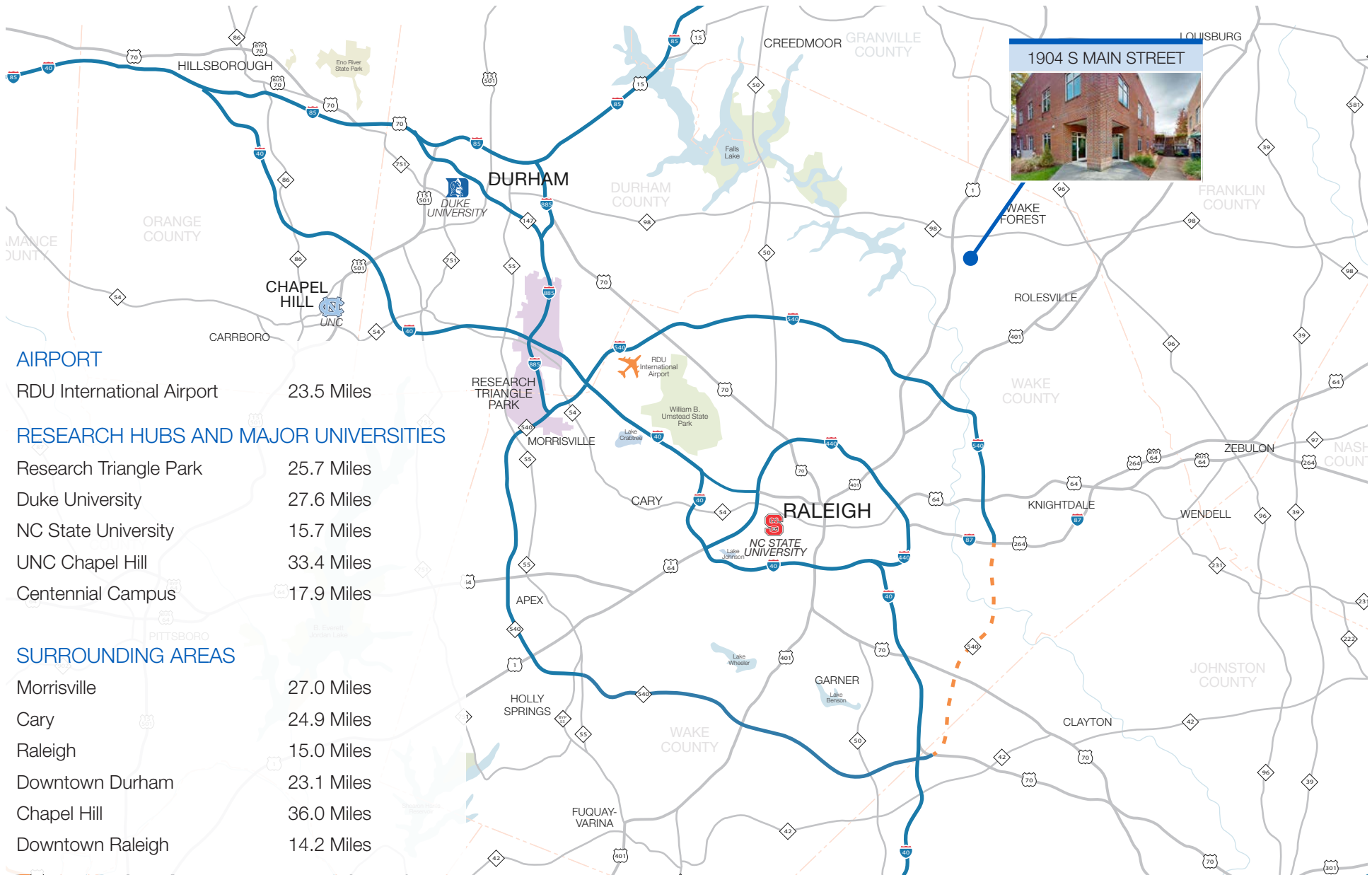
CONTACT

LEE BISHOP | 919.609.6331 | lbishop@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



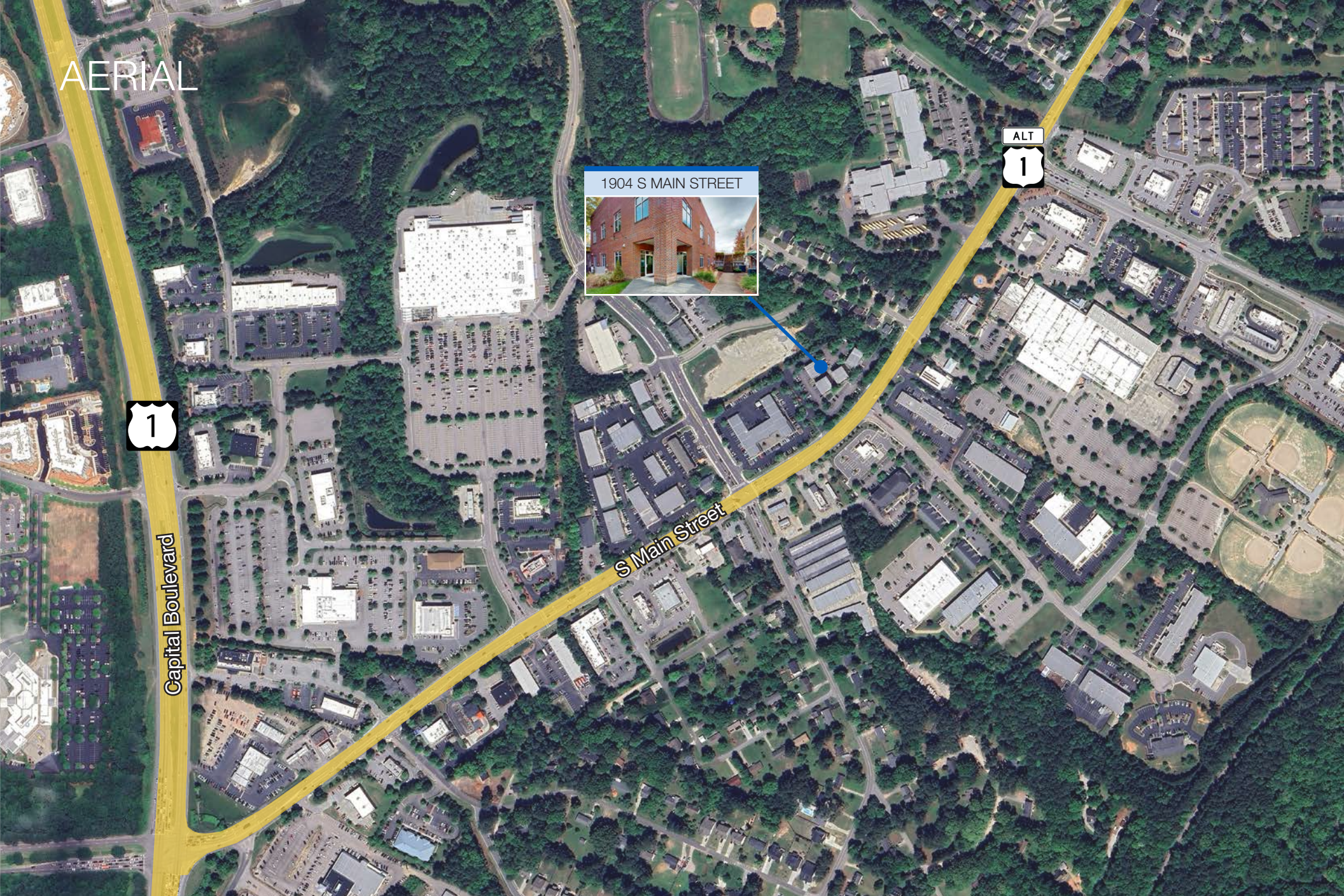
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AERIAL



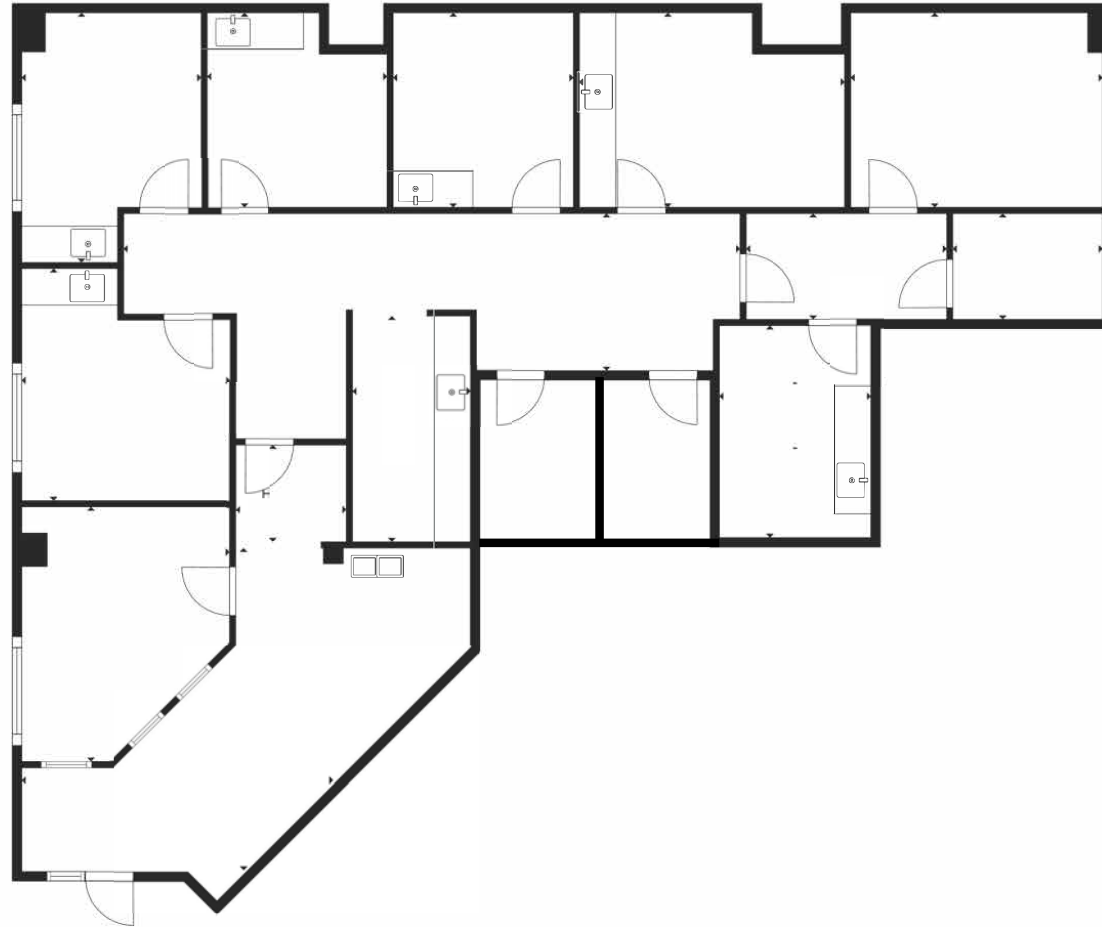
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NAI TRI PROPERTIES

FLOOR PLAN



Suite 114
2,093 SF



CLICK OR
SCAN FOR
VIRTUAL TOUR

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INTERIOR PHOTOS



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NAITRI PROPERTIES

AMENITIES

Located less than a mile to US-1 (Capital Boulevard) this bustling commercial corridor has an abundance of amenities within 3 miles.

DINING

Asuka Asian Bistro and Sushi Bar
Bakery ST Honore
Bella Italia Pizzeria
BIBIBOP
Bojangles
Bruegger's Bagels
Buffalo Brothers Restaurant & Bar
Carolina Ale House
CAVA
Chick-fil-A
Chili's Grill & Bar
Cookout
Crumbl
Culver's
Curry House
Dairy Queen
Dave's Hot Chicken
Firehouse Subs
First Watch
Five Guys
Freddy's Frozen Custard &
Steakburger
Krispy Kreme
Lonerider
McDonalds
Mellow Mushroom

Milton's Pizza & Pasta
Mizu Sushi Steak Seafood
Moe's Southwest Grill
Nothing Bundt Cakes
Olive Garden
Panera Bread
Piada
Planet Smoothie
Red Robin Gourmet Burgers and
Brews
San Jose Mexican Restaurant
Smithfield's Chicken 'N Bar-BQ
Sonic
Starbucks
Sunday's AM Eatery
Texas Roadhouse
The Pickled Onion Restaurant &
Bar
Torchys Tacos
Two Roosters Ice Cream
Village Deli and Grill
Wendy's

SERVICES/ENTERTAINMENT

Aldi
Bank of America
Big Lots

BP
Coastal Credit Union
CVS
Galaxy Fun Park
Harris Teeter
Kohl's
Lowe's Home Improvement
Lowes Foods
Marquee Cinemas
PNC
Ross Dress for Less
Sam's Club
T.J. Maxx
Target
The Home Depot
The UPS Store
Truist
Walgreens
Walmart
Wegman's
Wells Fargo

HOTELS

Candlewood Suites
Clarion Pointe Wake Forest – North
Raleigh
Fairfield Inn & Suites

Hampton Inn
Holiday Inn Express & Suites
Tru By Hilton
WoodSpring Suites Raleigh
Northeast Wake Forest

MEDICAL

Avance Care Wake Forest
Duke Urgent Care
Family First Primary Care
Heritage Urgent & Primary Care
MainStreet Family Care
North Raleigh Medical Center
Novant Health Village Family Care
One Medical Wake Forest
UNC Family Medicine at Wakefield
WakeMed MyCare 365 Primary &
Urgent Care

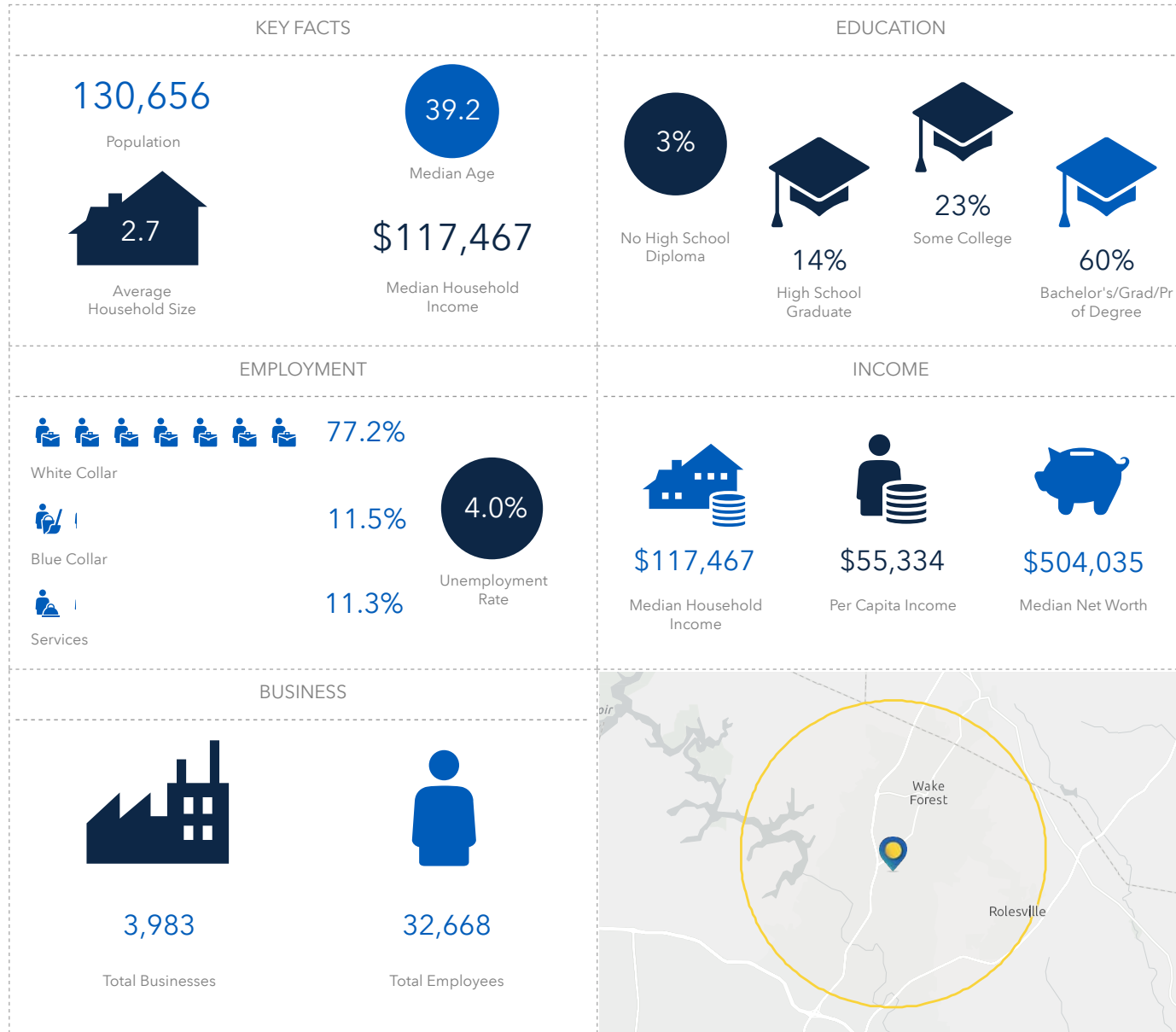
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DEMOGRAPHICS - 5 MILE



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