



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



MEDICAL/OFFICE/SHOWROOM SPACE FOR LEASE  
**3214 CHARLES B ROOT WYND**  
RALEIGH, NC 27612



# Property Overview

**3214 CHARLES B ROOT WYND**  
RALEIGH, NC

**3214 CHARLES B ROOT WYND** is a medical and office building positioned in the heart of North Raleigh. Just one mile from UNC Rex Hospital, 2.5 miles from PNC Arena, and 2.6 miles from Crabtree Valley Mall, the property offers unmatched connectivity to healthcare, business, and lifestyle destinations.

## PROPERTY HIGHLIGHTS

- 24,684 SF two-story medical and office building
- Attractive red brick, stucco, and glass exterior with timeless curb appeal
- Excellent accessibility from Duraleigh Road, Edwards Mill Road, and adjacent to Olde Raleigh Shopping Center
- Lush, heavily landscaped grounds creating a professional and welcoming environment
- Prominent ground monument signage for maximum visibility

**2,315 SF**  
AVAILABLE  
SUITE 120

**\$30.00/SF**  
FULL SERVICE  
LEASE RATE



**SUITE 120 INTERIOR**



**MAIN LOBBY**



DOWNTOWN RALEIGH

UNC  
HEALTH

BLUE RIDGE  
ROAD

OLDE RALEIGH SC

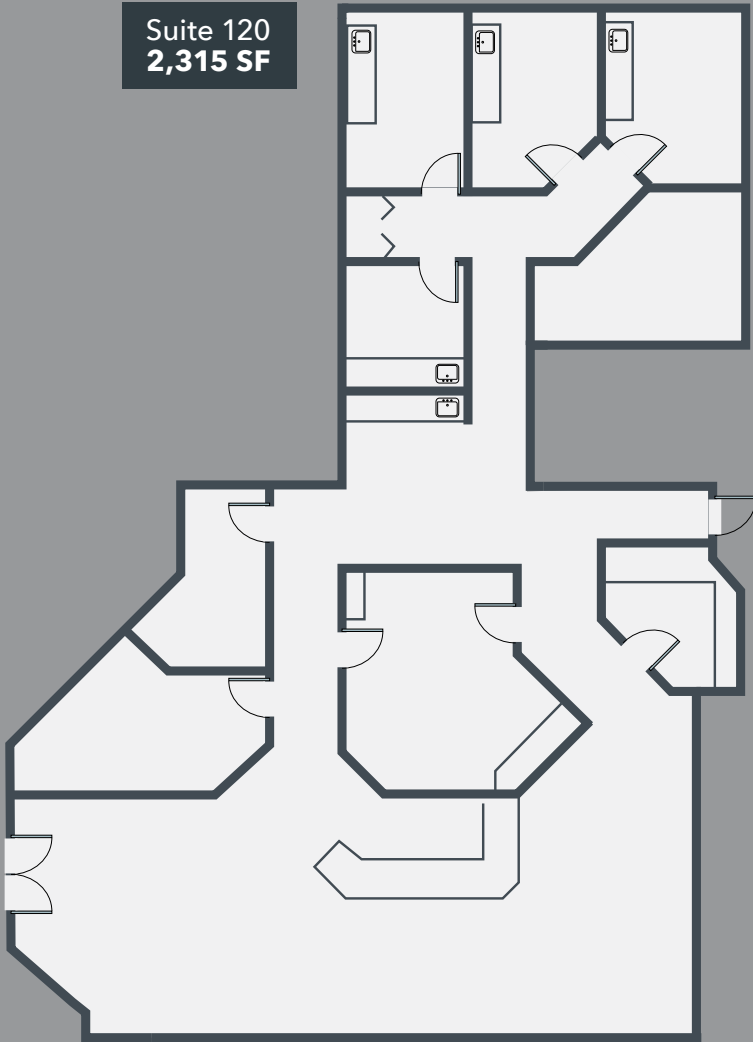
3214 CHARLES B  
ROOT WYND



# Floorplan

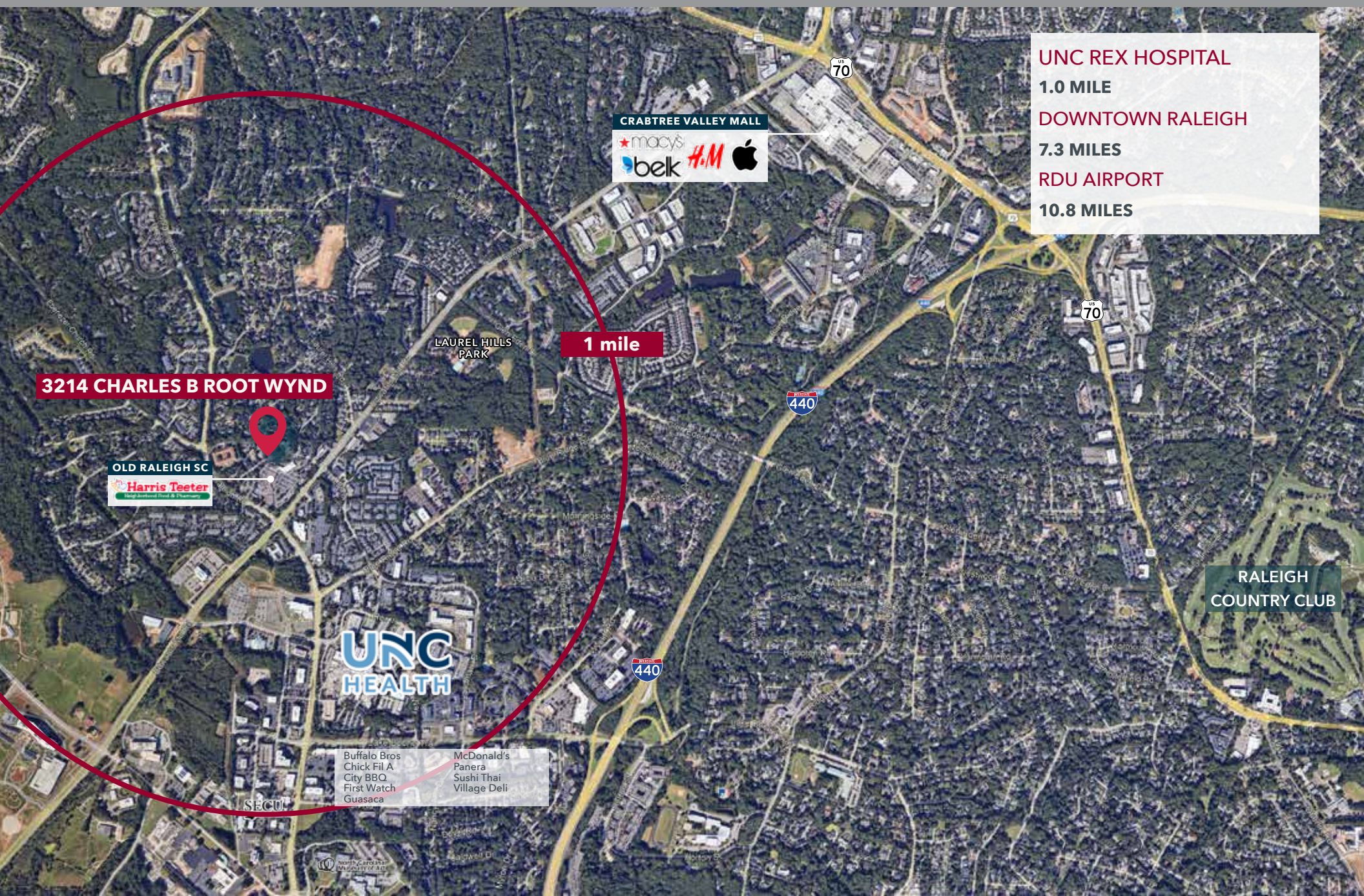
FIRST FLOOR

Suite 120  
2,315 SF





# Area Amenities



UNC REX HOSPITAL

1.0 MILE

DOWNTOWN RALEIGH

7.3 MILES

RDU AIRPORT

10.8 MILES

CRABTREE VALLEY MALL



LAUREL HILLS PARK

1 mile

3214 CHARLES B ROOT WYND

OLD RALEIGH SC



UNC  
HEALTH

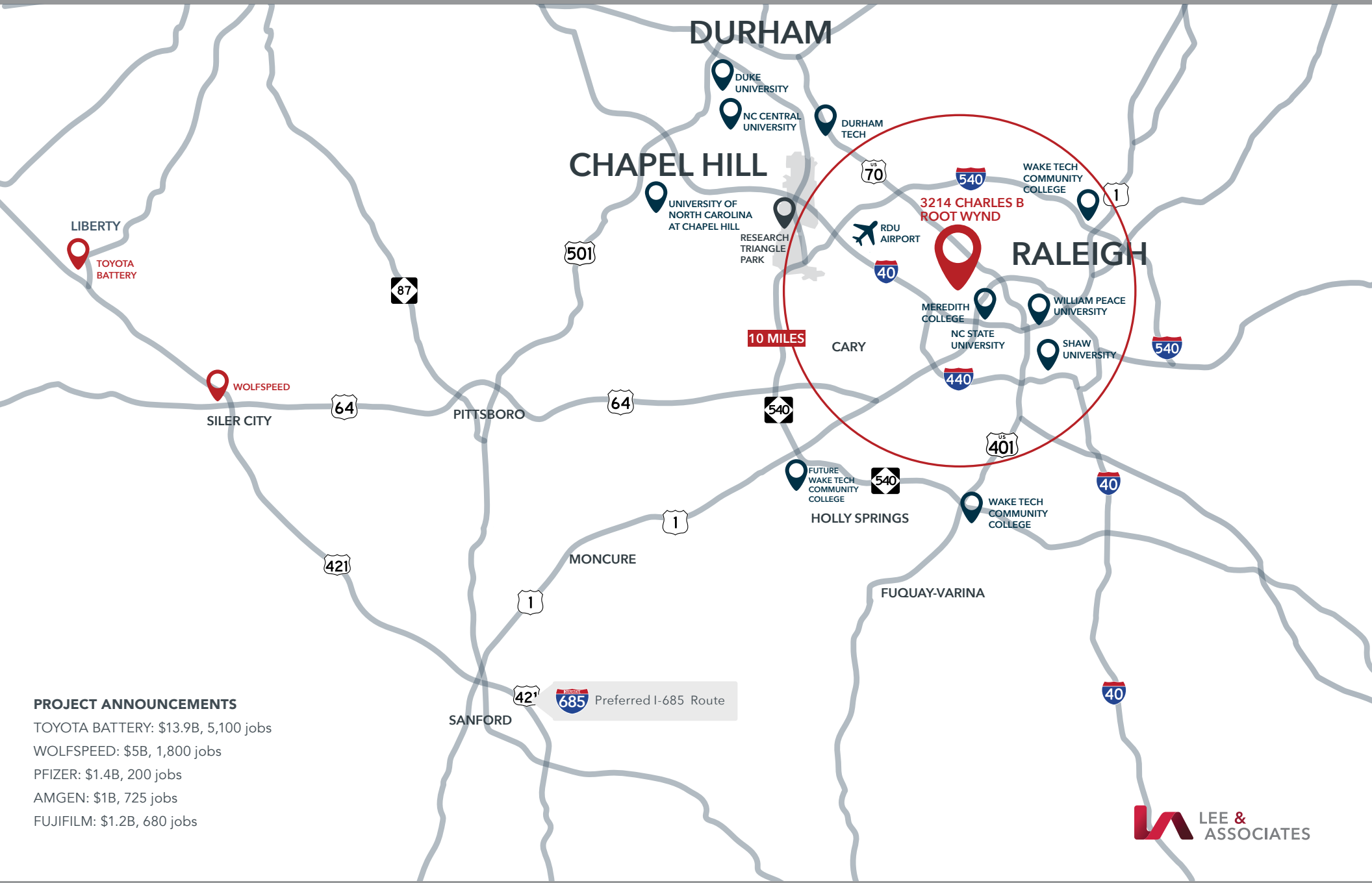
RALEIGH  
COUNTRY CLUB

Buffalo Bros  
Chick Fil A  
City BBQ  
First Watch  
Guasaca

McDonald's  
Panera  
Sushi Thai  
Village Deli



# Raleigh Durham Information



## PROJECT ANNOUNCEMENTS

TOYOTA BATTERY: \$13.9B, 5,100 jobs

WOLFSPED: \$5B, 1,800 jobs

PFIZER: \$1.4B, 200 jobs

AMGEN: \$1B, 725 jobs

FUJIFILM: \$1.2B, 680 jobs

# Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	9,524	63,560	219,232
Daytime Population	21,484	93,164	294,901
Median Age	41.6	35.0	34.2
Median Household Income	\$98,122	\$101,368	\$96,439
Median Home Value	\$708,666	\$695,035	\$596,893
Bachelor's Degree or Higher	68.7%	69.7%	67.4%

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live and work in the world.

## **#1 BEST PERFORMING Large City (Raleigh)**

Milken Institute, 2025

## **#1 AMERICA'S Top State for Business (NC)**

CNBC, 2025

## **#2 BEST BUSINESS Climate (Raleigh)**

Business Facilities Magazine, 2024





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