



3121 ROGERS ROAD
WAKE FOREST, NC

±22,000 SF MEDICAL OFFICE BUILDING

NOW PRE-LEASING

ATLAS  STARK

PROPERTY SUMMARY

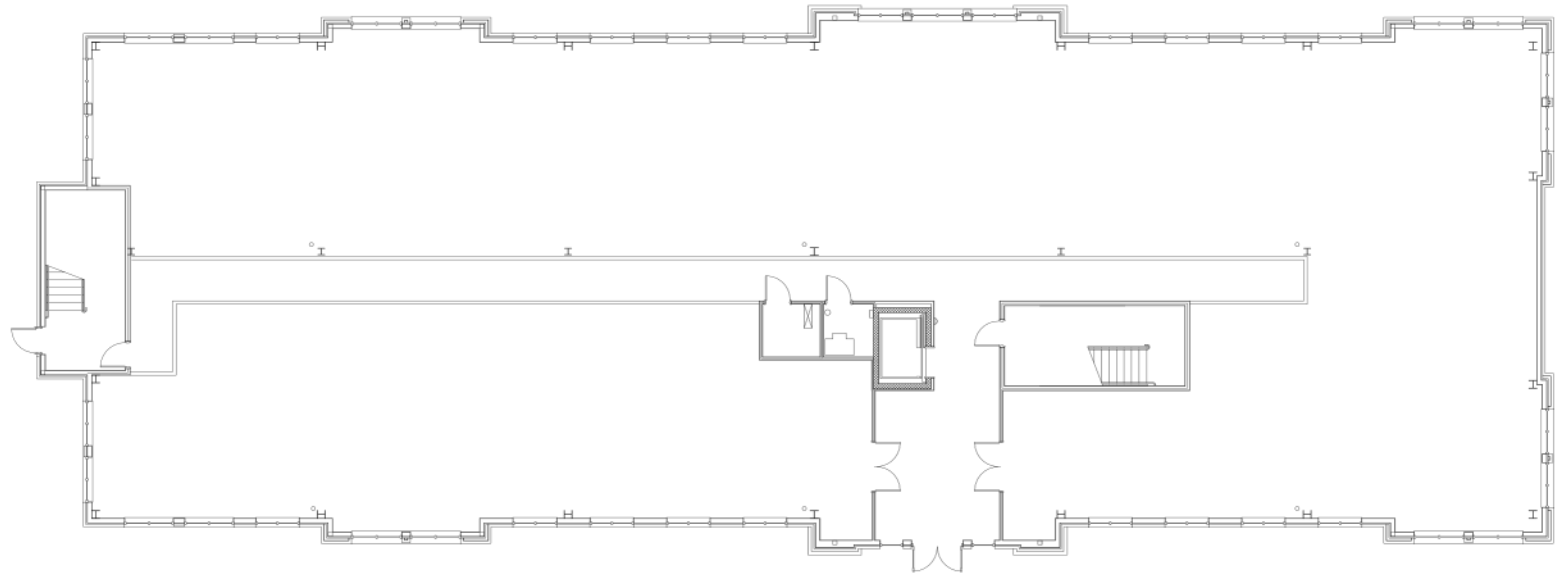
- Two-Story Class A Medical Office Building
- Divisible from 2,000 SF up to 22,000 SF
- Anticipated delivery - Q4 2027

BUILDING SIZE	± 22,000 SF
SUITE AVAILABILITY	± 2,000 - 12,000 SF
BASE RENT	\$38.00 PSF NNN
TI ALLOWANCE	\$65.00 PSF
TICAM (est.)	\$7.50 PSF
PARKING	> 4:1,000 SF
DELIVERY	COLD, DARK SHELL

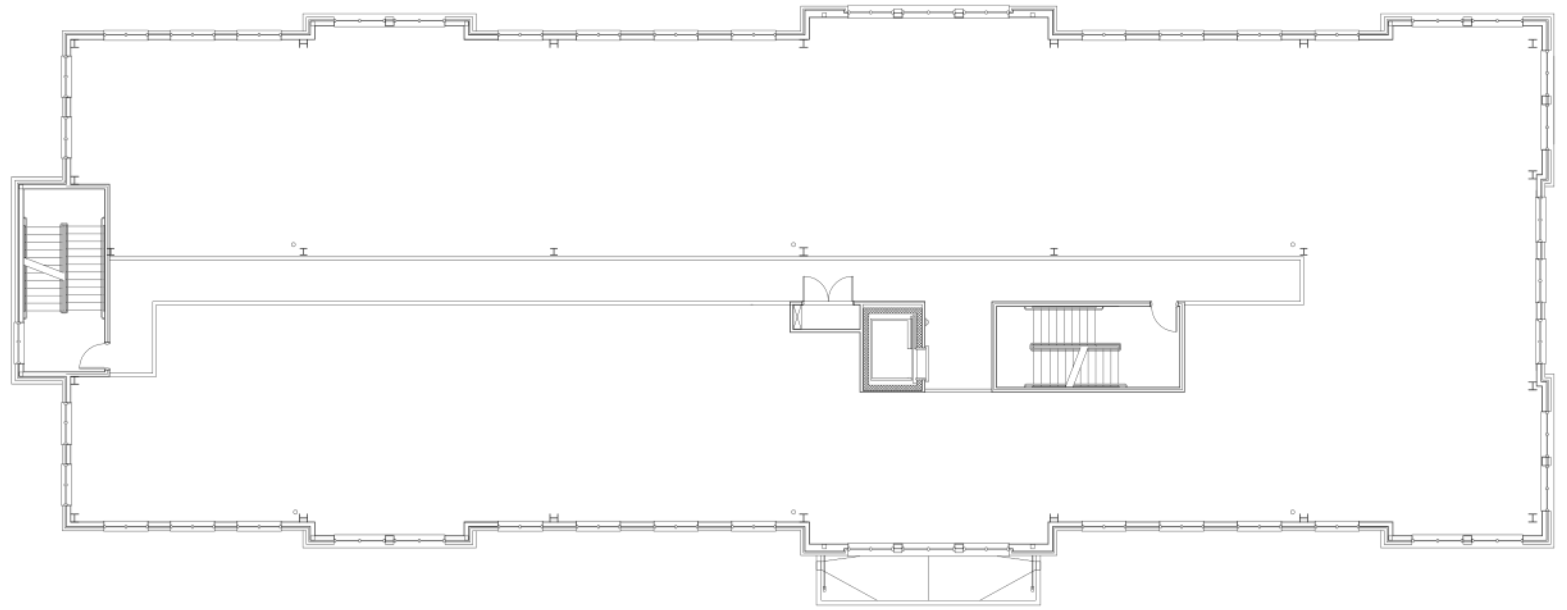


FLOORPLANS

FIRST FLOOR



SECOND FLOOR



SITE PLAN OVERLAY



3121 ROGERS RD - WAKE FOREST, NC 27587



DEMOGRAPHICS 5 MILES

POPULATION	MEDIAN AGE
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128,741 40.6

MEDIAN HOUSEHOLD VALUE

\$480,822

MEDIAN HOUSEHOLD INCOME

\$146,269

WAKE FOREST HIGHLIGHTS

DISCOVERWAKEFOREST.ORG

PROPOSED BRIDGE - RODGERS RD





CONTACT



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