

LEASED OFFICE INVESTMENT FOR SALE

# West Mill Office Center

6300-6310 CHAPEL HILL ROAD

Raleigh, NC 27607

PRESENTED BY:

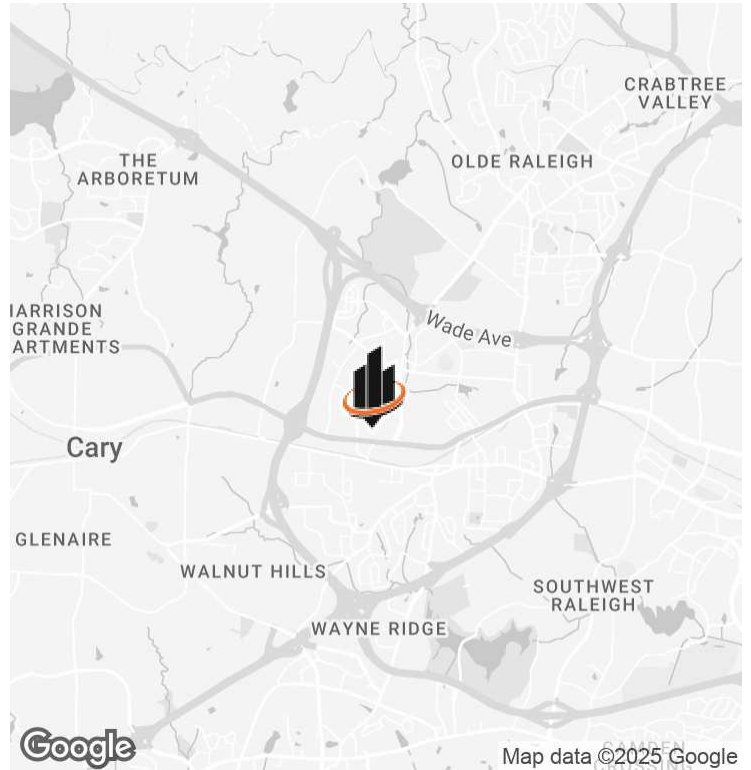
JAY TAYLOR, CCIM

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$7,250,000
<b>LOT SIZE:</b>	2.66 Acres
<b>BUILDING SIZE:</b>	30,613 SF
<b>CAP RATE:</b>	7.0%
<b>OCCUPANCY:</b>	97%
<b>WALE:</b>	6.67 Years
<b>AVERAGE IN PLACE RENT RATE:</b>	\$20.07/SF
<b>AVERAGE SUBMARKET RENT:</b>	\$25.50

## PROPERTY DESCRIPTION

West Mill Office Center offers investors a rare opportunity to acquire a 97% leased, multi-tenant office investment with durable in-place cash flow and a long-term occupancy track record.

Anchored by Bass, Nixon & Kennedy, Inc., and the Autism Society of North Carolina, this property benefits from an exceptionally stable tenant mix. BNK has occupied the property since its construction in 2002, and the Autism Society has been in place since 2010, recently renewing their lease for an additional seven years. With a WALE of 6.67 years, this asset delivers immediate yield with minimal near-term rollover risk.

In proximity to several of the Triangle's most transformative developments, West Mill Office Center is strategically located in one of the Triangle's most dynamic corridors, offering investors a low-risk acquisition backed by strong tenancy and superior long-term submarket tailwinds.

Contact listing broker for CA, full Offering Memorandum, and financial information.

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## PROPERTY DETAILS & LOCATION HIGHLIGHTS

<b>BUILDING NAME</b>	West Mill Office Center
<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>BUILDING SIZE</b>	30,613 SF
<b>LOT SIZE</b>	2.66 Acres
<b>BUILDING CLASS</b>	B
<b>YEAR BUILT</b>	2002
<b>YEAR LAST RENOVATED</b>	2025
<b>NUMBER OF FLOORS</b>	2
<b>AVERAGE FLOOR SIZE</b>	15,000 SF

Located at the gateway between Raleigh and Cary, 6300 Chapel Hill Road offers exceptional connectivity, visibility, and upside within one of the Triangle's most dynamic growth corridors. This 30,613 square foot office property sits just off Interstate 40, providing immediate access to the region's major employment centers, RDU Airport, and Downtown Raleigh — all within a 15-minute drive.

This property is positioned at the convergence of some of the most transformative developments in the Triangle Area. FENTON, just two miles to the south of this property, is a \$1 billion+ mixed-use destination delivering over 2.5 million SF of retail, office, luxury residential, and hospitality space.

Directly to the north of this property is the LENOVO CENTER DISTRICT, where Phase I is planned for 200,000 square feet of entertainment and lifestyle retail, along with 500+ apartment units, a 150-room hotel. The long-term vision for this district calls for over 3 million square feet over the next 10-15 years.

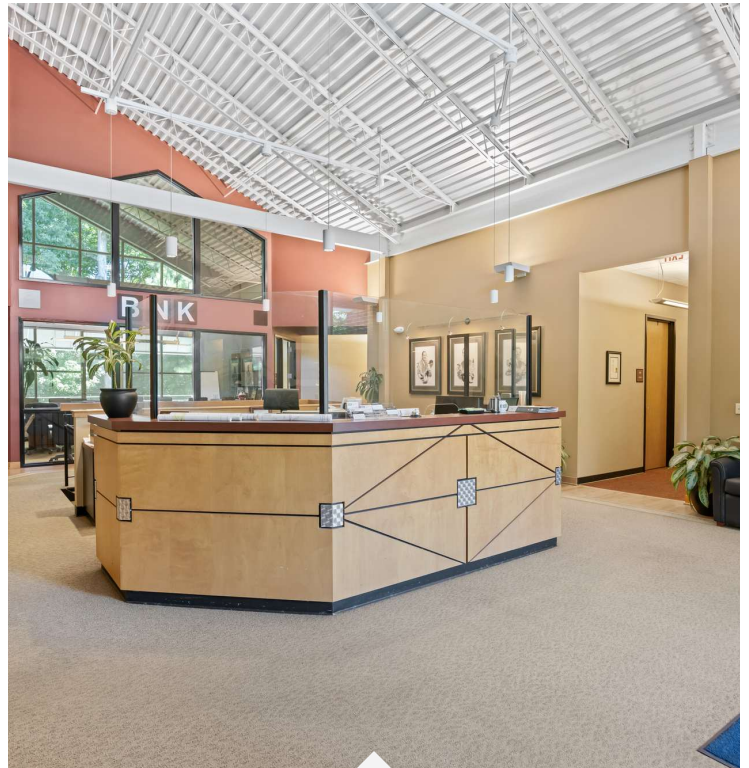
Less than 5 minutes from this property is a resurgent and vibrant DOWNTOWN CARY district, which is undergoing a wave of new development, including luxury apartments,, new office space and high-end dining, all anchored by the 7-acre downtown Cary Park.

The intermediate and long-term tailwinds for this location are exceptional and should lead to continued strong occupancy and increasing rents.

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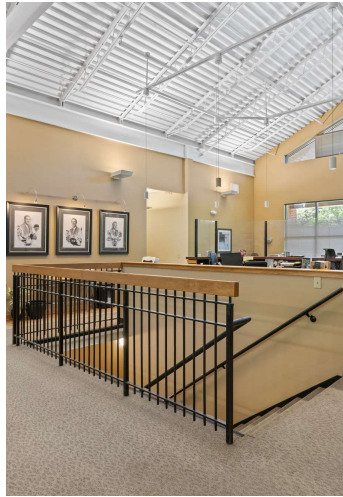
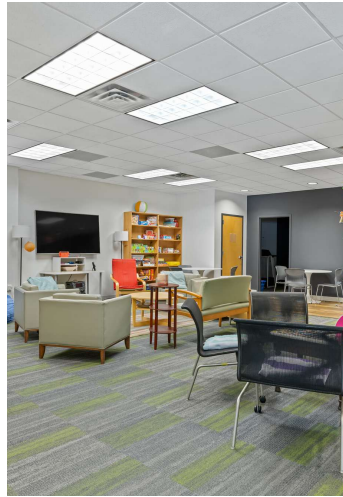
- 97% Leased Multi-Tenant Office Asset
- Attractive, Stable, in-place yield with long term Upside.
- 30,613 SF building with a balanced tenant mix.
- Anchored by two Long-Term Tenants who have been in the building since 2002 and 2011 respectively
- Anchor tenants occupy 87% of the GLA and both have lease term running through 2032.
- Overall WALE (economic) of 6.67 years,
- Strategic Location with Growth Drivers
- Immediate access to I-40 and positioned near major development nodes, including Fenton (2.5M SF), Lenovo Center District (3M SF planned), and Downtown Cary.

# ADDITIONAL PHOTOS



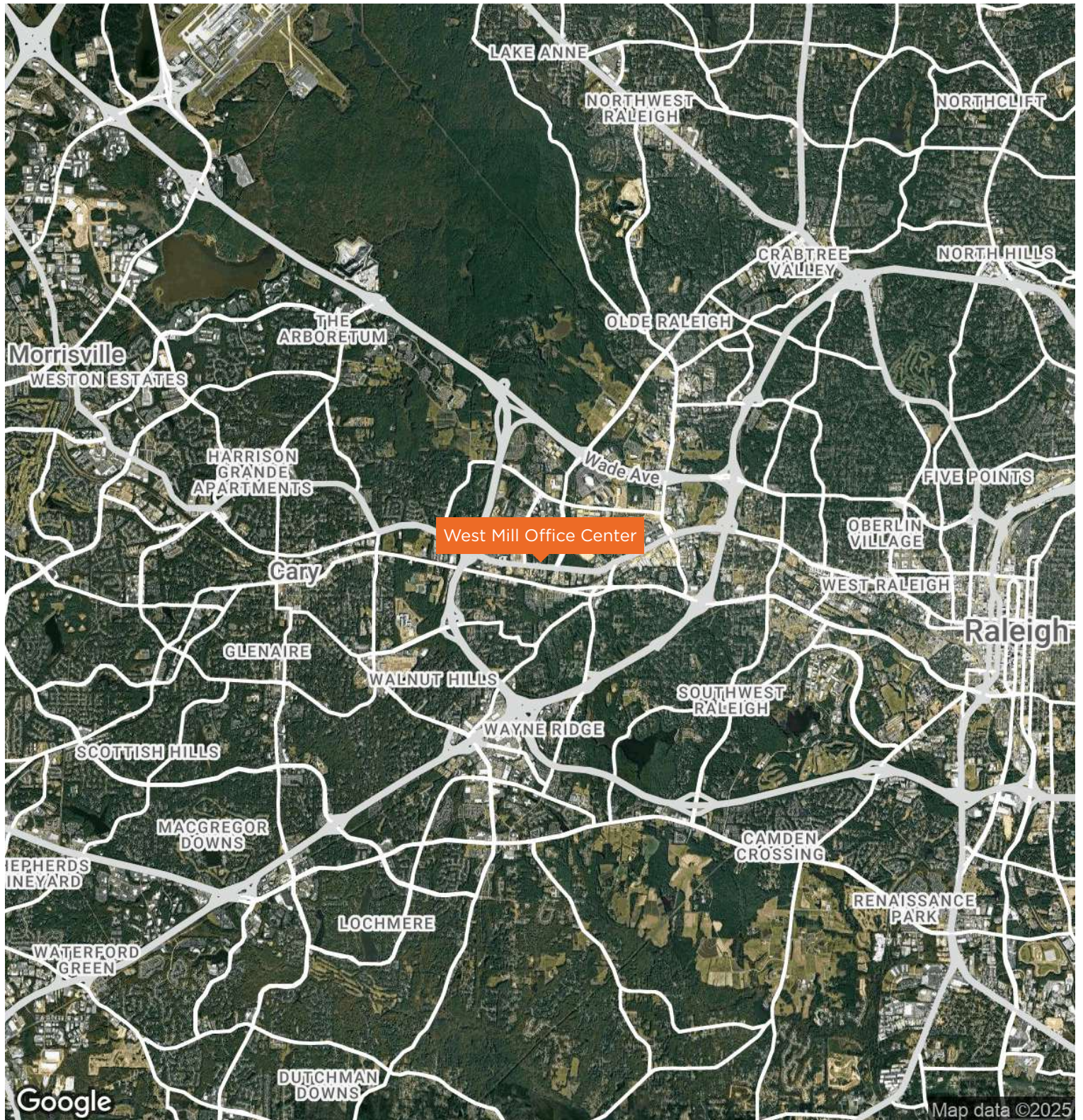
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# LOCATION MAP

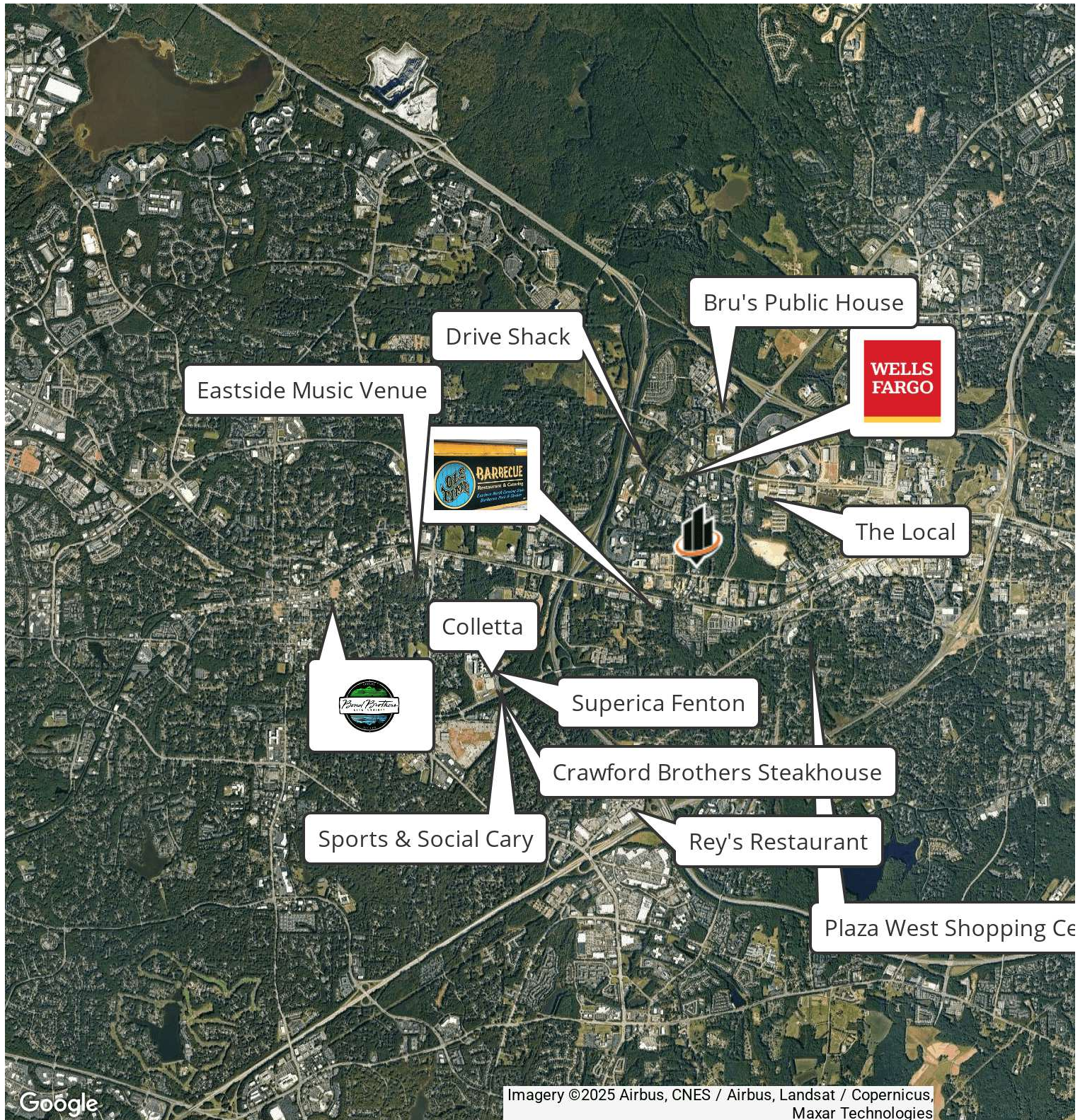


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# RETAILER MAP

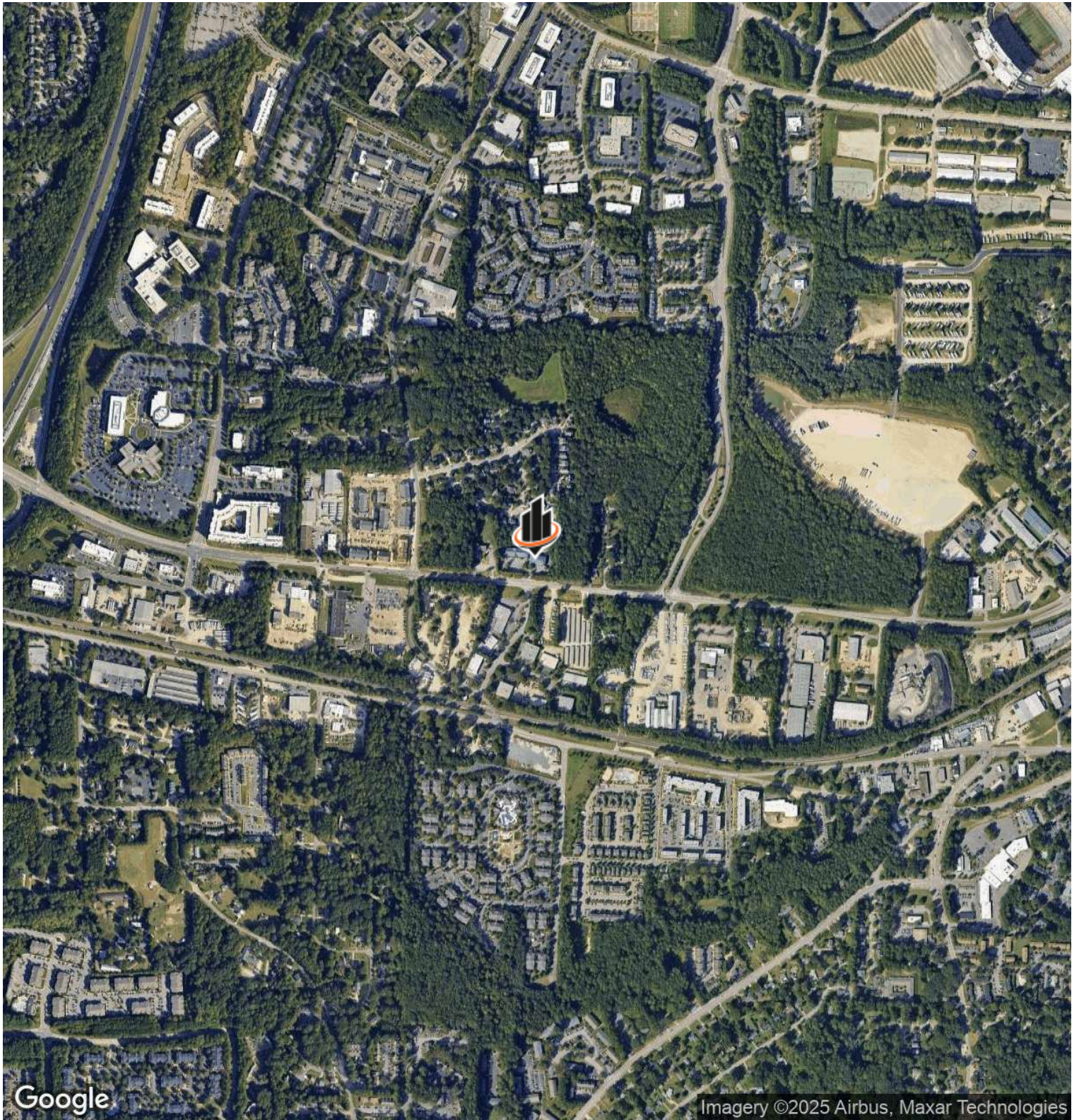


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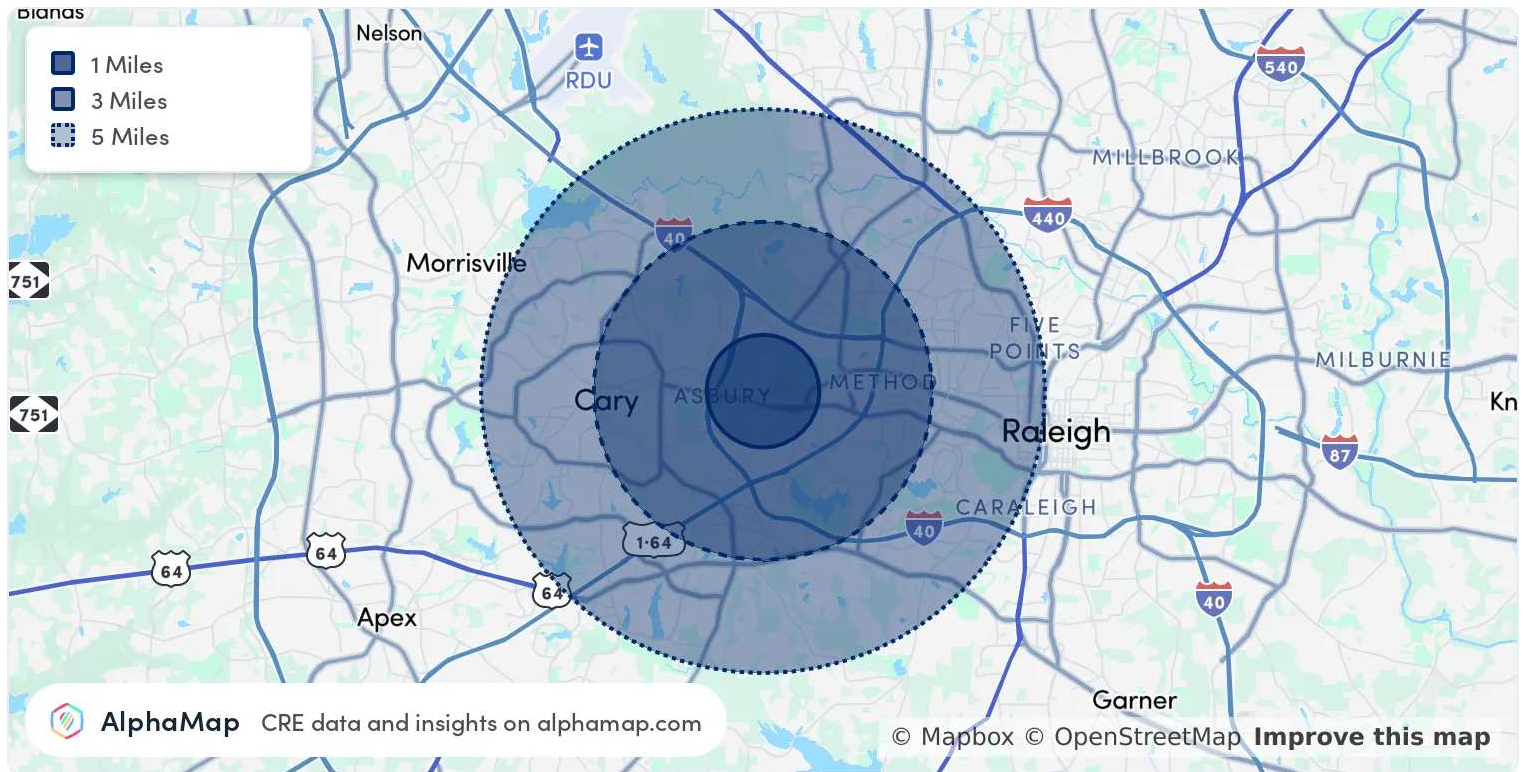
# AERIAL MAP



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# AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,767	77,540	210,412
AVERAGE AGE	33	35	38
AVERAGE AGE (MALE)	33	35	37
AVERAGE AGE (FEMALE)	33	36	39
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,133	33,408	92,571
PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$82,644	\$100,187	\$128,391
AVERAGE HOUSE VALUE	\$530,456	\$467,750	\$561,422
PER CAPITA INCOME	\$39,354	\$43,559	\$55,822

Map and demographics data derived from AlphaMap

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FOR FURTHER INFORMATION, CA AND FULL OM, CONTACT:

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