

OFFICE CONDOS FOR SALE

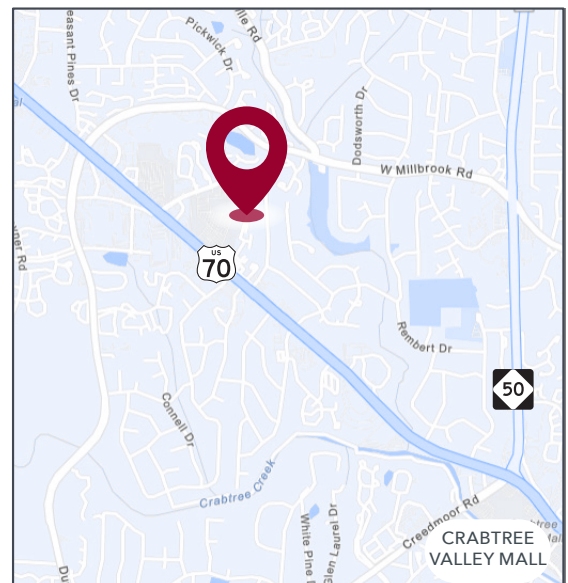


PROFESSIONAL PARK AT PLEASANT VALLEY **5560 MUNFORD ROAD** RALEIGH, NC 27612

PROPERTY HIGHLIGHTS

Office condos for sale in multi-tenant building in the convenient and centralized Glenwood/Creedmoor submarket. The 24,783 SF, two-story office building with brick and glass exterior has surface parking and sits within walking distance to shopping, banks, and restaurants. The property is adjacent to Pleasant Valley Promenade Shopping Center, 1.5 miles west of Crabtree Valley and minutes from I-440 and I-540.

- » Full building /HQ user opportunity
- » 12 condos ranging from 1,137 SF to 4,680 SF available for purchase
- » Building includes a patio, an elevator, large conference space, and break area
- » 4.0 per 1,000 SF parking ratio
- » Built in 2008, OX-3 Zoning
- » Conveniently located on Glenwood Ave / Hwy 70
- » Owner's Association Dues: \$332 per month
- » Suites can be purchased together or separately
- » Call broker for pricing



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SUITE #	SF	STATUS
SUITE 101	4,680 SF	LEASED
SUITE 103	1,435 SF	AVAILABLE
SUITE 105	1,470 SF	LEASED
SUITE 107	1,550 SF	LEASED
SUITE 109	1,600 SF	LEASED
SUITE 111	1,580 SF	AVAILABLE
SUITE 201	1,654 SF	AVAILABLE
SUITE 203	1,428 SF	AVAILABLE
SUITE 205	1,137 SF	AVAILABLE
SUITE 207	2,081 SF	AVAILABLE
SUITE 211	3,222 SF	AVAILABLE
SUITE 213 & 215	3,040 SF	LEASED

Full Building /HQ User Opportunity

- Suites 111, 201, 203, 205, 207, and 211 offered together as a bundled purchase or separately.
- 11,102 SF total
- Call broker for pricing

Investment Summary

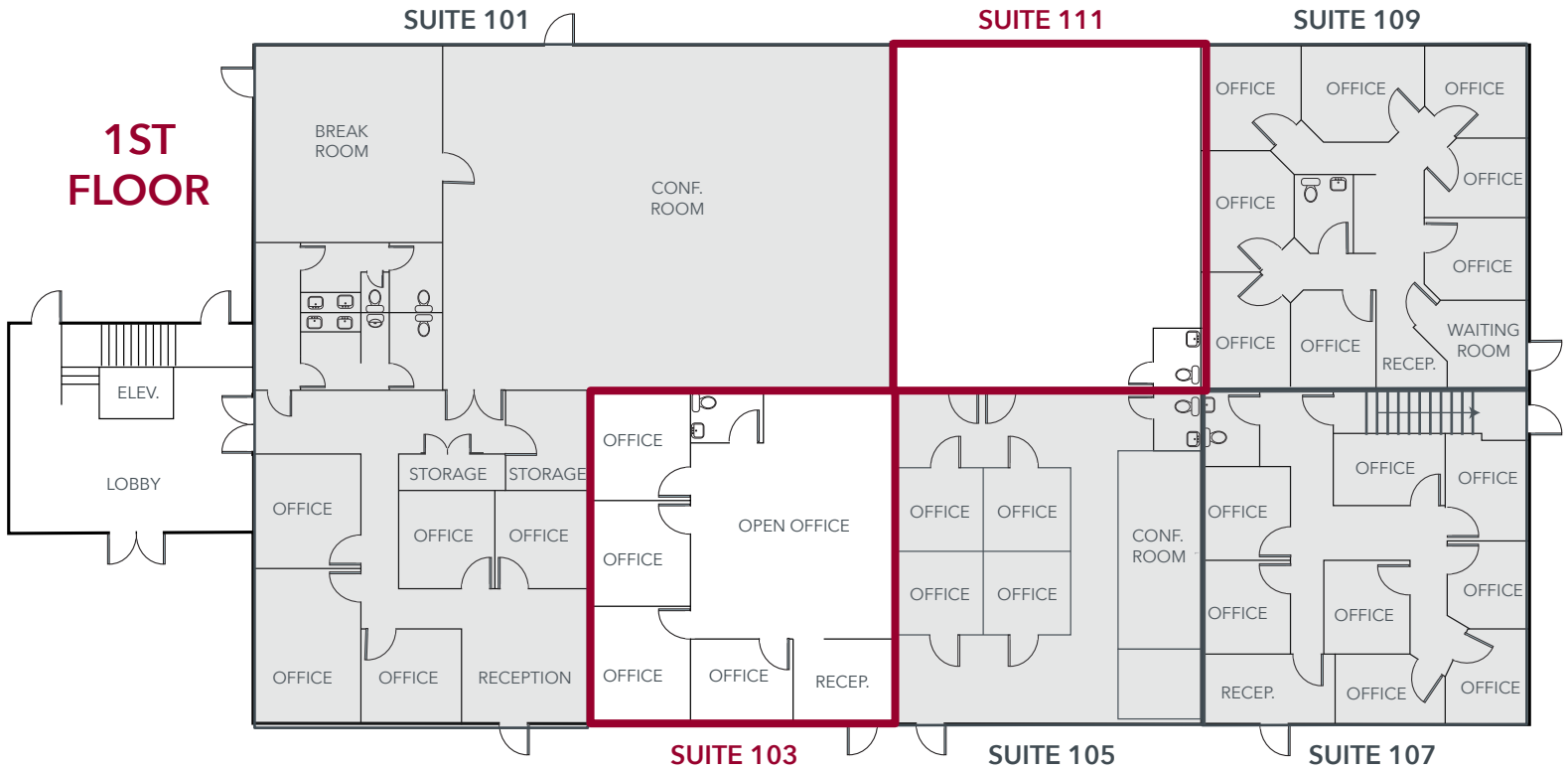
Sale Price	\$3,995,238
Price Per SF	\$435
Occupancy	100%
NOI (Current)	\$319,619
Cap Rate	8.0%

Additional Availability - Suite 103

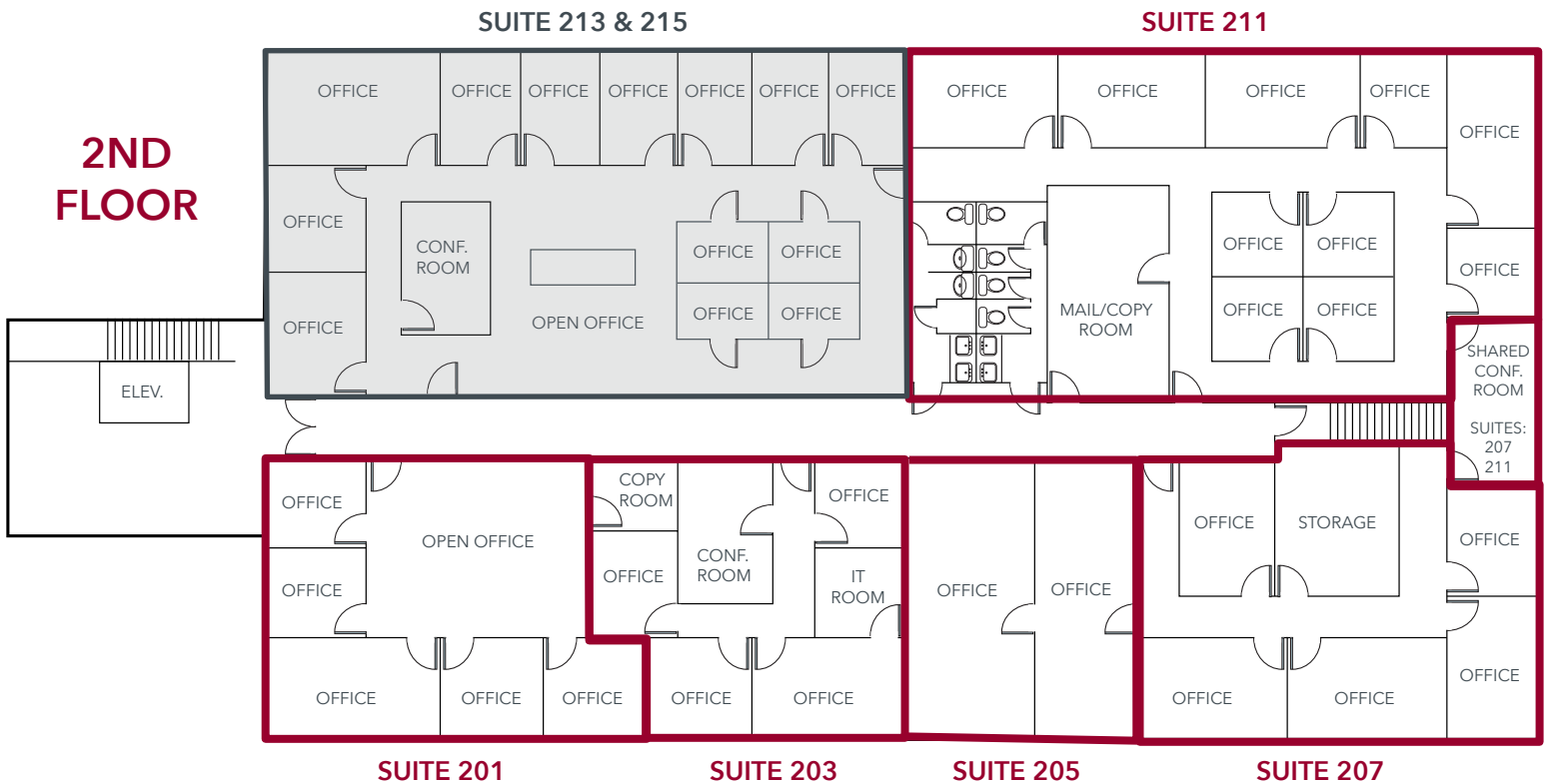
- 1,435 SF
- Available separately from bundle
- Call broker for pricing

FLOOR PLANS

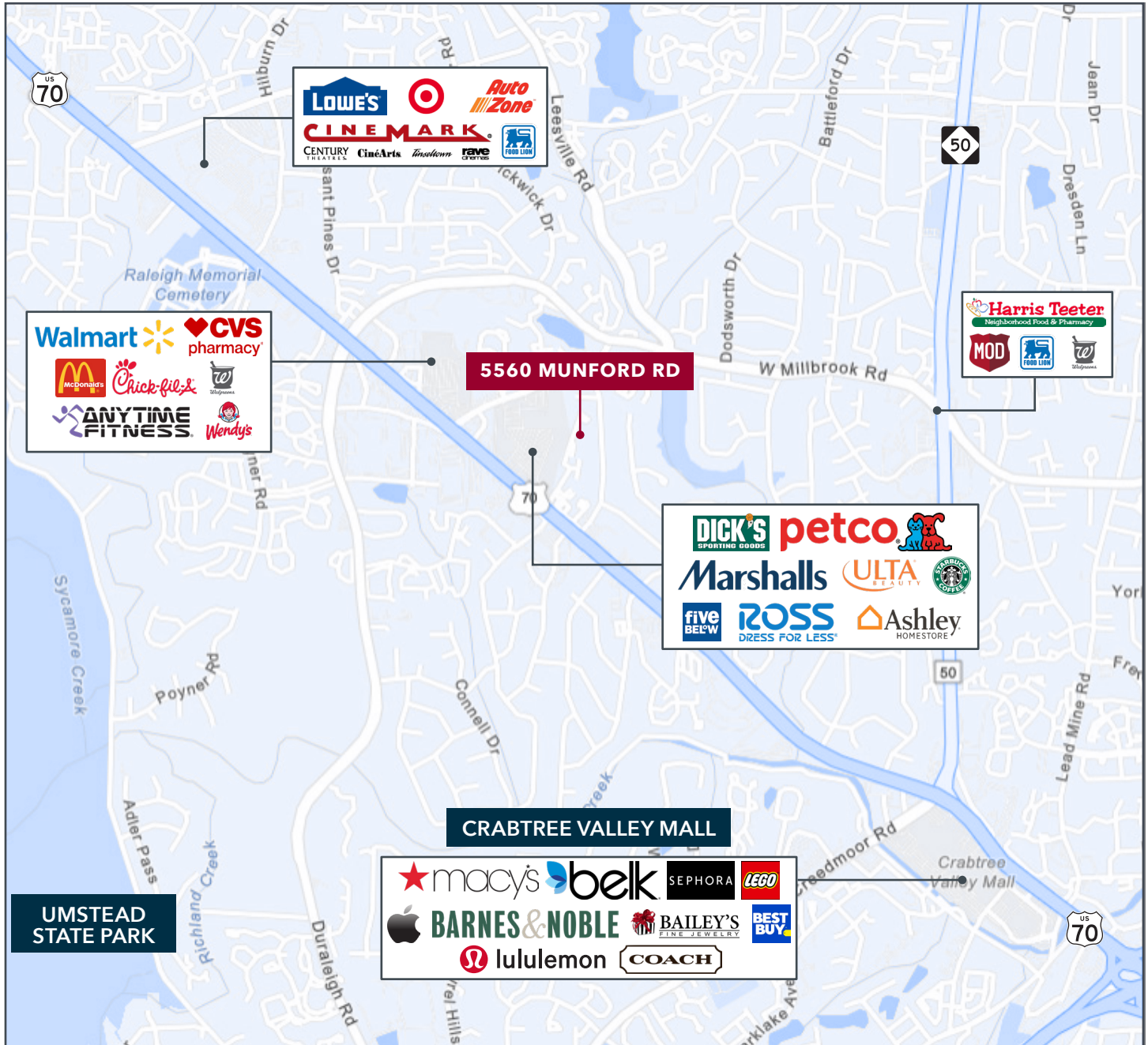
1ST FLOOR



2ND FLOOR



AREA OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	12,613	80,556	177,137
Median Age	36.3	39.2	38.6
Average Household Income	\$128,831	\$151,369	\$155,077
Average Home Value	\$627,061	\$639,926	\$683,061
Bachelor's Degree or Higher	62.8%	68.1%	69.5%