

3604 BUSH STREET RALEIGH, NC 27609

Full-floor medical office



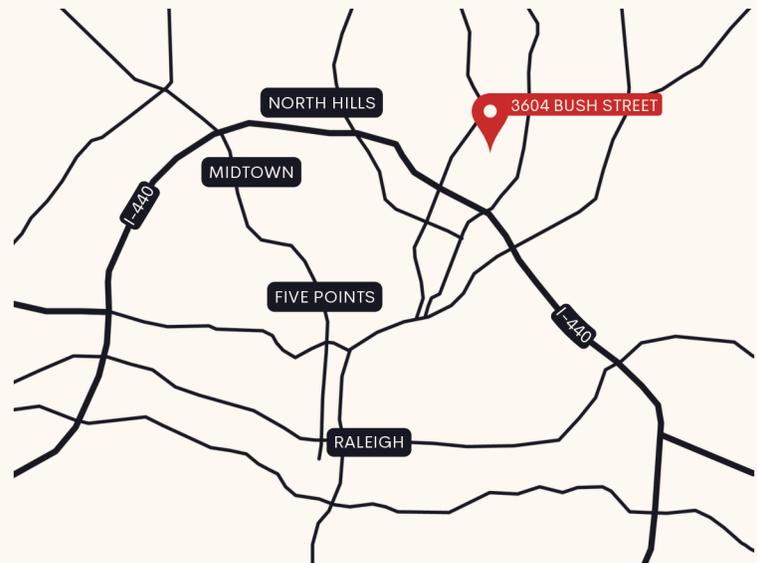
FLOOR TWO | APPROX. 8,650 SF

SPACE FEATURES

- \$27.00/SF NNN.
- Full floor option is 8,650 SF.*
- Tenant Improvement Allowance (TIA) negotiable.
- Numerous private offices, including sinks for exam rooms.
- Break areas and restrooms.

PROPERTY FEATURES

- Expansive parking lot with 5:1000+ parking ratio.
- Convenient location:
 - 0.8 miles from Duke Raleigh Hospital.
 - 0.8 miles from The Exchange Raleigh.
 - 1.0 miles from I-440 Highway.
 - 1.2 miles from Midtown East.
 - 1.3 miles from North Hills Innovation District.



*Square footage is an estimate at this property and is subject to change.

CONTACT US TODAY

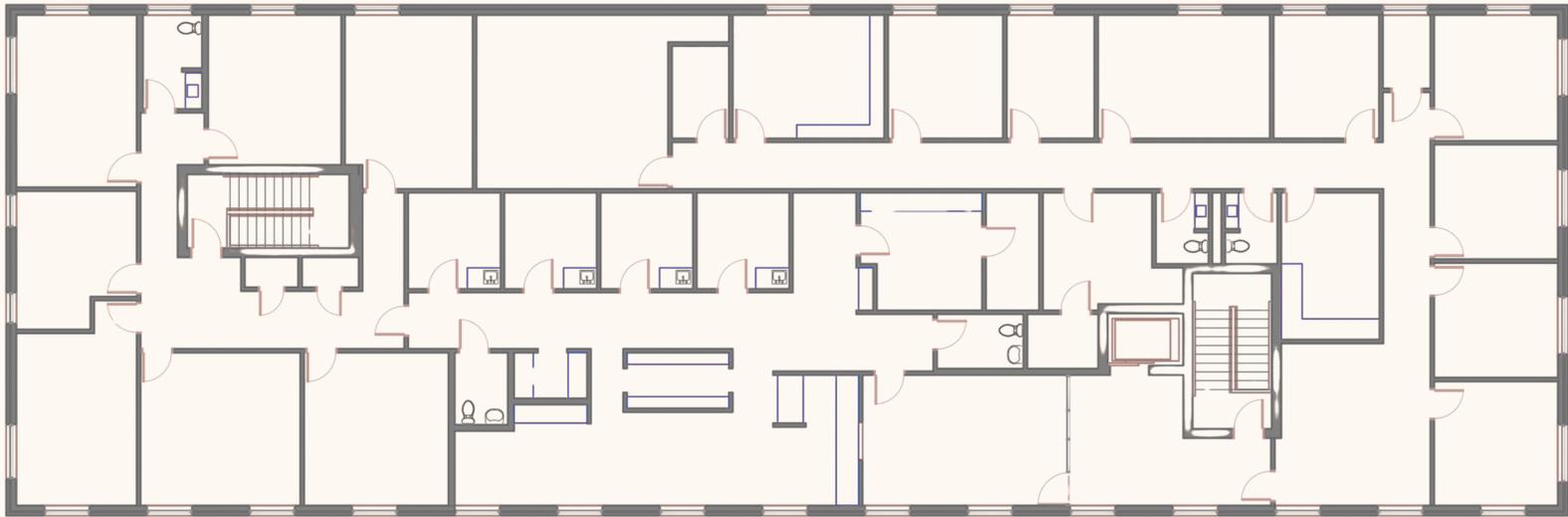
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FLOORPLAN



• As-Built floor summary:

- Common lobby with elevator.
- 12 private windowed offices.
- Three conference rooms.
- Five exam rooms with sinks.
- Four private restrooms.
- Break areas.
- Reception & waiting areas.
- Storage areas and closets.
- Open work areas.



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