



544 SF OFFICE CONDOMINIUM FOR LEASE

8366 Six Forks Road - Suite 101, Raleigh, NC 27615



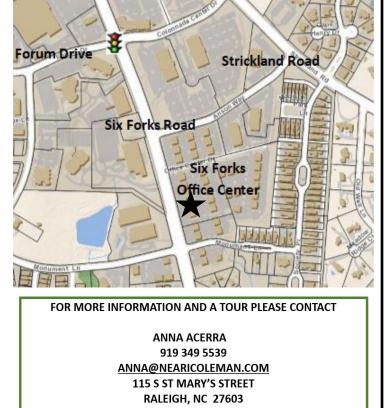
544 SF office condominium available for lease.

- Unit located at front of office center.
- Easy entrance and egress.
- Multiple entrance points.
- Available August 2024.

Lease Rate: \$1,100.00 Monthly / MG. Tenant responsible for electricity, janitorial and HVAC service agreement. Landlord pays water, dues and taxes.

Layout: Reception, two private offices with windows, restroom and kitchenette.

- Fresh paint. Carpet is in excellent condition.
- Wall paper to be removed.
- Ground level entry with parking in front of unit.
- Windows in every room. Great natural light.
- High speed internet available.
- Spectrum Business Class.
- Built 1999. Zoned OX-3-PL-CU.
- Walking distance to Whole Foods and Panera Bread.
- Vibrant office center with business synergies.
- Close to retail, restaurants and banks.
- Located in North Raleigh near Strickland Road.
- Central to all major traffic corridors to include Creedmoor Rod, Strickland Road and Falls of Neuse Road.
- Minutes to I-540.



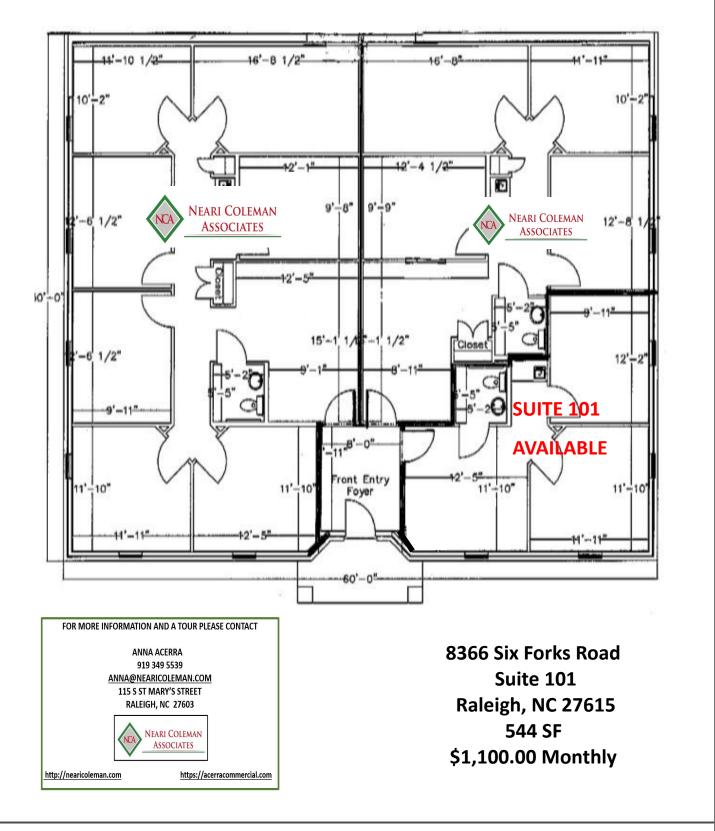


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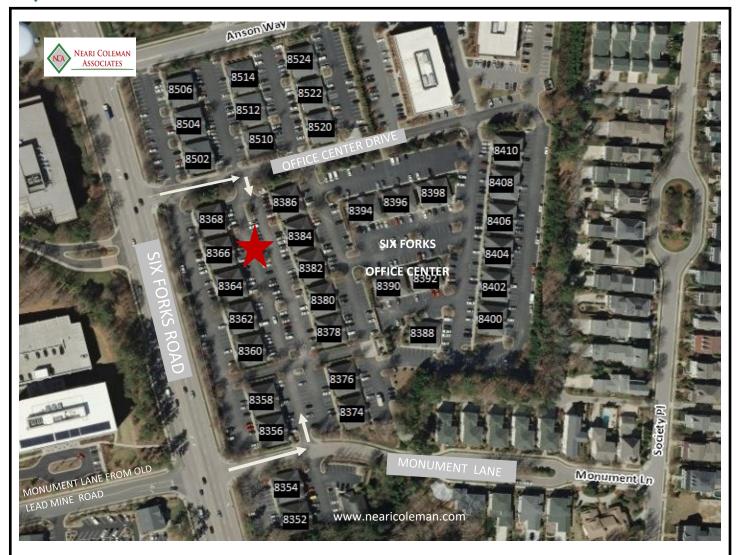
FLOOR PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

SITE PLAN





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