

OFFICE SPACE - FOR LEASE

3610 Bush St., Raleigh, NC 27609



OVERVIEW LEASING at \$24 PSF MODIFIED GROSS RENT



Property Details

- This Class A Building offers 10,000 SF of Office Space, the entire 2nd Floor. Recently renovated in 2019, FULLY FURNISHED! Can be subdivided into +/-3K sqft and 7K sqft.
- Located in the vibrant Midtown submarket of Raleigh, NC (less than 0.2 miles from Raleigh Duke Hospital and less than 3 miles from Wake Med Hospital) offering ample parking with elevator and stair access.
- This strategic location provides an excellent opportunity for businesses seeking quality, convenience, and community.
- MOVE-IN INCENTIVES AVAILABLE! Ask about options.

Demographics

Radius:	2 Miles	5 Miles	10 Miles
Population:	41,694	255,792	624,797
Avg HH Income :	\$94,882	\$104,609	\$105,121
Households:	19,122	110,554	256,190

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AERIAL MAP



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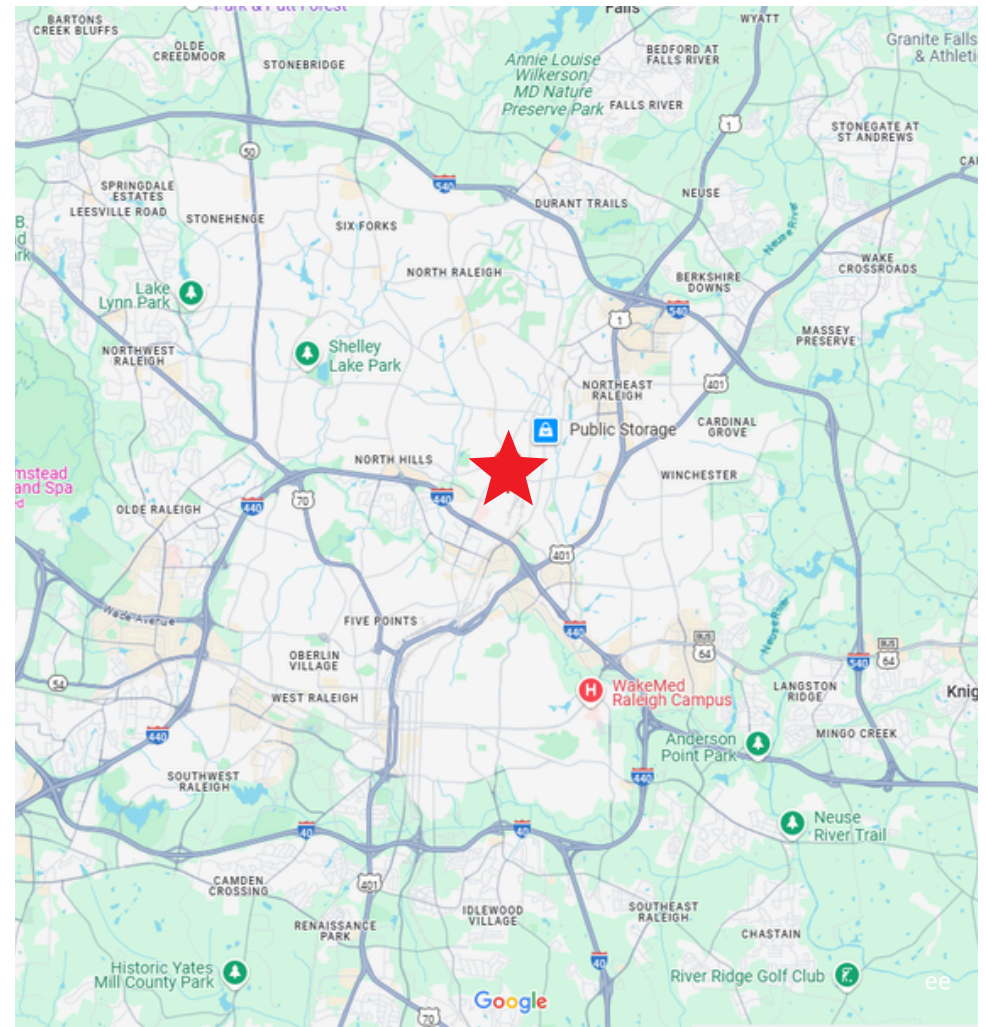
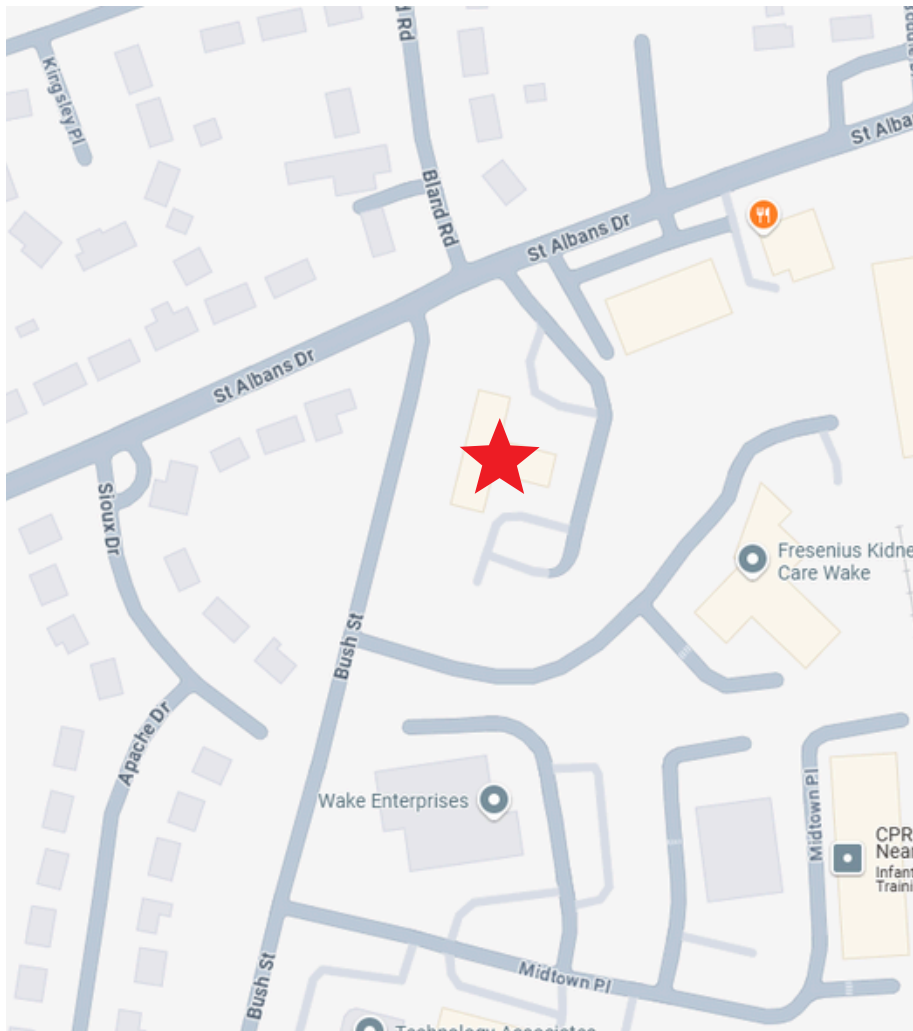
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MAPS



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SUMMARY

Why Invest in Raleigh, NC? Elevated Economic Growth in Action:

✓ Tech Hub

Home to industry leaders like IBM, Red Hat Software, Cisco, and SAS Institute, driving strong employment and innovation in the region.

✓ Smoky Hollow Park

A 14-acre urban oasis at Capital Boulevard and Peace Street, featuring walking paths, gathering spaces, and landscaped areas—enhancing the city's green space just miles from the office.

✓ North Hills Innovation District

A \$1 billion mixed-use development in Raleigh, integrating residential, retail, and office space in a dynamic, high-growth environment.

✓ Premier Healthcare & Research

Anchored by top-ranked health systems Wake Med, UNC Healthcare, and Duke Healthcare—North Carolina's best hospital for 13 consecutive years.

Examples of ideal co-tenants:

- Medical practices
- Educational services or tutoring centers
- Child development specialists
- Counseling services
- Family law firms
- Health & wellness providers
- Medical billing companies
- Executive Office / Co-Working Center
- Variety of other potential uses!

Options for Move-In Incentives:

- Free rent periods or graduated rents
- Tenant improvement (TI) allowances
- Flexible lease terms

Raleigh is thriving with top tech employers, billion-dollar mixed-use developments, and premier healthcare hubs—creating the perfect environment for your next office space.

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Demographics - Daytime Employment Statistics

Daytime Employment									
Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	78,786	6,234	13	224,504	20,894	11	367,549	37,613	10
Trade Transportation & Utilit...	11,193	766	15	28,551	2,352	12	51,818	4,545	11
Information	4,036	144	28	9,341	484	19	16,954	806	21
Financial Activities	30,319	871	35	44,191	3,126	14	54,954	5,196	11
Professional & Business Se...	9,118	1,053	9	33,993	3,996	9	58,080	6,692	9
Education & Health Services	9,643	1,994	5	48,443	6,279	8	89,848	12,342	7
Leisure & Hospitality	5,669	373	15	21,063	1,384	15	38,916	2,603	15
Other Services	4,755	930	5	15,325	2,752	6	26,011	4,666	6
Public Administration	4,053	103	39	23,597	521	45	30,968	763	41
Goods-Producing Industries	4,034	493	8	12,480	1,691	7	30,158	3,395	9
Natural Resources & Mining	22	6	4	198	52	4	540	97	6
Construction	2,654	360	7	8,119	1,251	6	19,794	2,513	8
Manufacturing	1,358	127	11	4,163	388	11	9,824	785	13
Total	82,820	6,727	12	236,984	22,585	10	397,707	41,008	10

Population			
	2 miles	5 miles	10 miles
2020 Population	40,037	242,489	601,625
2024 Population	41,694	255,792	624,797
2029 Population Projection	45,324	278,424	678,525
Annual Growth 2020-2024	1.0%	1.4%	1.0%
Annual Growth 2024-2029	1.7%	1.8%	1.7%
Median Age	37.4	37.1	36.7
Bachelor's Degree or Higher	45%	49%	48%
U.S. Armed Forces	54	228	405

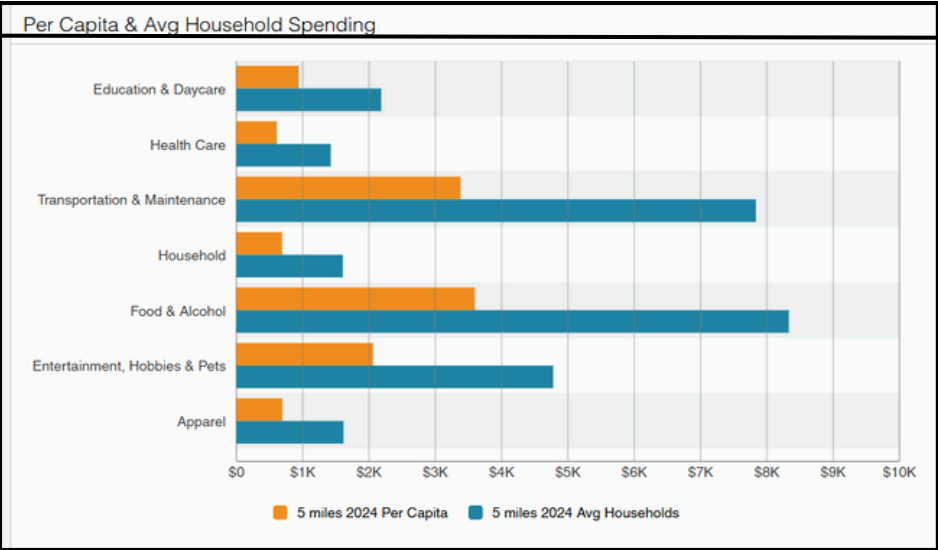
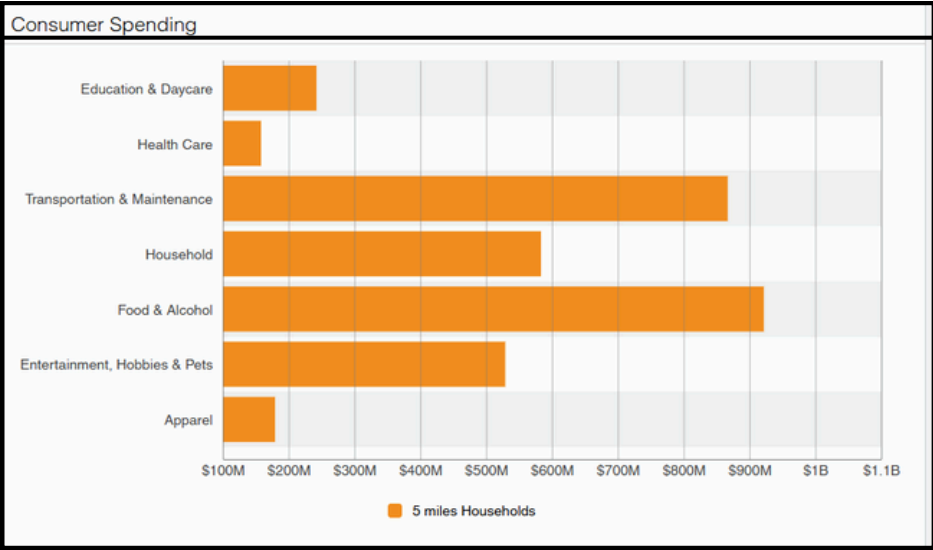
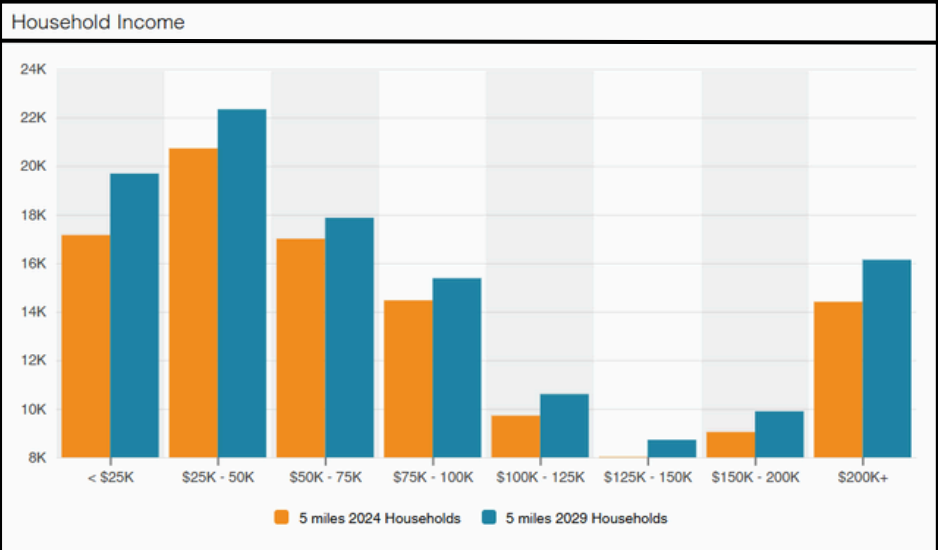
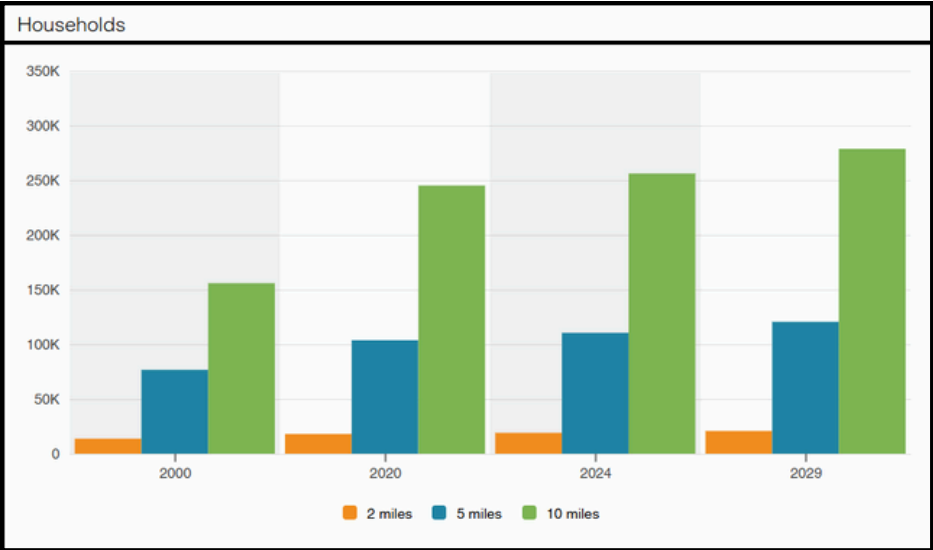
Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$94,882	\$104,609	\$105,121
Median Household Income	\$70,480	\$75,675	\$77,702
< \$25,000	3,061	17,158	37,977
\$25,000 - 50,000	3,915	20,725	48,064
\$50,000 - 75,000	3,133	17,003	38,571
\$75,000 - 100,000	2,876	14,468	32,219
\$100,000 - 125,000	1,491	9,720	24,673
\$125,000 - 150,000	1,400	8,025	19,680
\$150,000 - 200,000	1,355	9,046	22,971
\$200,000+	1,891	14,408	32,035

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Demographics - Household Statistics



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



INK

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AERIAL VIDEO



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CURRENT TENANT PROFILE - 1st Floor

Occupying the 1st Floor, **compleatKiDZ** offers pediatric physical therapy, occupational therapy, speech therapy, and ABA therapy in both outpatient and home health settings in their state-of-the-art facility.

Their therapists also provide specialties including not limited to:

- Augmentative & Alternative Communication (AAC)
- Beckman Oral Motor
- Feeding/ Swallowing Therapy
- Gait Training
- LAMP Words for Life
- Manual Facilitation Techniques
- Neuro Re-education
- Primitive Reflex Integration
- PROMPT
- Sensory Integration
- Serial Casting
- Therapeutic Listening
- VitalStim
- Wheelchair Evaluations



compleatKiDZ

www.compleatkidz.com



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DISCLAIMER and WAIVER

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