

MEDICAL OFFICE FOR LEASE

BRIER CREEK MEDICAL CENTER

8851 ELLSTREE LANE, RALEIGH, NC 27617



PROPERTY OVERVIEW

Two-story medical office building located at the intersection of I-540 and Lumley Road in the Brier Creek Area. Numerous surrounding amenities and minutes from I-540, RDU International Airport, US 70, and I-40.

ADDRESS	8851 Ellstree Lane, Raleigh NC 27617
BUILDING SIZE	Approximately 25,000 RSF
AVAILABLE SPACE	Suite 200: 10,102 RSF, divisible to 3,409 RSF Move-in-ready ophthalmology space <i>Ready for Lasik machine installation</i>
RENTAL RATE	Contact Broker
FLOORS	2 floors
PARKING RATIO	4 spaces per 1,000 SF
HIGHLIGHTS	<ul style="list-style-type: none">• Patient dropoff area at building entrance• Second generation medical space• Building signage available• Onsite banking services• Dining amenities within walking distance• Common area restrooms
EXISTING TENANTS	<ul style="list-style-type: none">• Pinnacle Health Services• US Department of Veterans Affairs• Nazir Ahmad, DDS• Satyam Healthcare Providers

CONTACT

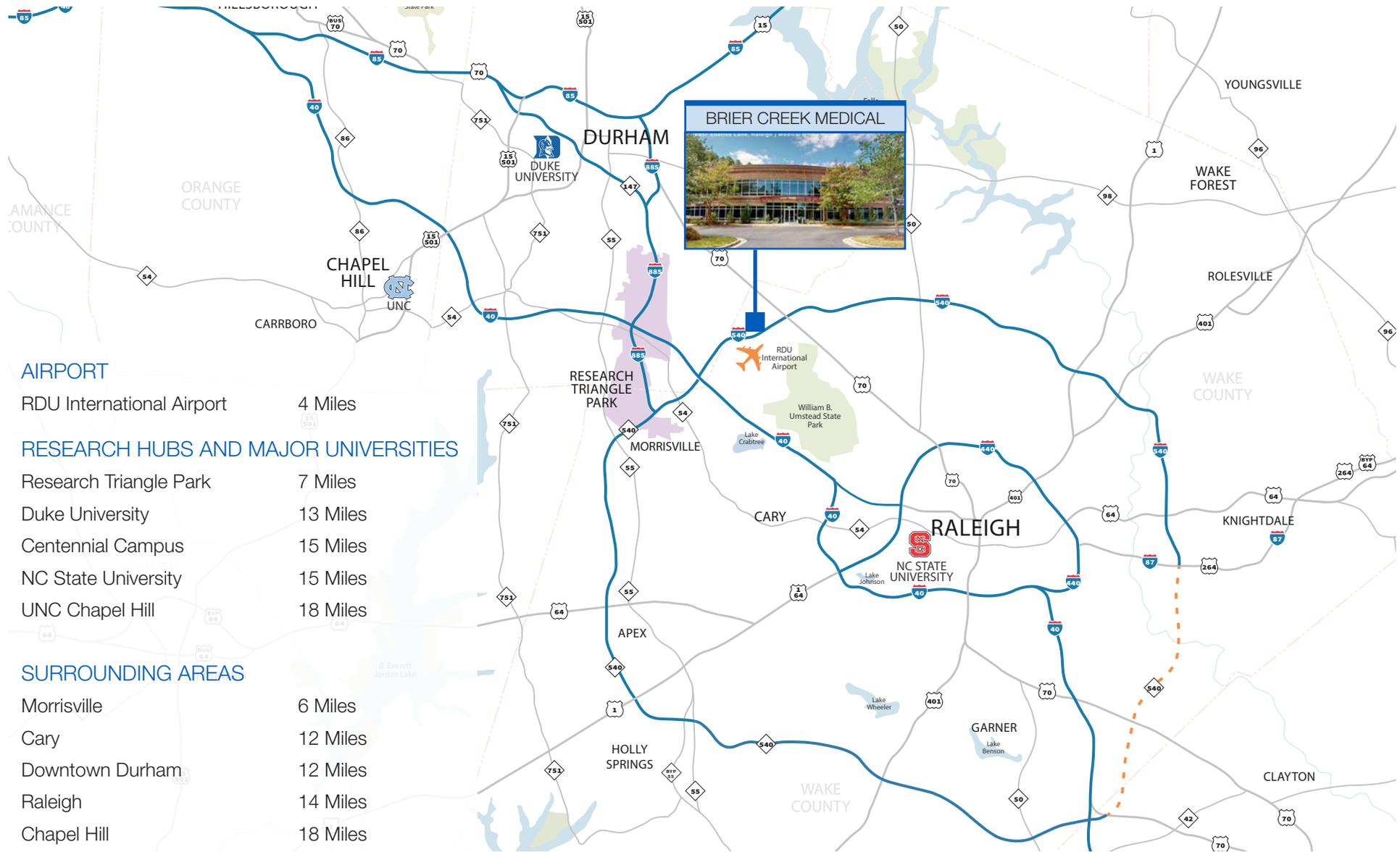
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NAITRI PROPERTIES



TRIANGLE REGION



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LOCATION



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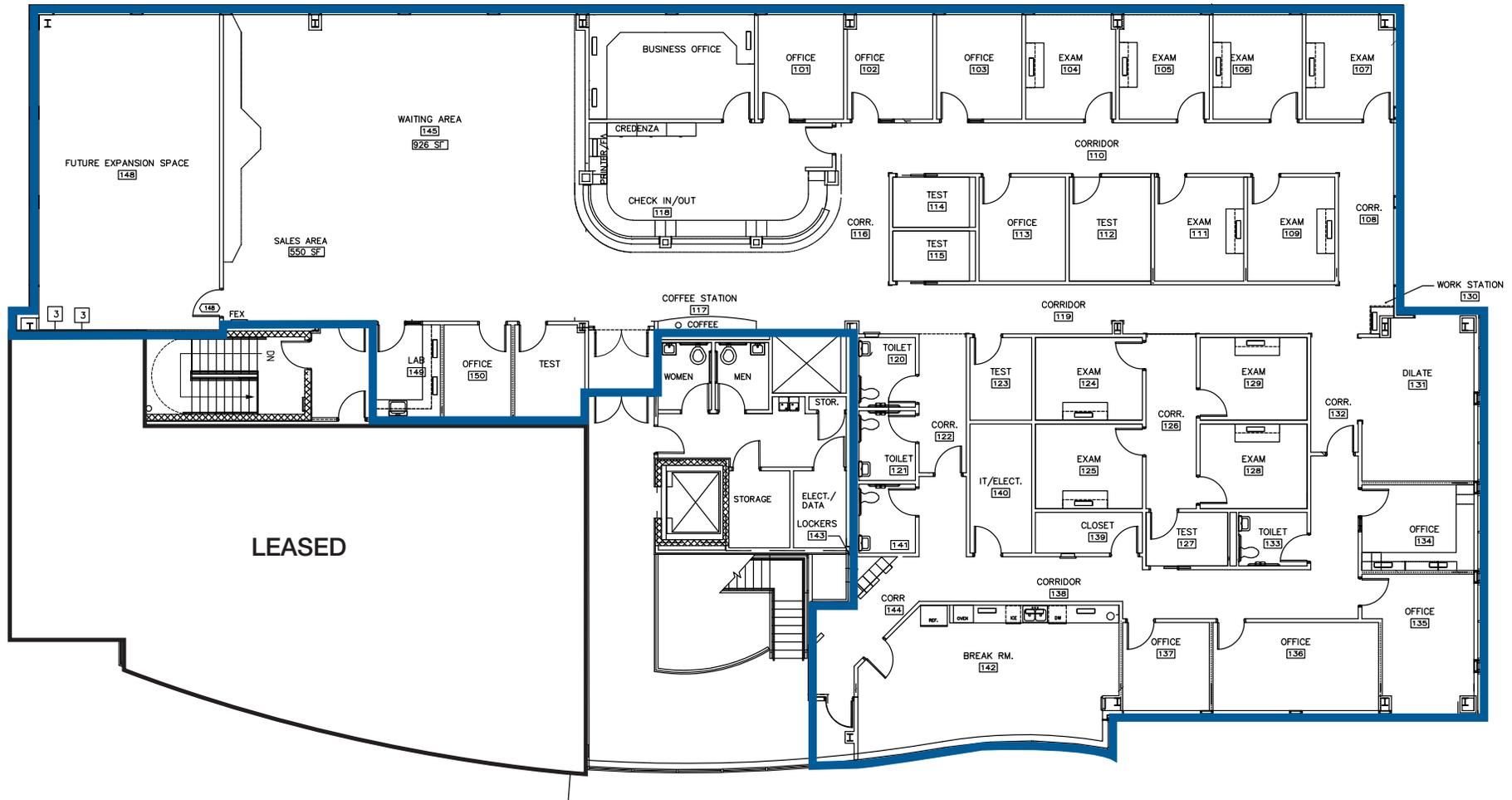
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FLOOR PLAN EXISTING

Suite 200
10,102 RSF



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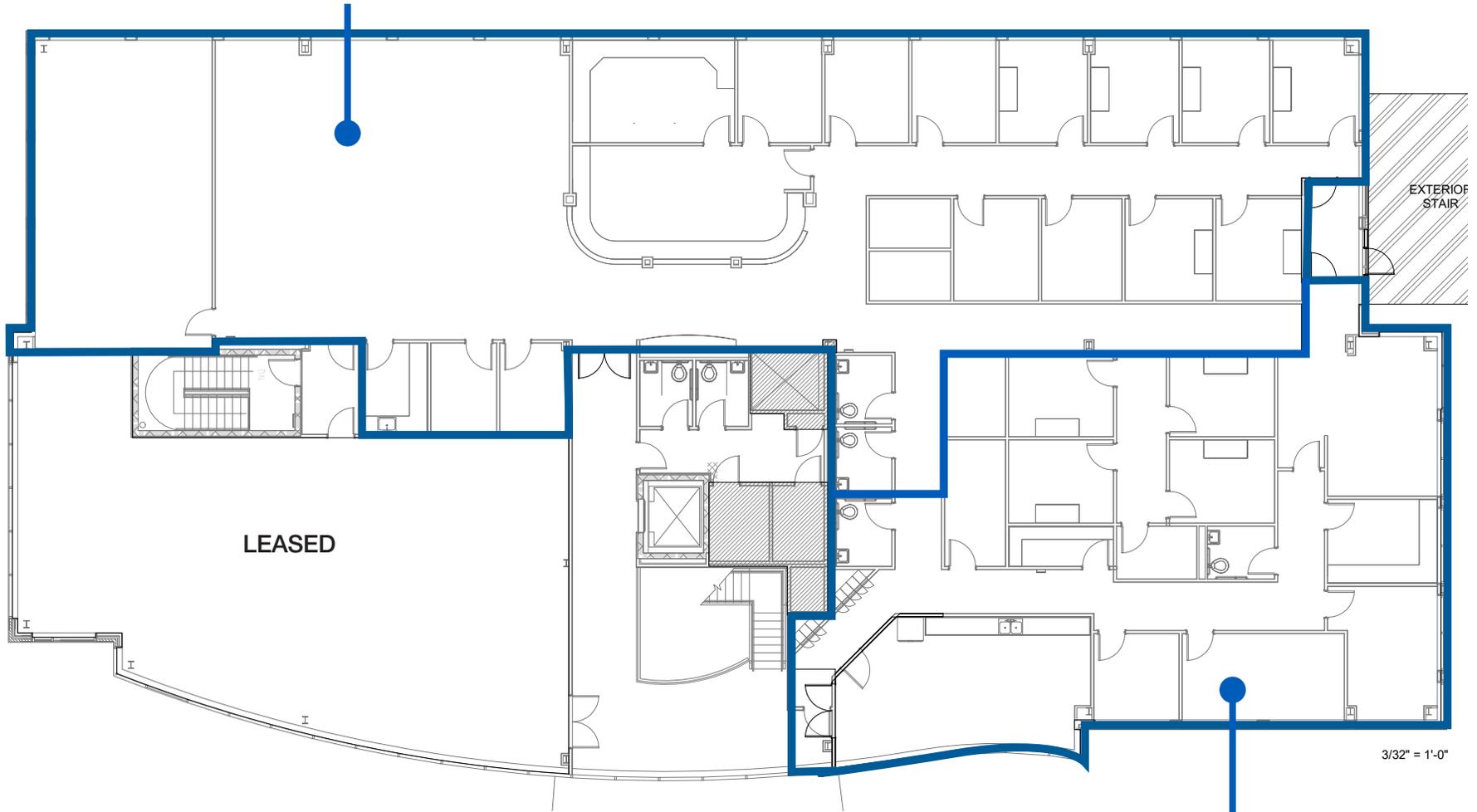
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FLOOR PLAN DIVISIBLE

Suite 200
6,693 RSF



LEASED

Suite 203
3,409 RSF

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NAI TRI PROPERTIES

AMENITIES

All of the heart of bustling downtown Brier Creek is within one mile of Brier Creek Medical Center. Below lists some of the surrounding amenities within this district.

FOOD

- Aladdin's Eatery Brier Creek
- Alpaca Peruvian Charcoal Chicken
- Bar Louie
- Bar Louie
- Bob Evans
- Brier Creek Beer Garden
- Brixx Wood Fired Pizza + Craft Bar
- Chick-fil-A
- Chili's Grill & Bar
- Dairy Queen
- Estampa Gaucha Brazilian Steakhouse
- Firehouse Subs
- Flying Biscuit Cafe
- Golden Krust Caribbean Restaurant
- Greek Fiesta
- Il Falò Wood-Fired Kitchen
- Jason's Deli
- Jimmy John's
- LongHorn Steakhouse
- Los Tres Magueyes Mexican Restaurant
- McDonald's
- Mellow Mushroom
- Noodles and Company
- Olive Garden Italian Restaurant
- Papa Johns Pizza
- Pei Wei Asian Kitchen
- Peri Peri Bistro
- Rise Southern Biscuits & Righteous Chicken
- Sizzlin Stirfry Asian Bistro
- Slice of New York Pizza
- Tasu Asian Bistro
- Trali Irish Pub & Restaurant
- Wendy's
- Zayka Indian Cuisine

BANKING

- Carolina ATM
- Chase Bank
- Coastal Credit Union
- First Citizen's Bank
- Navy Federal Credit Union
- PNC Bank
- RBC Bank
- Truist
- Wells Fargo Bank
- Woodforest National Bank

HOTELS

- Aloft
- Courtyard
- Embassy Suites by Hilton
- Fairfield Inn & Suites
- Hampton Inn & Suites
- Holiday Inn Express & Suites
- Home2 Suites by Hilton
- Hyatt House
- Residence Inn
- Sheraton Imperial Hotel
- Sleep Inn
- SpringHill Suites
- stayAPT Suites
- The Westin
- WaterWalk Extended Stay
- Wingate by Wyndham

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SURROUNDING HEALTHCARE

NEARBY MAJOR HOSPITALS

Duke Primary Care Brier Creek	1 Mile
Duke University Hospital Raleigh	12 Miles
Duke University Hospital Durham	13 Miles
REX Healthcare of Cary	17 Miles
UNC REX Hospital Raleigh	9 Miles
UNC Hospital Chapel Hill	18 Miles
WakeMed Brier Creek Healthplex	2 Miles
WakeMed North Hospital	12 Miles
WakeMed Raleigh Campus	16 Miles
WakeMed Apex Healthplex	17 Miles
WakeMed Cary	19 Miles

BRIER CREEK MEDICAL



Brier Creek Medical Park

- UNC Primary & Specialty Care
- Duke Primary Care
- Raleigh Children & Adolescents

Duke Medical Plaza Brier Creek

- Duke Urgent Care
- Duke Children's Primary Care

Brier Creek Medical Pavilion

- Duke Women's Health
- Duke Children's Specialty Services
- Duke Innovative Pain Therapies

Wake Med Brier Creek HealthPlex / ER 2 Miles

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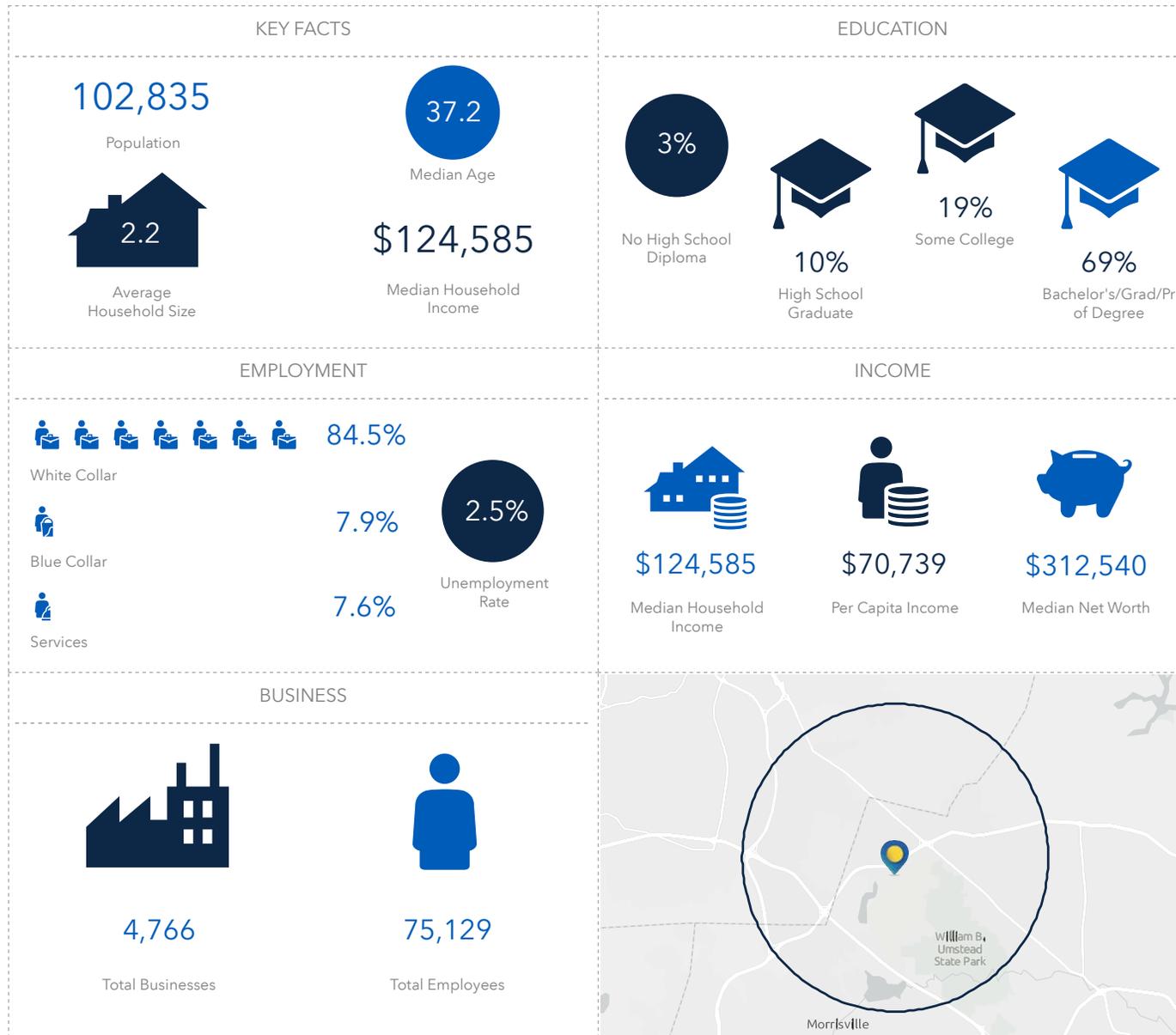
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DEMOGRAPHICS - 5 MILE



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