



TRADEMARK
PROPERTIES

4020 WAKE FOREST RD.

RALEIGH, NC 27609

9,486 SF

**FOR
LEASE**

LISTING BROKER:

FRED DICKENS

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1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

**4020 WAKE FOREST ROAD
RALEIGH, NC 27609**

PROPERTY HIGHLIGHTS

- › **31,352 SF three-story brick and glass office building**
- › **Suite 201: 4,186 SF medical office**
- › **Suite 301: 5,300 SF (space is divisible)**
- › **Recently renovated common areas**
- › **Abundant free surface parking**
- › **Just north of Duke Raleigh Hospital and North Raleigh Hilton**
- › **Conveniently located five minutes from North Hills and Midtown East and ten minutes from Downtown Raleigh**
- › **Easy access to I-440 and US-401 on Wake Forest Road**

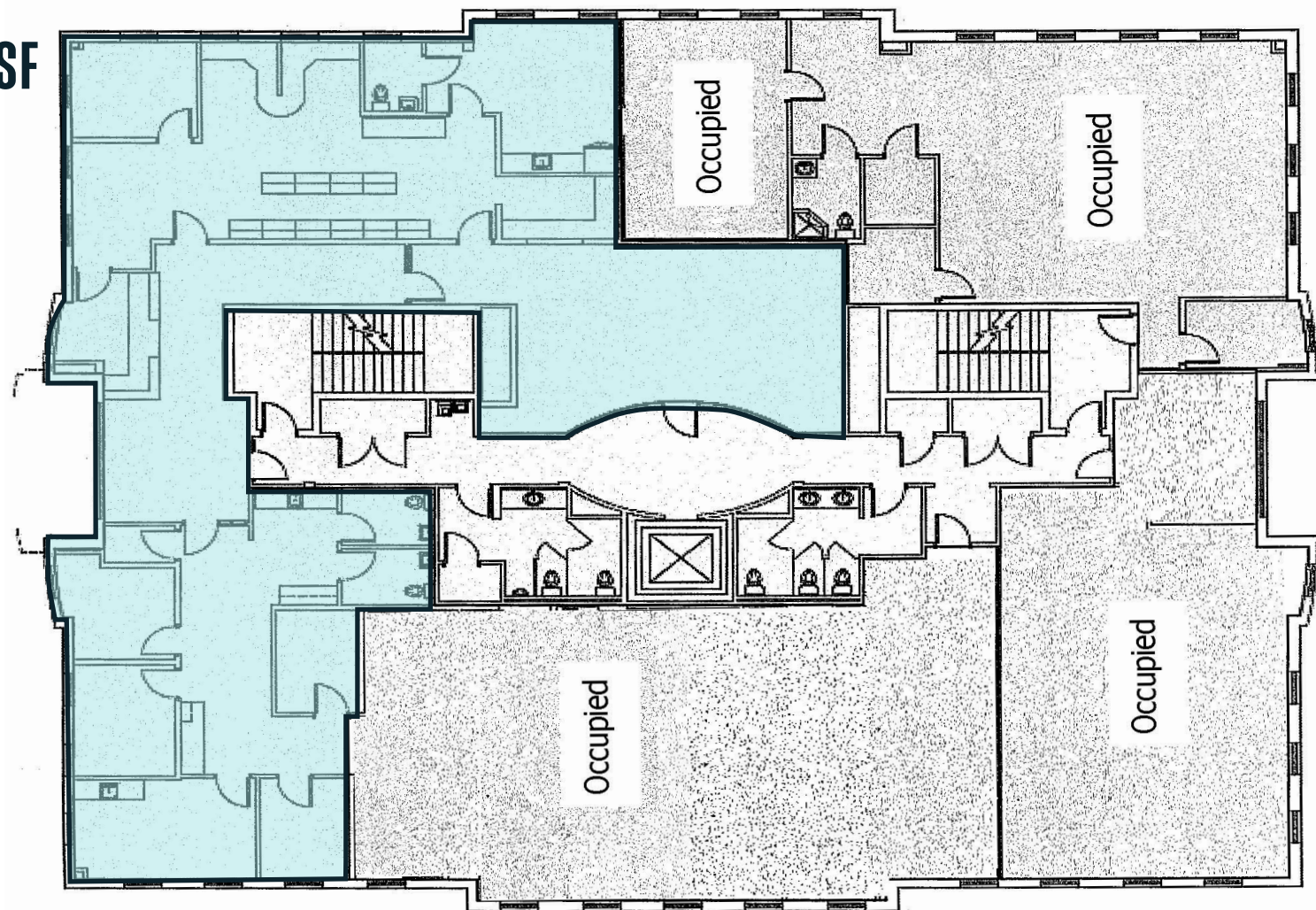


**LEASE RATE:
\$20.00, FULL SERVICE**

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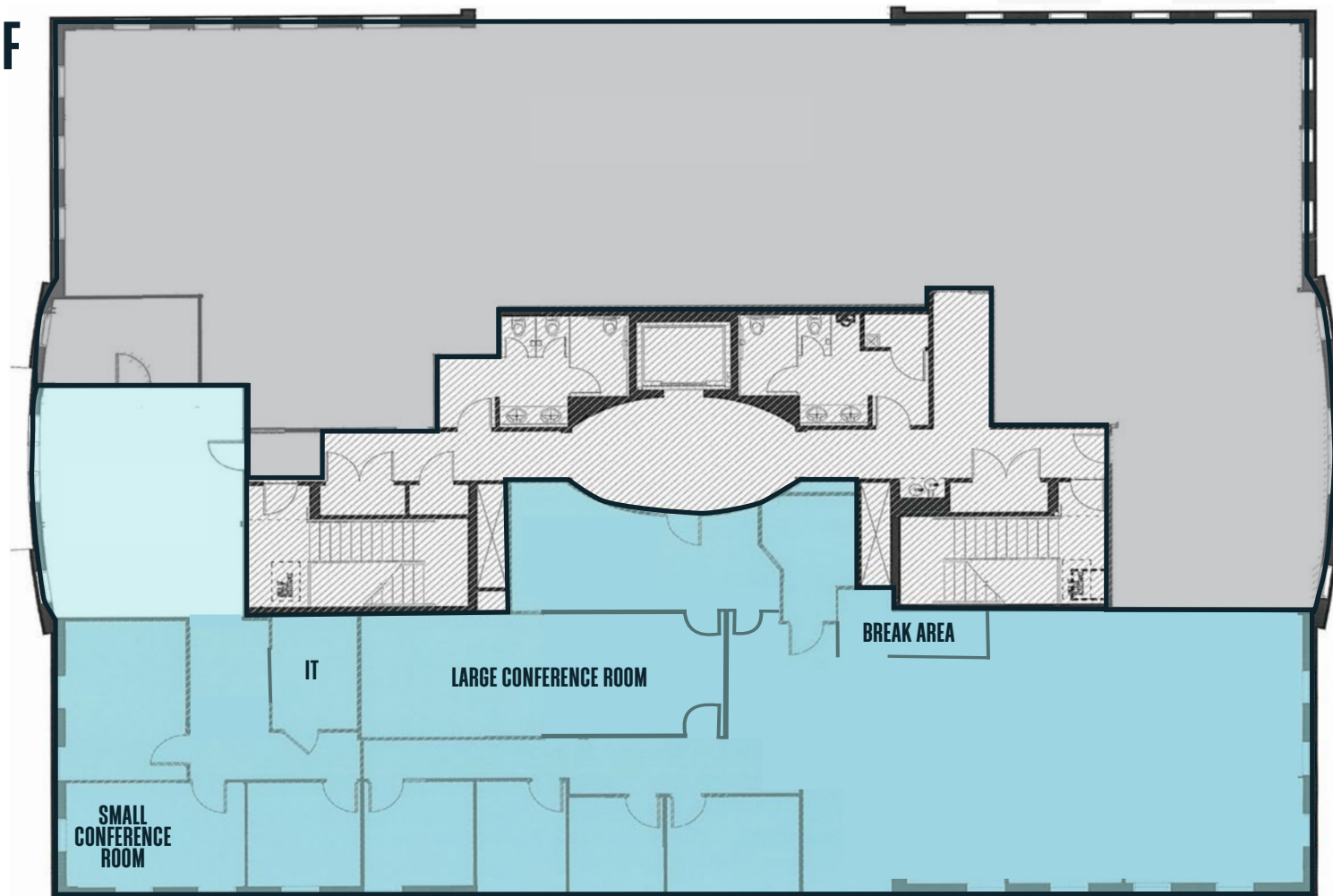
FLOOR PLAN

SUITE 201 - 4,186 SF

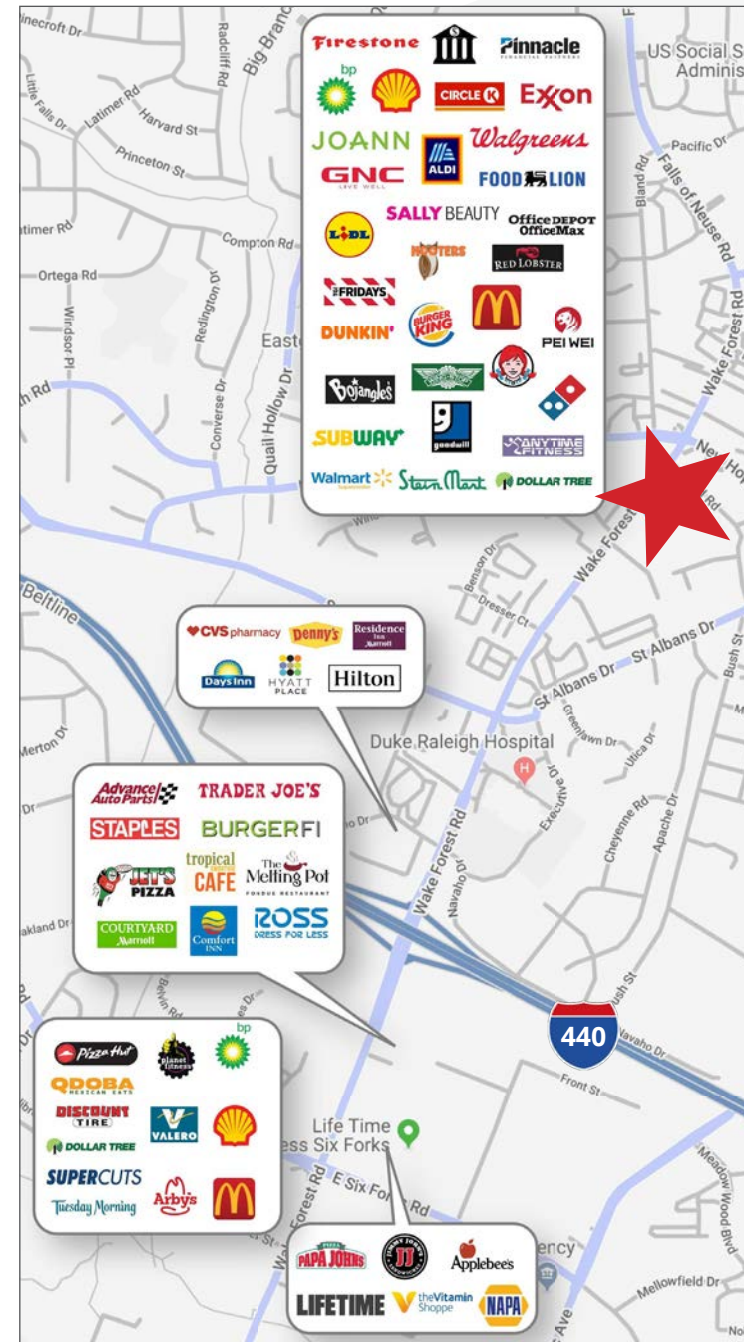
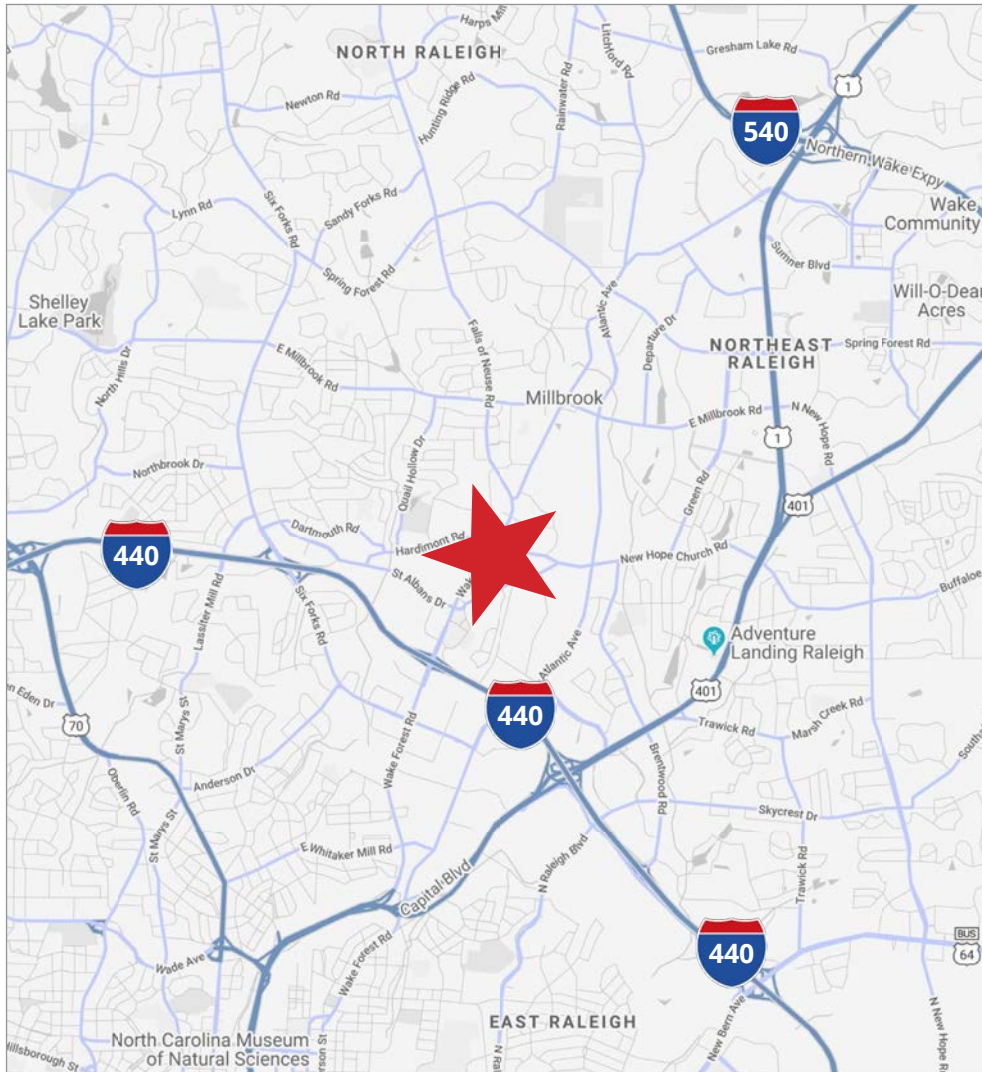


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FLOOR PLAN SUITE 301 - 5,300 SF



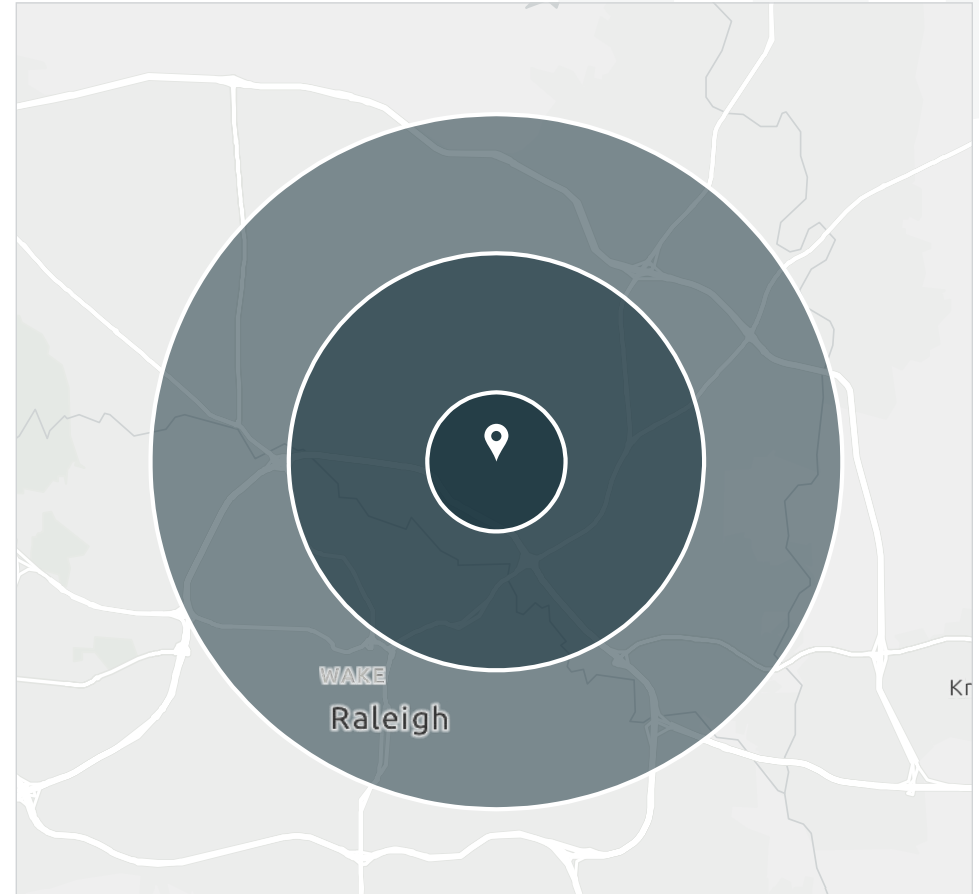
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	8,456	94,371	258,561
2029 POPULATION (PROJECTED)	9,841	99,640	280,026
2024 HOUSEHOLDS	3,798	42,412	112,223
2029 HOUSEHOLDS (PROJECTED)	4,516	45,284	123,230
OWNER-OCCUPIED HOUSING UNITS	1,338	20,121	55,297
RENTER-OCCUPIED HOUSING UNITS	2,460	22,291	56,926
2024 AVERAGE HOUSEHOLD INCOME	\$98,399	\$112,515	\$125,499
2029 AVG HOUSEHOLD INCOME (PROJECTED)	\$113,400	\$139,339	\$143,431



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