

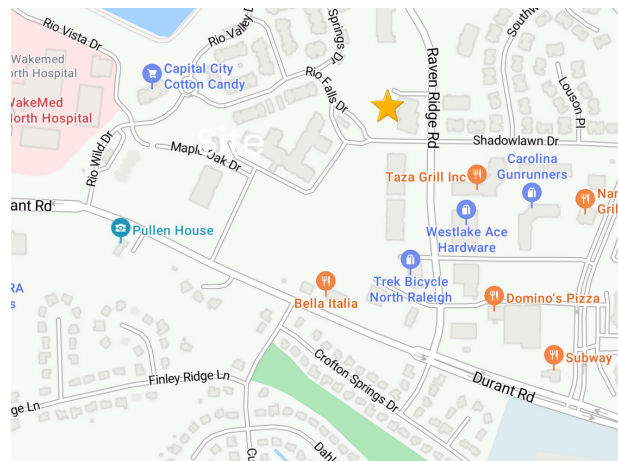
FOR SALE

10940 Raven Ridge Rd, Suite 214
Raleigh, North Carolina 27614



Property Features

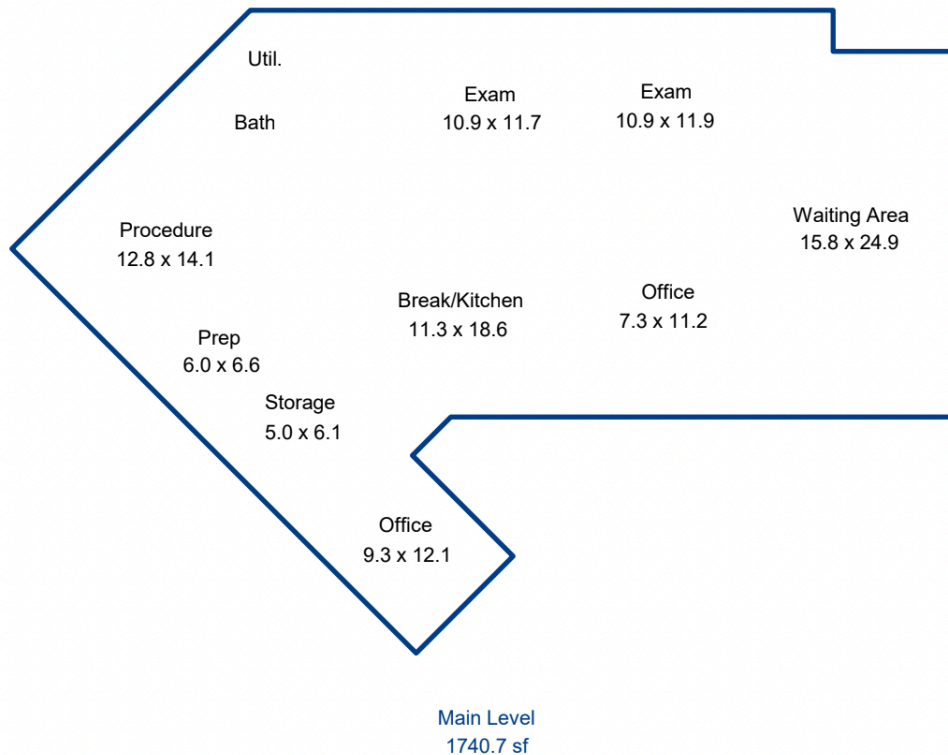
- Located at Falls of Neuse Rd and Durant Rd intersection
- 1740 SF + 300 SF of common area
- Medical office space
- Designed with LEED focus for environmental consideration
- Ample parking and nearby amenities
- Sale Price: \$790,000



KALISIAK
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Floor Plan



Additional Information

✧ Owners' Association Dues: \$805.89 per month

✧ LEED Compliance Consideration

- Floors are polished concrete - no stains, dyes, VOCs (VOC = volatile organic compound)
- Walls and ceilings - painted with no VOC paints
- Rugs and furniture are made with sustainable natural fabrics and no VOC dyes
- Large external windows allow natural light into space
- Internal windows for break room and clerestory windows in treatment rooms allow light transmission
- Ecoresin from 3Form
- Energy efficient lighting design
- Wood shelves and brick wall are recycled materials, locally sourced
- Wood cabinets and desk tops are FSC certified (FSC = Forest Stewardship Council)
- Water heater is tankless, on-demand
- HVAC system was designed so temperature could be separately controlled for each room
- Appliances are Energy Star
- Vintage (reused) lighting in back office
- Table and credenza in waiting room are recycled Elm
- Aluminum tables are recycled aluminum
- Steel handles throughout space are recycled steel; some handles also have recycled glass
- Column in waiting room is recycled corrugated pipe
- Large artwork in waiting room is recycled corrugated roofing, painted with no VOC inks

Interior Photos



Demographics

Source: CoStar

144,903

TOTAL POPULATION
WITHIN 5-MILE RADIUS

420,105

TOTAL POPULATION
WITHIN 10-MILE RADIUS

\$134,072

AVG HOUSEHOLD INCOME
WITHIN 2-MILE RADIUS

\$105,082

AVG HOUSEHOLD INCOME
WITHIN 5-MILE RADIUS

Area Overview



Raleigh, North Carolina is an area known for its dynamic economy, vibrant culture, and high-quality affairs. This location offers convenient access to several important thoroughfares, including Interstate 540, which provides easy access to other parts of the city and Research Triangle Park area. Public transportation options are also available, enhancing accessibility for employees and clients.

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.