



76 HUNTER STREET

APEX, NORTH CAROLINA 27502

7,956 RSF FURNISHED, MOVE-IN READY OFFICE FOR LEASE

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Property Summary

Office for Lease
76 Hunter Street, Apex, NC 27502

Move-in ready Class A office space for lease in multi-tenant office/retail building near Downtown Apex, directly across the street from the Town of Apex government complex. The property has easy access to US 64 Hwy and NC 540 Hwy. The first floor retail is fully leased to a mix of tenants including restaurants, fitness, and a salon.

SPACE DETAILS

Address	76 Hunter Street Apex, NC 27502
Available Space	Suite 200 - 7,956 RSF
Building Size	28,000 SF
Year Built	2022
Parking	Surface and street
Core Factor	17%
Condition	<ul style="list-style-type: none"> » Move-in ready » New buildout » Furniture and fixtures included
Layout	<ul style="list-style-type: none"> » 13 private offices » 8 workstations » Break room » Conference room » Reception
Lease Rate	\$37.00 SF/yr Full Service



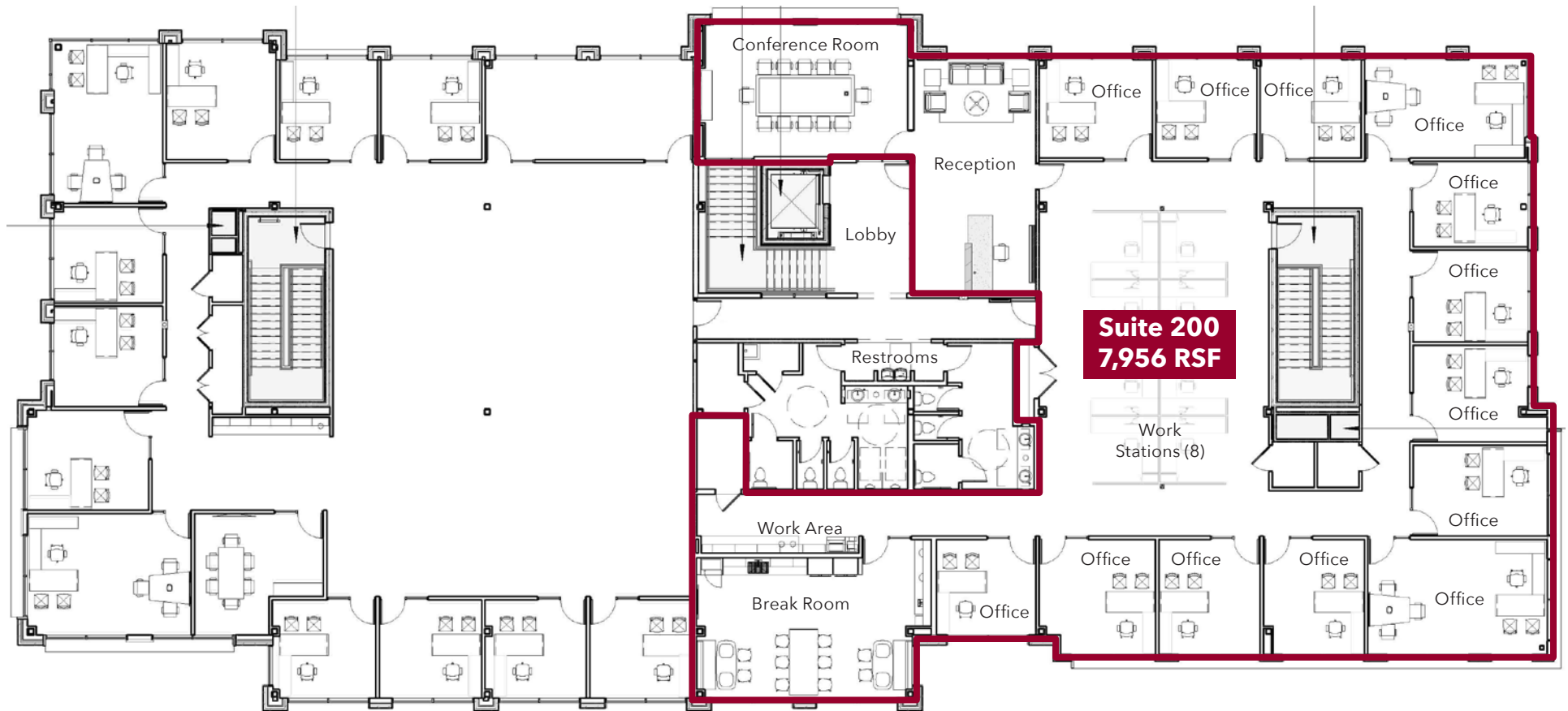
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RALEIGH DURHAM

Floor Plan

Office for Lease
76 Hunter Street, Apex, NC 27502



Not to scale

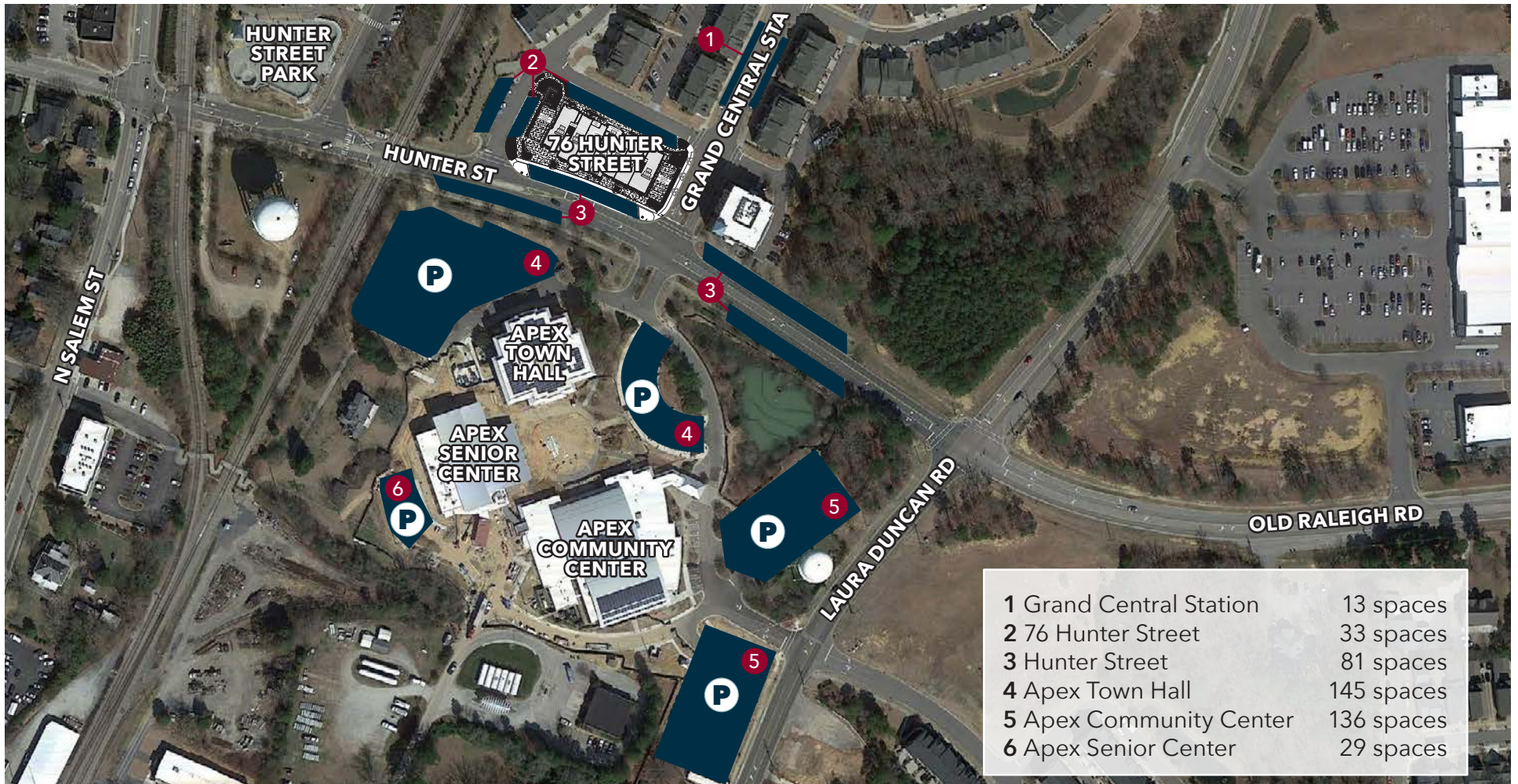
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Parking

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Photos

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Reception



Conference Room



First Floor Lobby



Break Room



Office



Workstation

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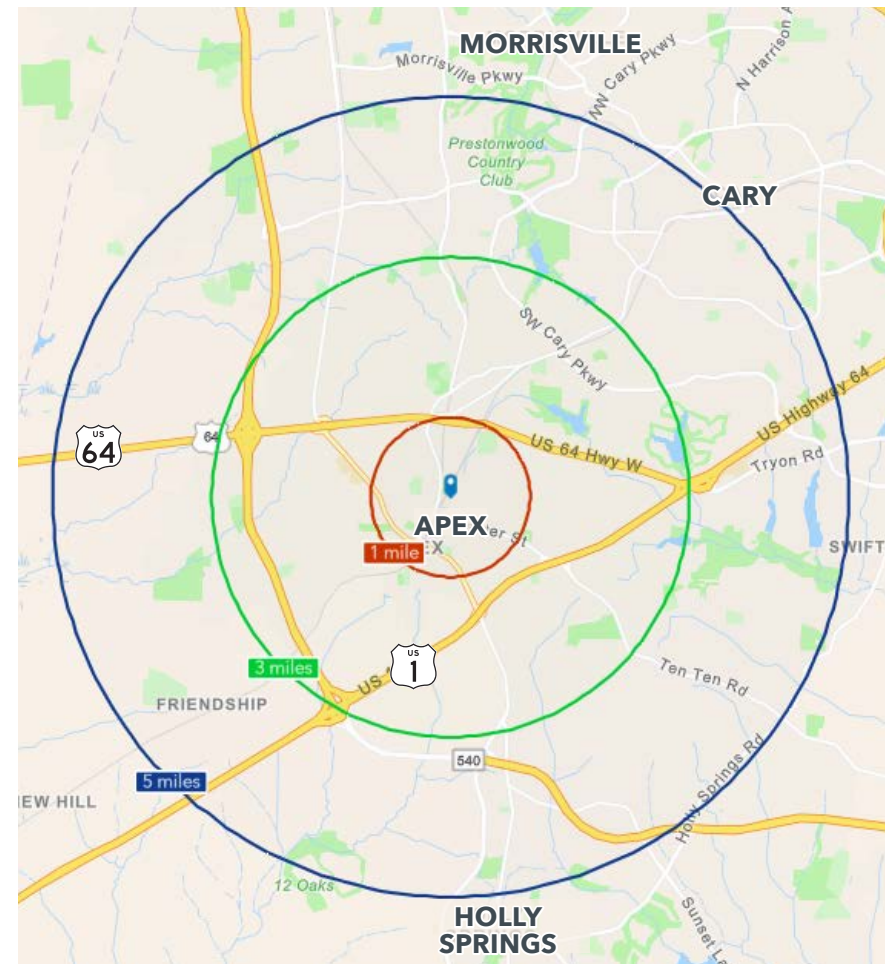
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Apex Overview

Office for Lease
76 Hunter Street, Apex, NC 27502

	1 MILE	3 MILES	5 MILES
2028 Population Projection	9,701	66,228	177,407
2023 Population Estimate	9,350	64,193	172,119
Daytime Population	9,103	63,298	159,208
Average Home Value	\$410,397	\$461,509	\$497,118
Average Household Income	\$140,779	\$163,279	\$168,693
Median Age	37.0	37.8	38.5
Bachelor's Degree or Higher	65.4%	58.7%	70.5%



**#3 Best Large Metro
for Business Climate
(Raleigh-Cary)**
Business Facilities, 2023

**#6 Top Real Estate Market
to Watch in 2023
(Raleigh-Durham)**
PwC US, 2022

**#1 Top State for Business
(North Carolina)**
CNBC, 2022 & 2023

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