



Ideal for educational type businesses & schools

Offering Summary

Lease Rate:	\$22.50/sf, NNN
TICAM:	Approx. \$5.00/sf
Available SF:	8,204 sf
Building Size:	16,436 sf
Lot Size:	2.54 acres
Year Built:	2009
Zoning:	CX-3
Parking:	200 spaces (Approx. 12 per 1,000 sf)

Get more information

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Carlo DiGiorgio

Senior Vice President

D 919 420 1569

carlo.digiorgio@avisonyoung.com

Office space for lease

8701 Wadford Drive

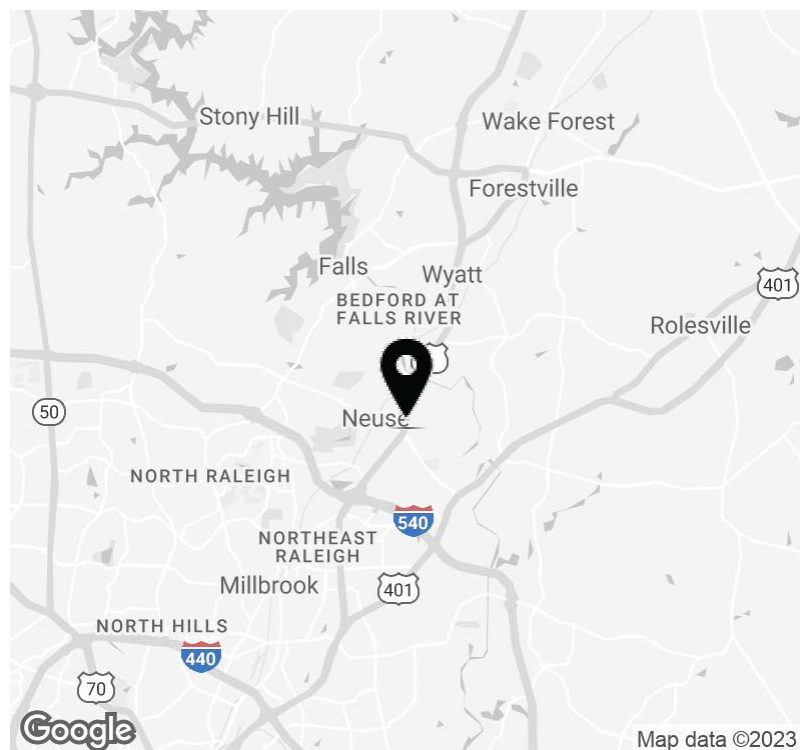


Location Description

Intersection of Capital Boulevard (US Highway 1) and Perry Creek Road in North Raleigh, adjacent to CarMax automotive.

Spaces	Lease Rate	Available
Second Floor	\$22.50/sf, NNN	8,204 sf

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,967	33,380	76,289
Total Population	7,341	77,250	170,940
Average HH Income	\$88,016	\$134,694	\$131,520



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales
D 919 420 1562
michael.vulpis@avisonyoung.com

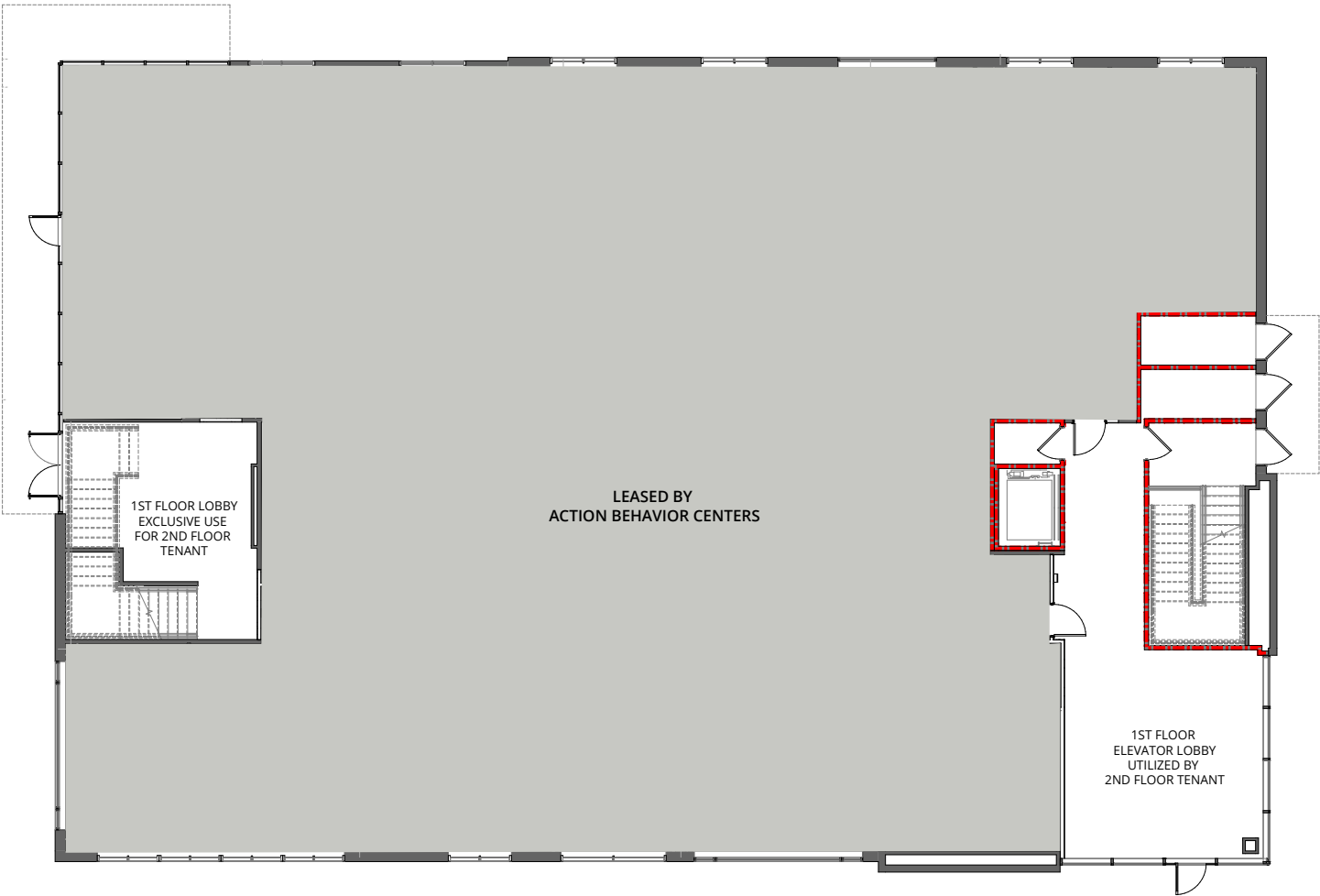
Carlo DiGiorgio

Senior Vice President
D 919 420 1569
carlo.digiorgio@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025, Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Legend

■ Leased

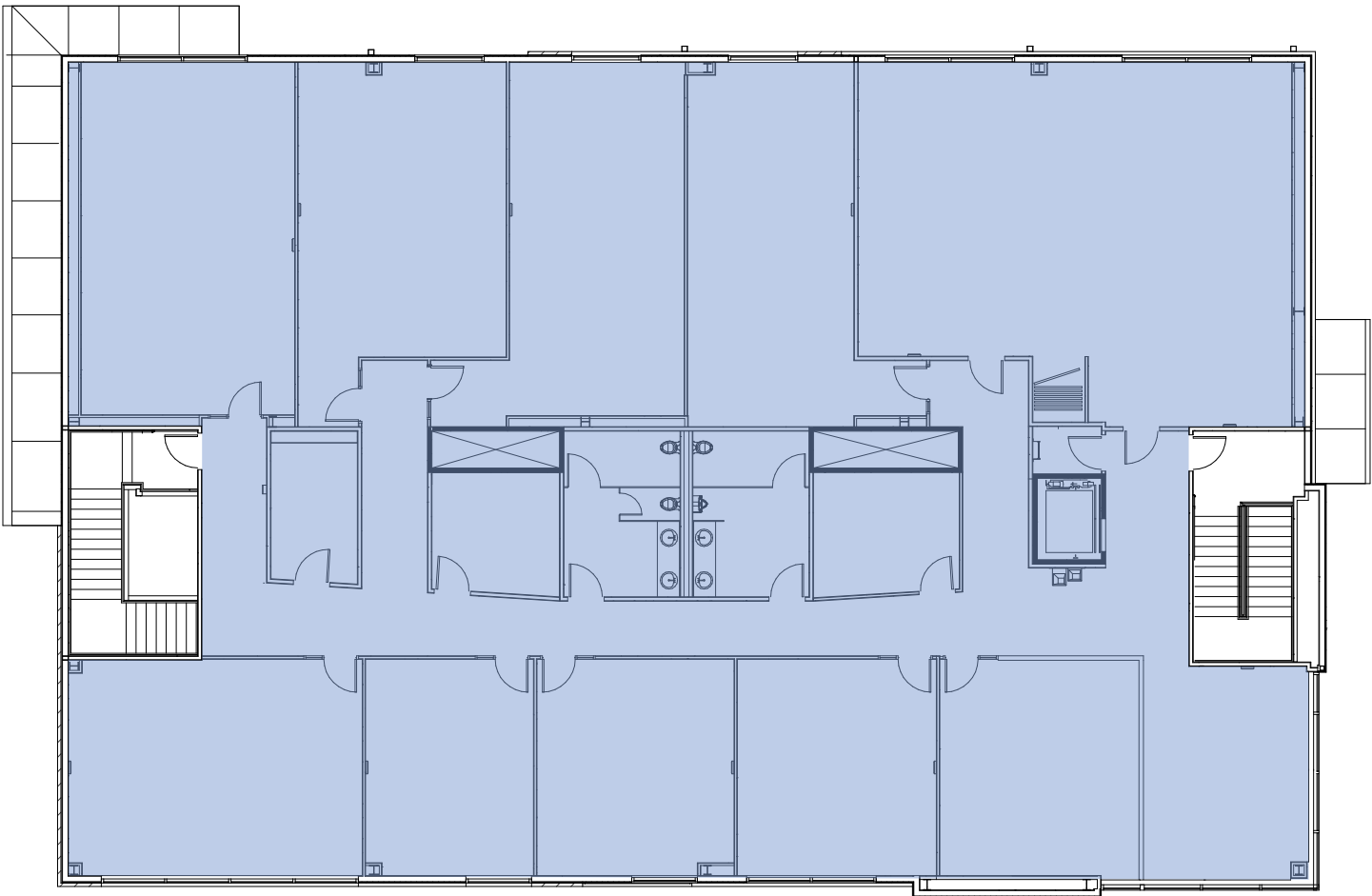
Spaces

Suite	Size	Lease Rate
■ First Floor	-	-



Michael Vulpis
 Senior Vice President, Office Leasing & Sales
 D 919 420 1562
michael.vulpis@avisonyoung.com

Carlo DiGiorgio
 Senior Vice President
 D 919 420 1569
carlo.digiorgio@avisonyoung.com



Legend

■ Available

Spaces

Suite	Size	Lease Rate
■ Second Floor	8,204 sf	\$22.50/sf, NNN



Michael Vulpis
Senior Vice President, Office Leasing & Sales
D 919 420 1562
michael.vulpis@avisonyoung.com

Carlo DiGiorgio
Senior Vice President
D 919 420 1569
carlo.digiorgio@avisonyoung.com

8701 Wadford Drive



Senior Vice President, Office Leasing & Sales
D 919 420 1562
michael.vulpis@avisonyoung.com

Senior Vice President
D 919 420 1569
carlo.digiorgio@avisonyoung.com

© 2025, Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office space for lease

8701 Wadford Drive



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Carlo DiGiorgio

Senior Vice President

D 919 420 1569

carlo.digiorgio@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office space for lease

8701 Wadford Drive



**AVISON
YOUNG**

Michael Vulpis

Senior Vice President, Office Leasing & Sales

D 919 420 1562

michael.vulpis@avisonyoung.com

Carlo DiGiorgio

Senior Vice President

D 919 420 1569

carlo.digiorgio@avisonyoung.com

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607 | 919 785 3434

© 2025. Avison Young - Raleigh-Durham. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified.

Avison Young - Raleigh-Durham does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.