



## 701 Mutual Court Suite 100 & 200

Raleigh, NC 27615



**Steve Gillooly**

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# 701 Mutual Court Raleigh

\$3,495,000

This 8,068 SF, two-story office building is offered for sale and lease, providing a rare chance to own a well-located asset in the Heart of North Raleigh. The property delivers immediate income from the fully leased first floor, while the vacant second floor offers flexible upside for additional leasing, owner-occupancy, or future disposition.

- Entire 8,068 SF Office Building For Sale | Income-Producing with Value-Add Potential
- Excellent Road Frontage and Visibility along Strickland & Falls of Neuse Road
- Close to Major Highways, Amenities, and Growth Corridors
- Immediate Cash Flow with Strong Leasing Upside - Or End Use Potential
- Fully Leased 1st Floor + Vacant 2nd Floor Value-Add
- North Raleigh Office Asset | Elevator | Prime Location



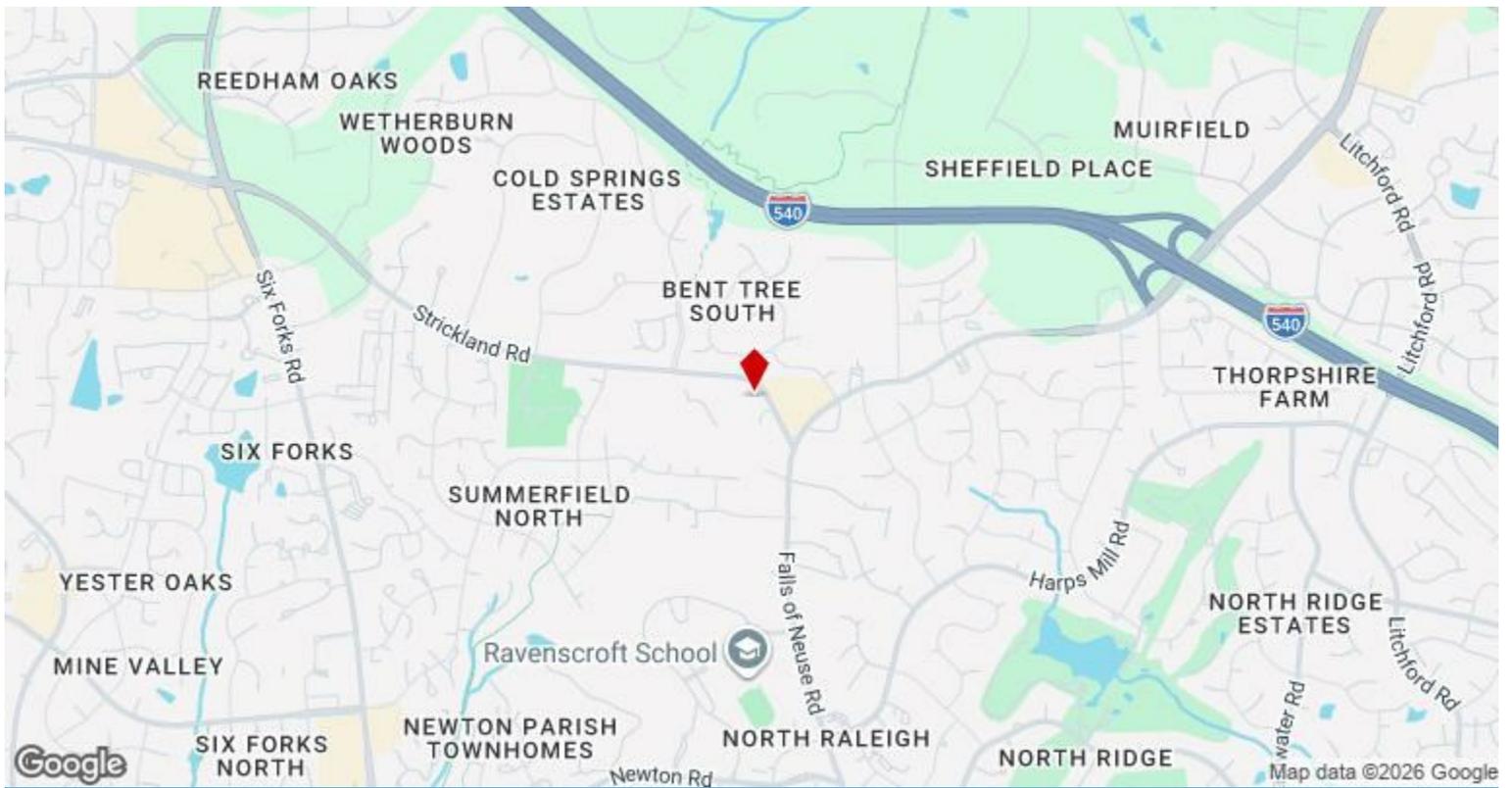
Entire Building Asking Price:	\$3,495,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment and/or Owner User
Lot Size:	1.79 AC
1st Floor Leased Building Area:	4,034 SF
2nd Floor Rentable Building Area:	4,034 SF
2nd Floor Sales Price:	\$1,650,000
2nd Floor Lease Rate:	\$25 Sq. Ft. Plus \$3.50 TICAM
Year Built:	2016
Parking Ratio:	3.22/1,000 SF
Zoning Description:	OX-4
APN / Parcel ID:	1708.20-90-8294-000
Cross Streets:	Strickland Road & Falls of Neuse
Median Home Value within a 2 Mile Radius::	\$401,515

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Alpha Male Wellness	4,034 Sq. Ft 1st Floor	July 20, 2030



701 Mutual Ct, Raleigh, NC 27615

# Property Photos



Interior Photo 1st Floor



**ESTIMATED AREAS**  
GLA FLOOR 1: 3898 sq. ft. EXCLUDED AREAS 136 sq. ft.  
Total GLA 3898 sq. ft. total area 4034 sq. ft.  
Measurements Are Calculated Per Nvcc Guidelines And Area 2765-2031

# Property Photos



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



Exterior Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Interior Photo



Exterior Photo

# Property Photos



Exterior Photo



Exterior Photo

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Building Photo



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Interior Photo 1st Floor



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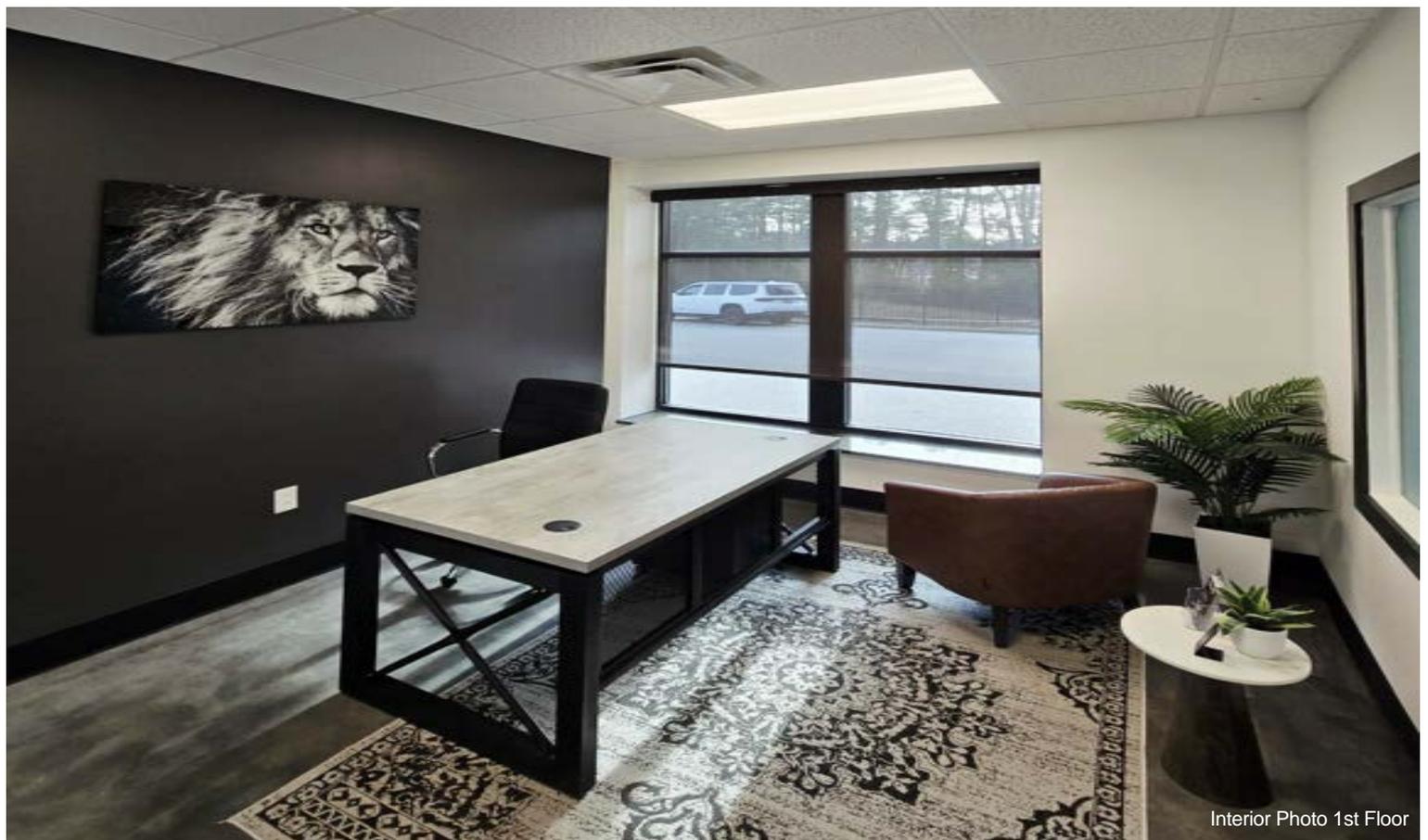


Interior Photo 1st Floor

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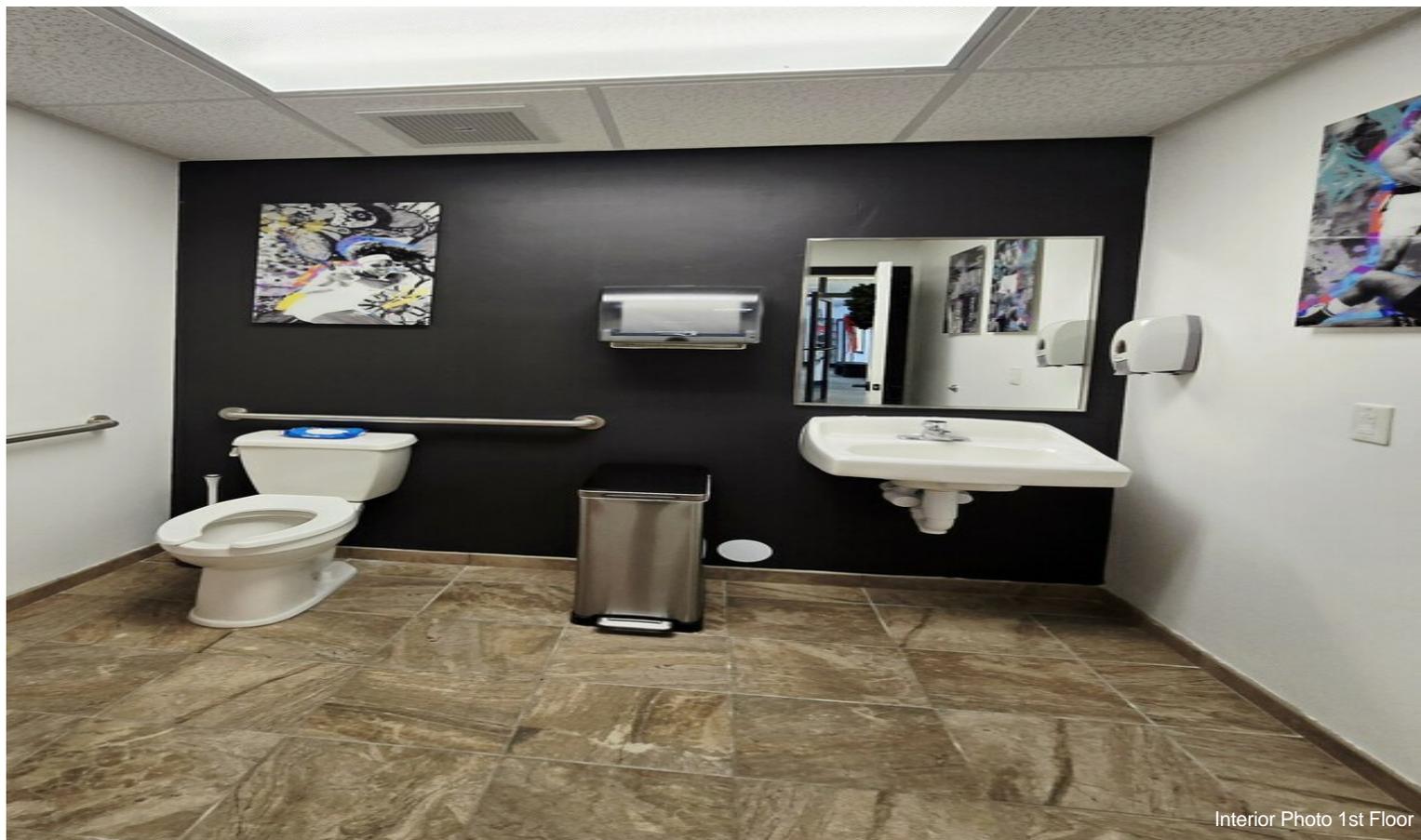


Interior Photo 1st Floor



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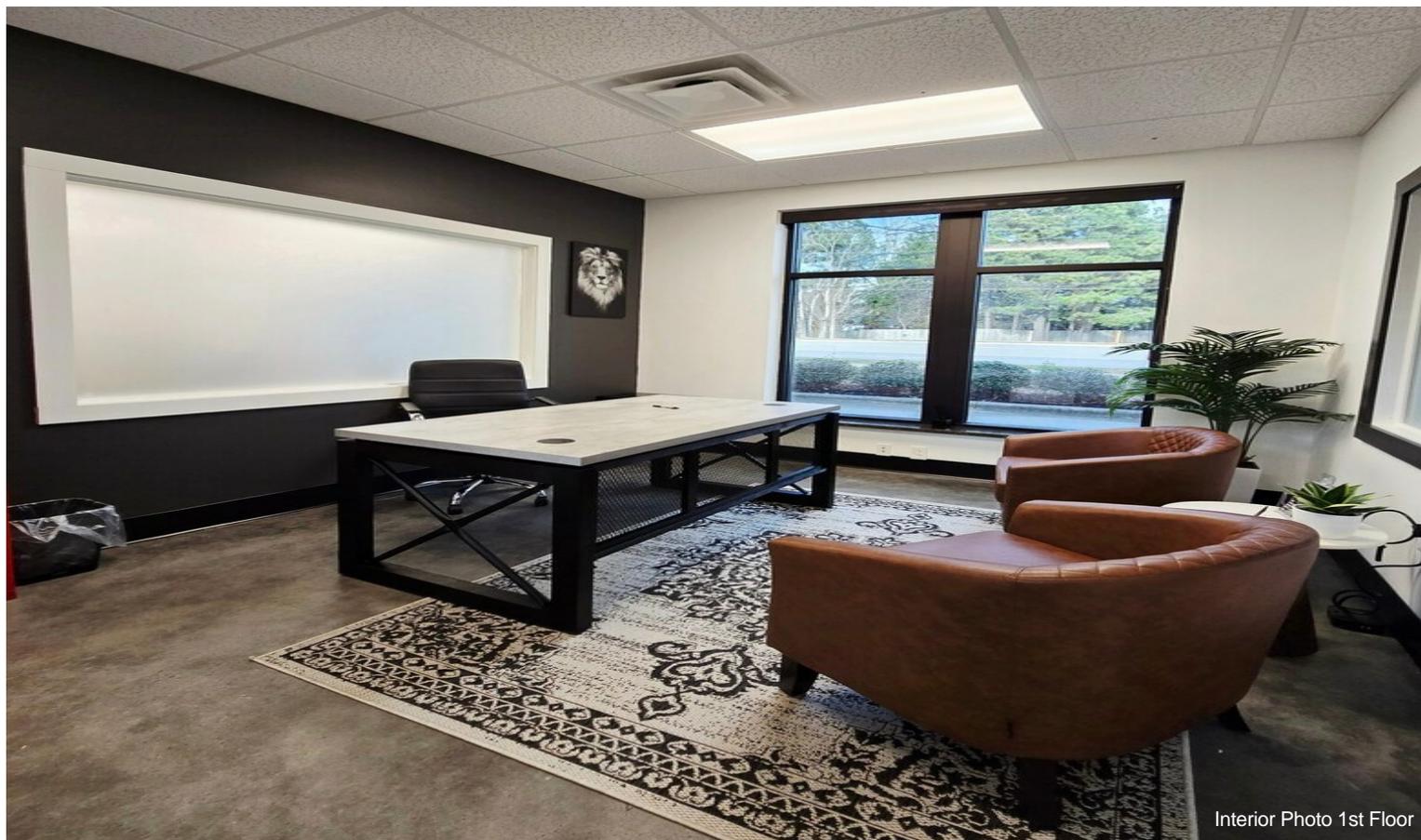


Interior Photo 1st Floor

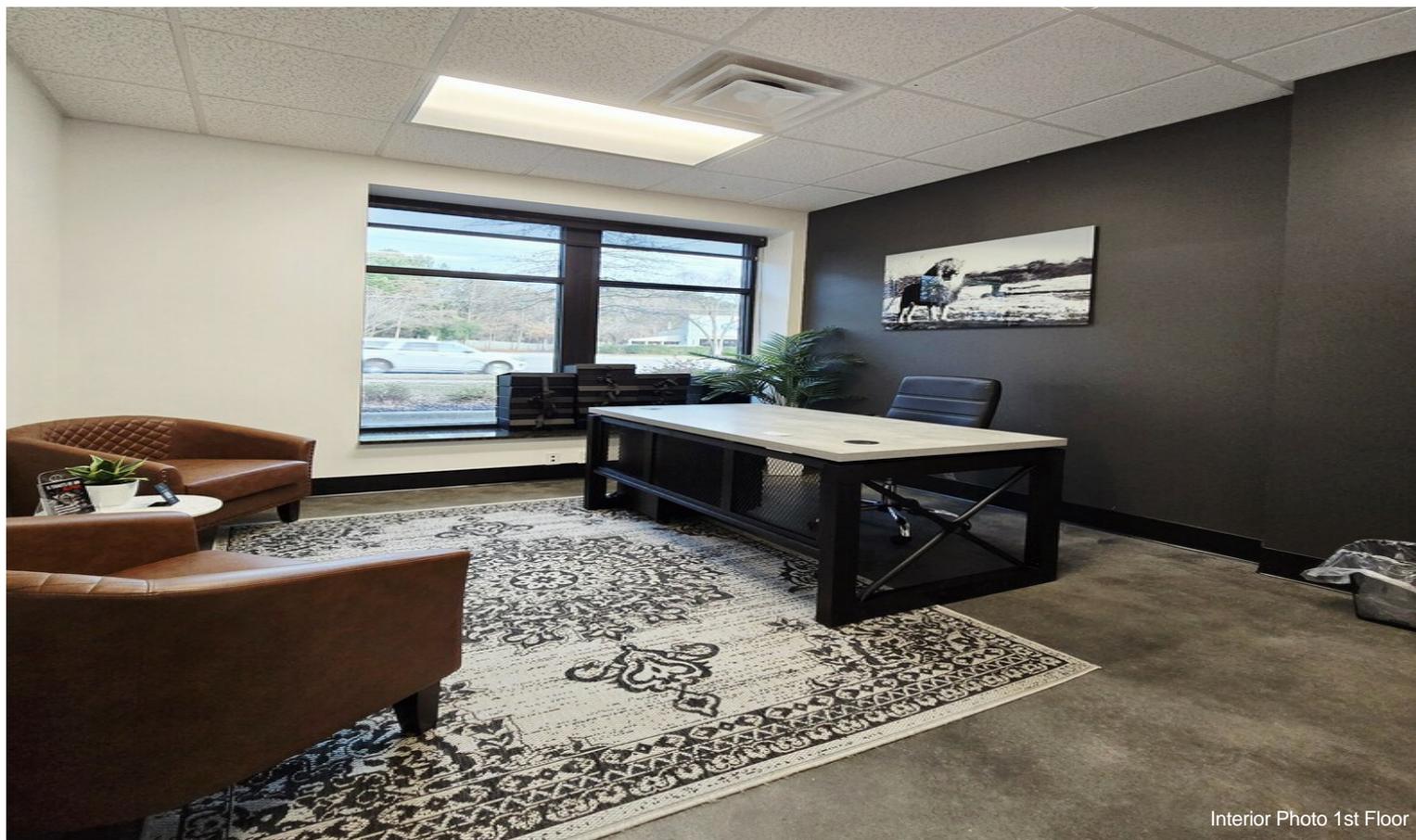


Interior Photo 1st Floor

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Interior Photo 1st Floor



Interior Photo 1st Floor

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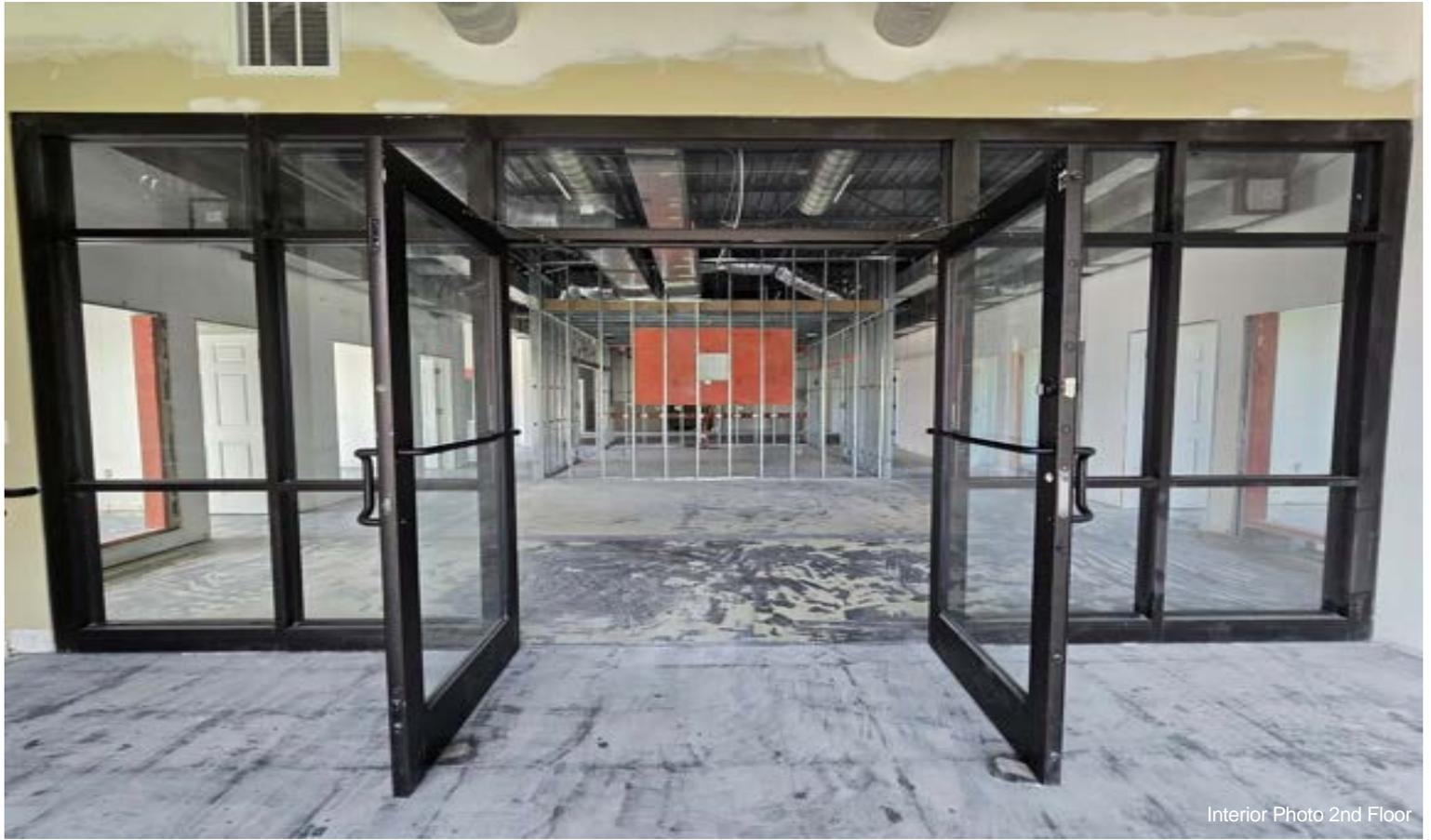


Interior Photo 1st Floor



Interior Photo

# Property Photos



Interior Photo 2nd Floor



Interior Photo 2nd Floor

# Property Photos



Interior Photo

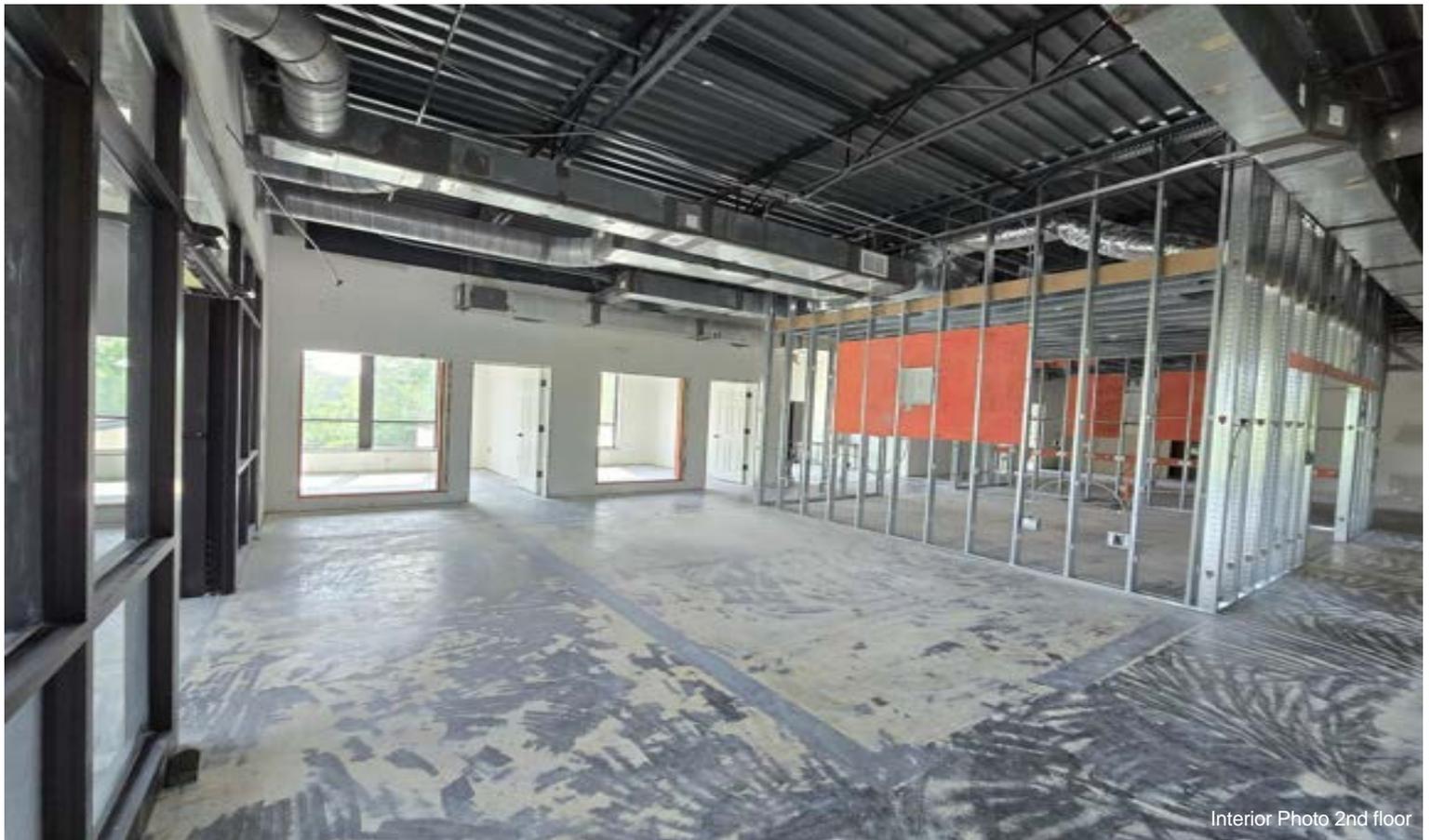


Interior Photo 2nd Floor

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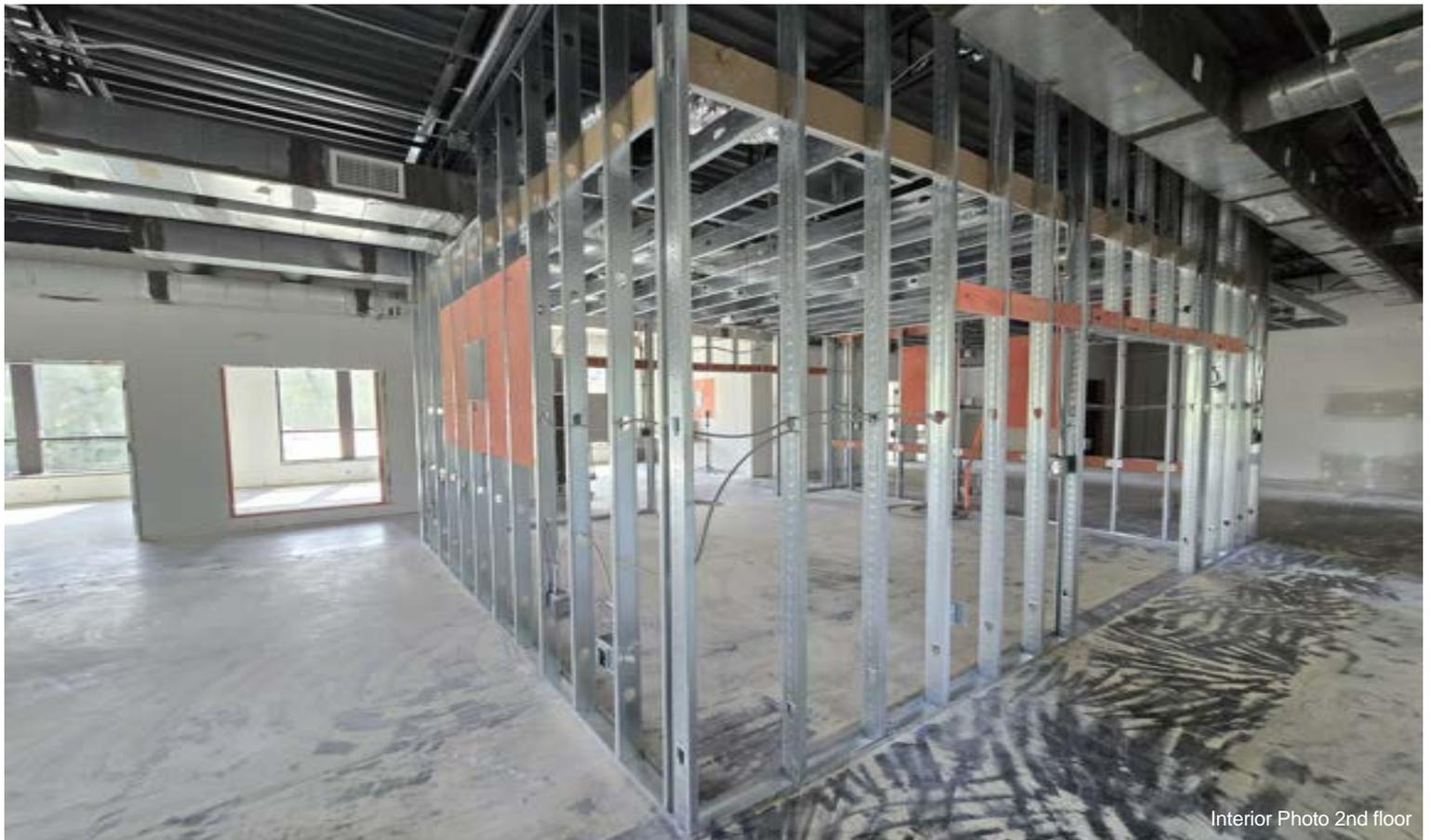


Interior Photo 2nd floor

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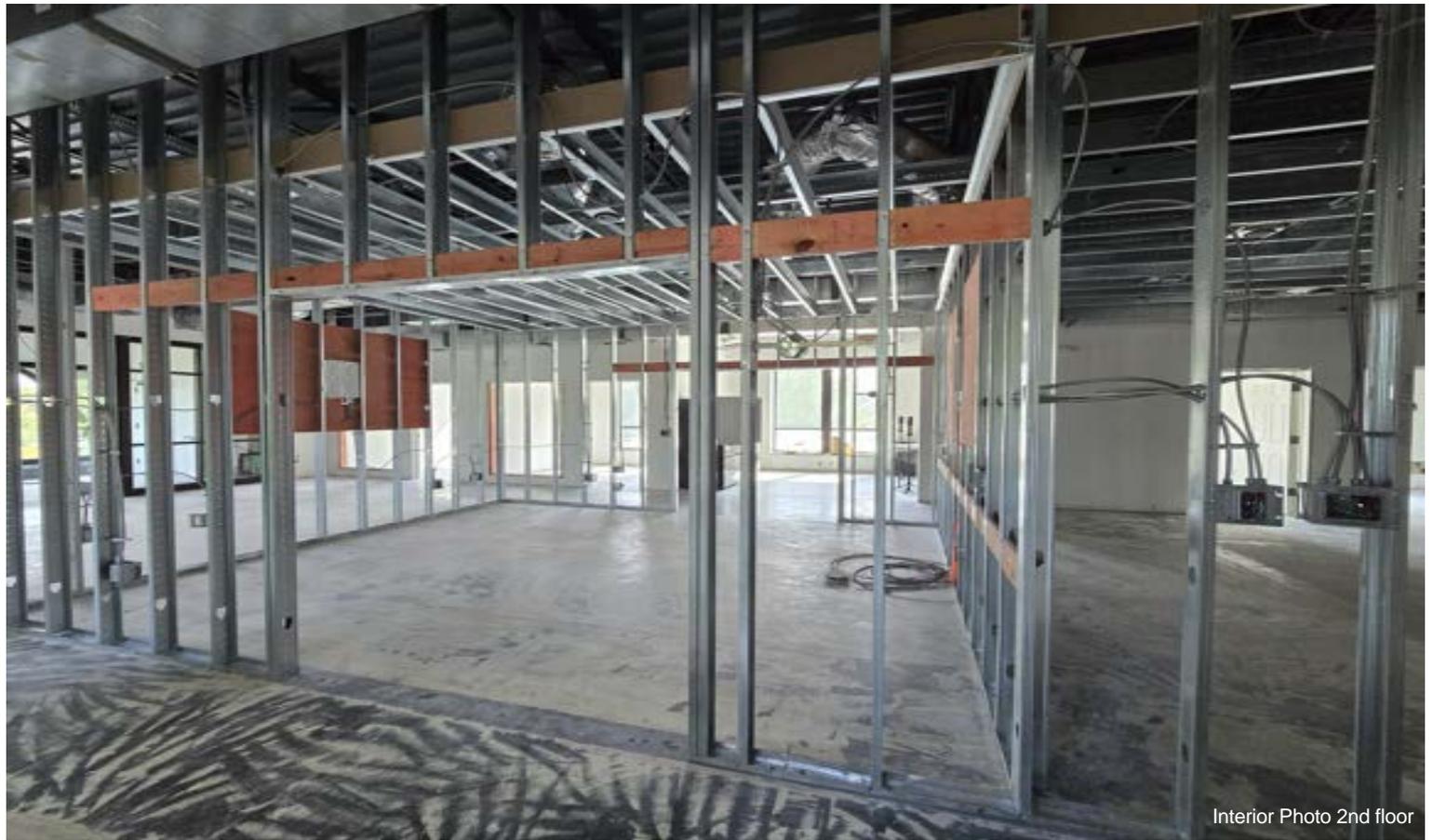


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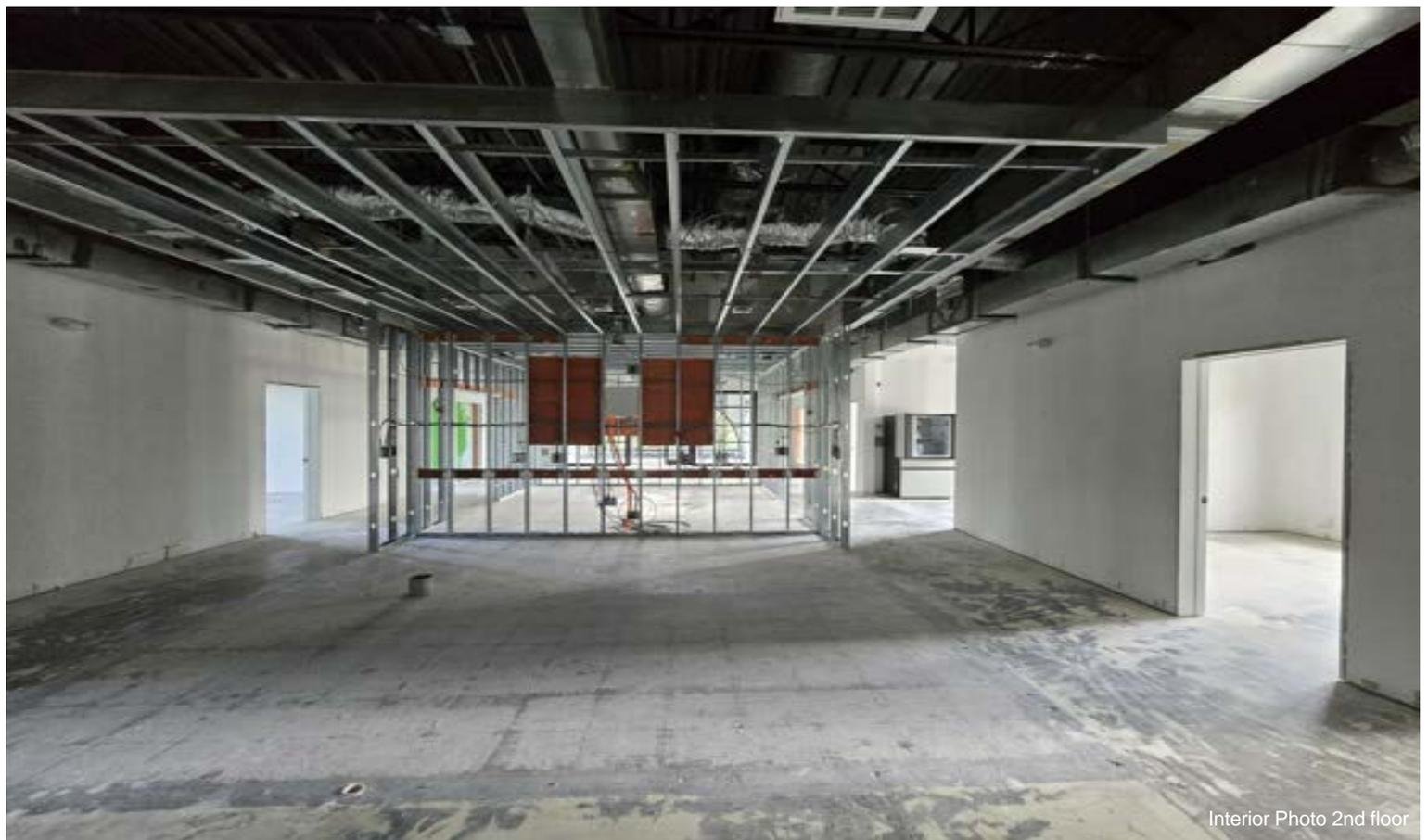


Interior Photo 2nd floor

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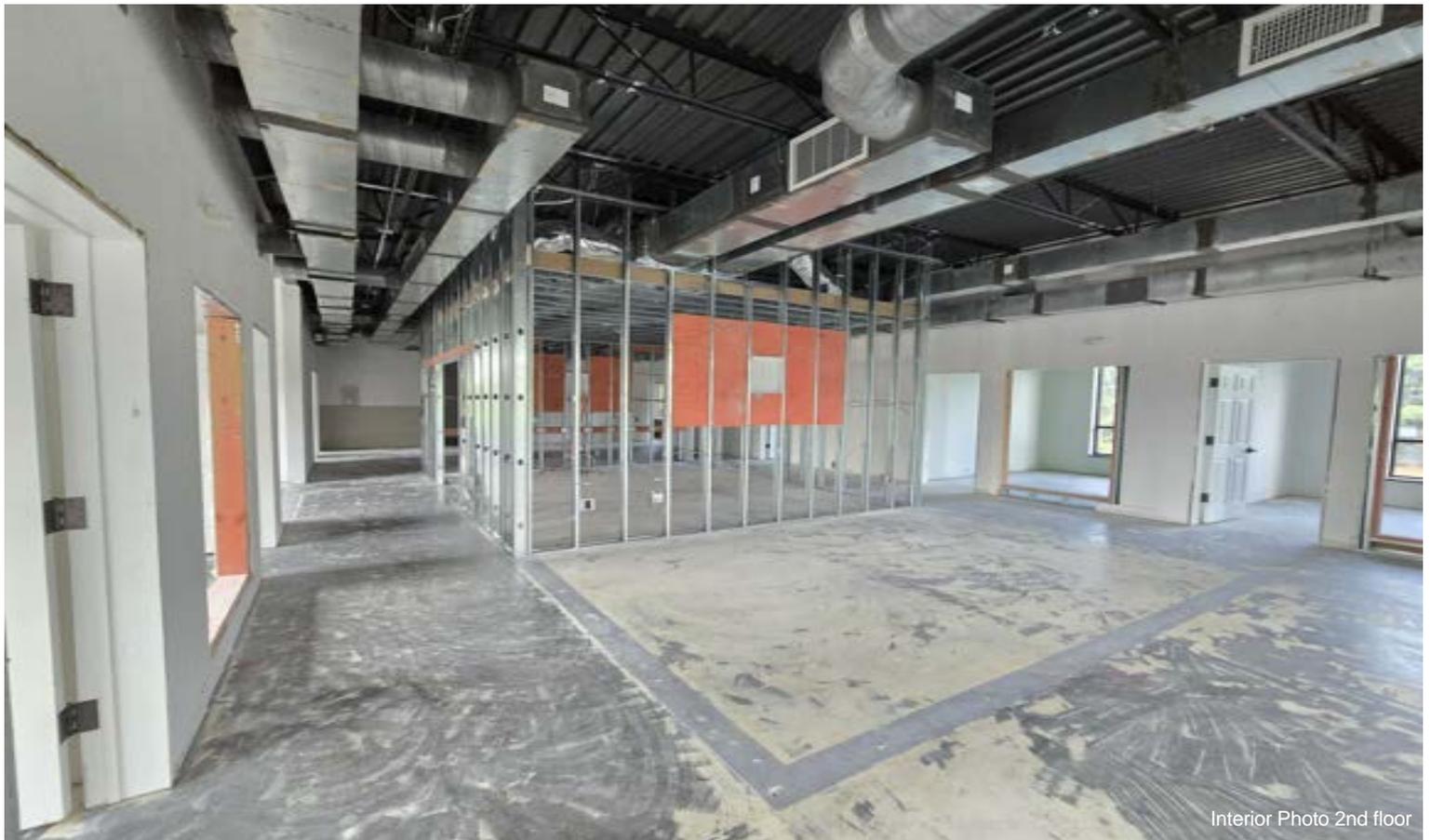


Interior Photo 2nd floor

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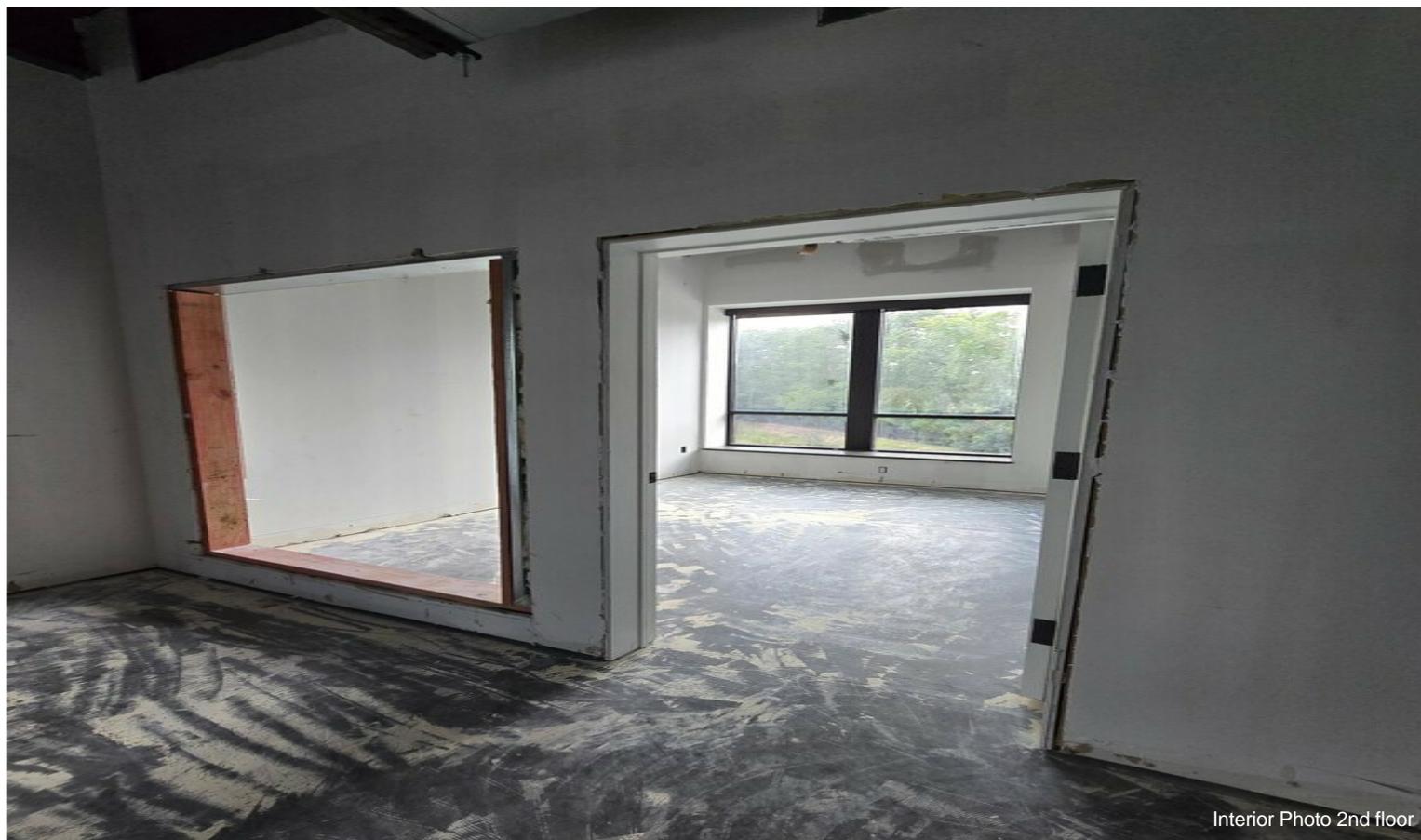


Interior Photo 2nd floor



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# Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor

## Property Photos



Interior Photo 2nd floor



Exterior Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos



Exterior Photo



Building Photo

# Property Photos



# Property Photos



Building Photo



Building Photo

# Property Photos

