

3604 BUSH STREET
RALEIGH, NC 27609

**MEDICAL/GENERAL OFFICE
FOR LEASE**



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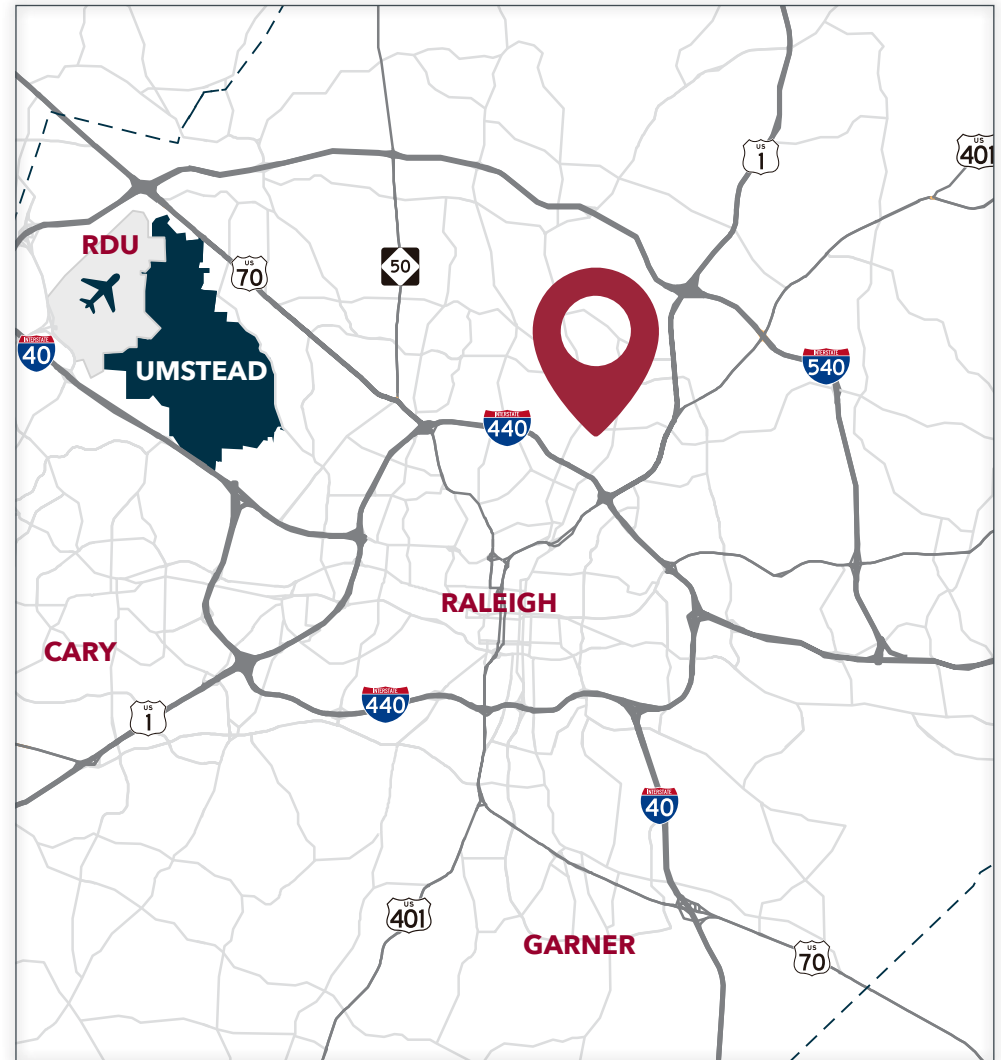
LEE & ASSOCIATES
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PROPERTY OVERVIEW

This medical/general office space offers up to approximately 8,532 square feet of professional space in a highly accessible Raleigh location. This property is ideal for medical or office use and is just one mile from the I-440 Beltline, with convenient access to Atlantic Avenue, Wake Forest Road, and the North Hills district.

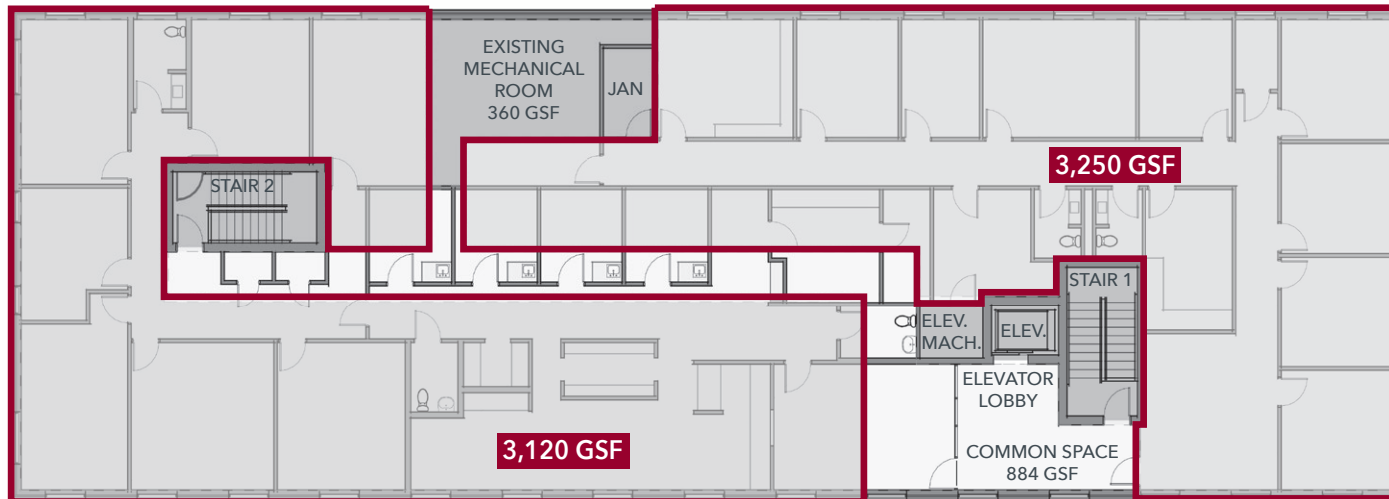
SPACE DETAILS

- » Suites ranging from 1,640 SF, 3,120 SF, and up to 8,532 SF
- » Landlord will subdivide
- » Second generation space
- » Lobby & suite renovations underway
- » Other tenants: Fresenius Medical Care
- » Less than 1 mile from Duke Raleigh Hospital
- » Parking Ratio: Over 5.0/1,000 SF
- » Signage Opportunities
- » Lease Rate: \$25/SF (NNN)
- » TICAM: \$9.18/SF (Utilities included)



LAYOUT OPTIONS

Conceptual Layout Option A:

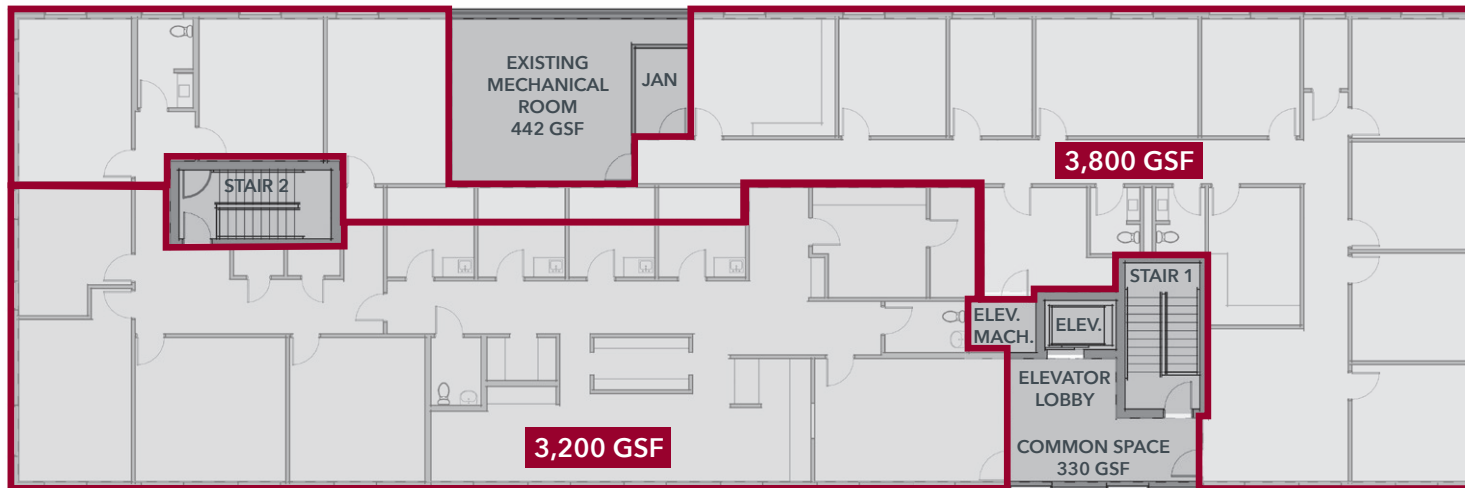


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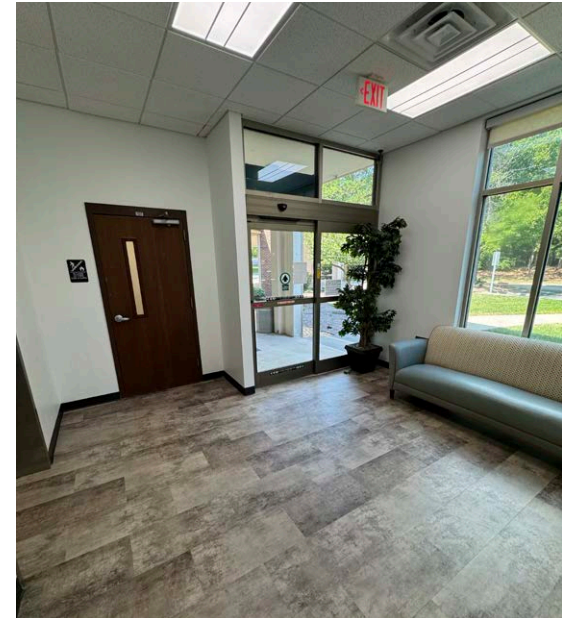
LAYOUT OPTIONS

Conceptual Layout Option C:



GALLERY

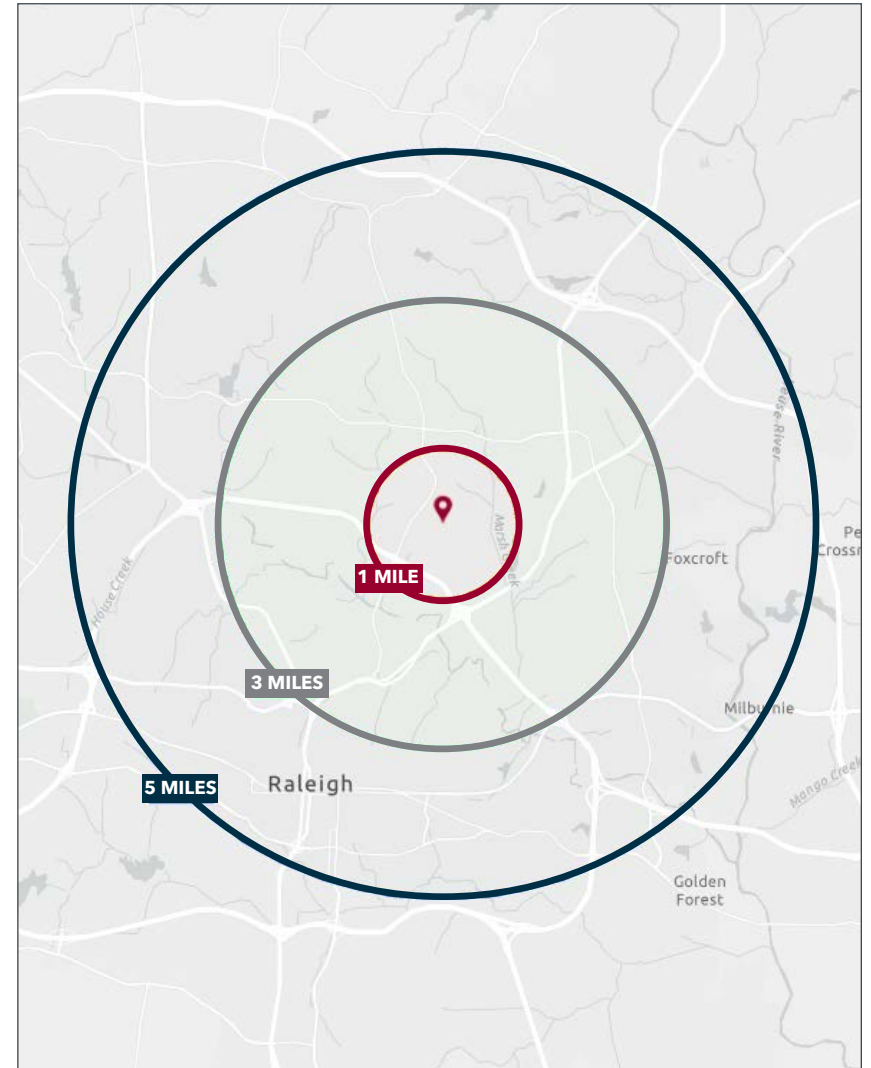
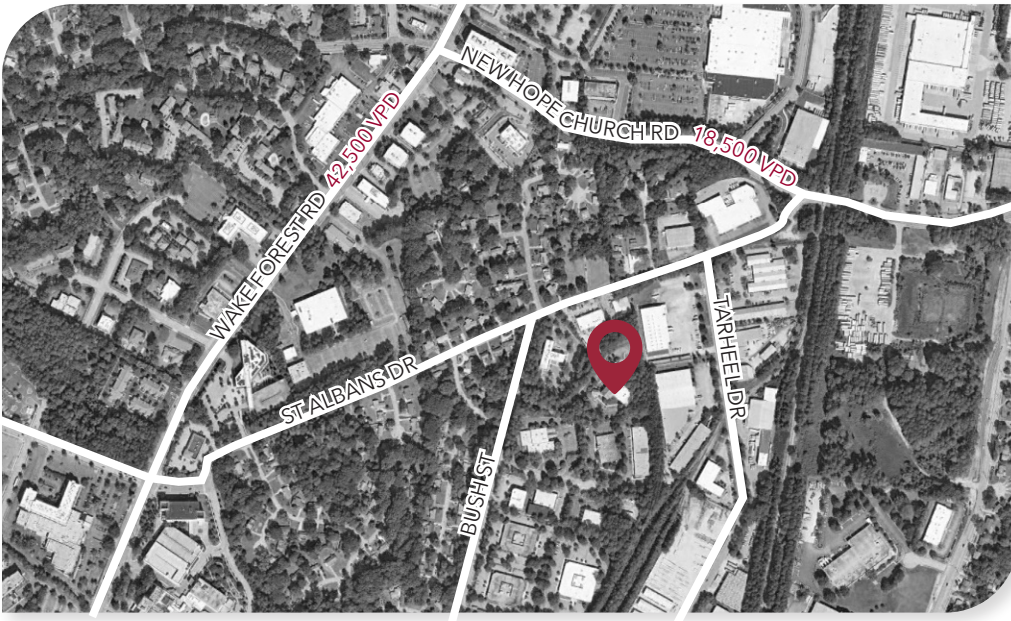
LOBBY & SUITE RENOVATIONS UNDERWAY




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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population (2024)	8,892	83,971	163,109
Daytime Population	27,443	132,425	224,108
Average Home Value	\$426,646	\$555,438	\$555,353
Average Household Income	\$83,776	\$125,177	\$125,725
Median Age	33.8	37.2	35.1
Bachelor's Degree or Higher	41.0%	56.1%	57.5%



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