

OFFICE SPACE FOR LEASE

# CREEDMOOR CENTRE

8311 BANDFORD WAY, RALEIGH, NC 27615



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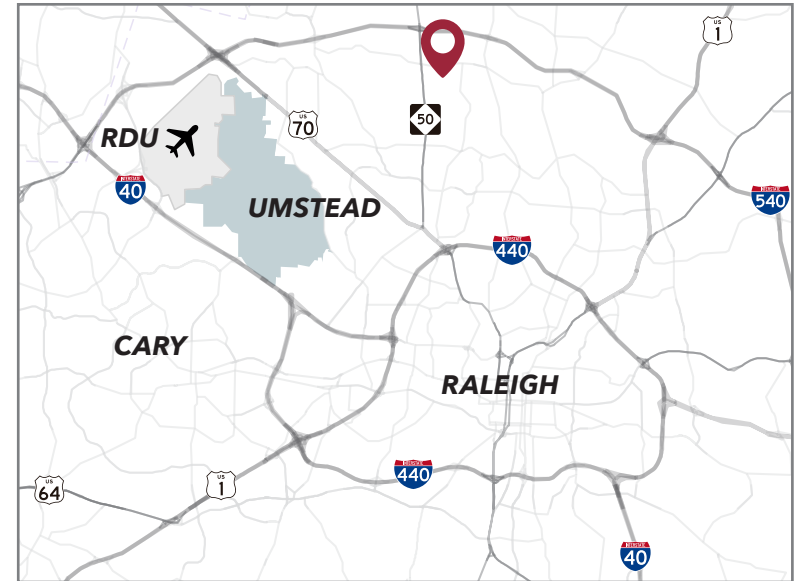
# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Prime North Raleigh office location at the intersection of Creedmoor and Strickland Roads offering convenient access from both corridors. Surrounded by abundant retail, dining, and service amenities, Creedmoor Centre offers an ideal setting for professional and medical office users.

## OFFERING SUMMARY

- » **Available Space: ±4,220 SF**
- » Unit 3: ±1,164 SF
- » Units 5 & 7: ±3,056 SF (must be leased together)
- » Excellent North Raleigh location with convenient access to major East-West Corridors including Strickland Rd, Lynn Rd, and Millbrook Rd, as well as North-South Routes such as Creedmoor Rd, Six Forks Rd, and Leesville Rd
- » Quiet office setting with easy access to Hwy 70, I-540, Glenwood Ave, Midtown Raleigh, and Downtown Raleigh
- » Space may be leased fully furnished
- » Abundant front-door parking
- » Functional layout featuring conference rooms, break rooms, work areas, private offices, and storage areas; spaces are fully wired for data
- » Surrounded by numerous nearby amenities including restaurants, fitness centers, banks, grocers, office supply stores, and everyday services
- » **Lease Rate: \$26.50/SF Modified Gross** (tenant responsible for utilities, janitorial, and contents insurance; landlord pays taxes and association fees)



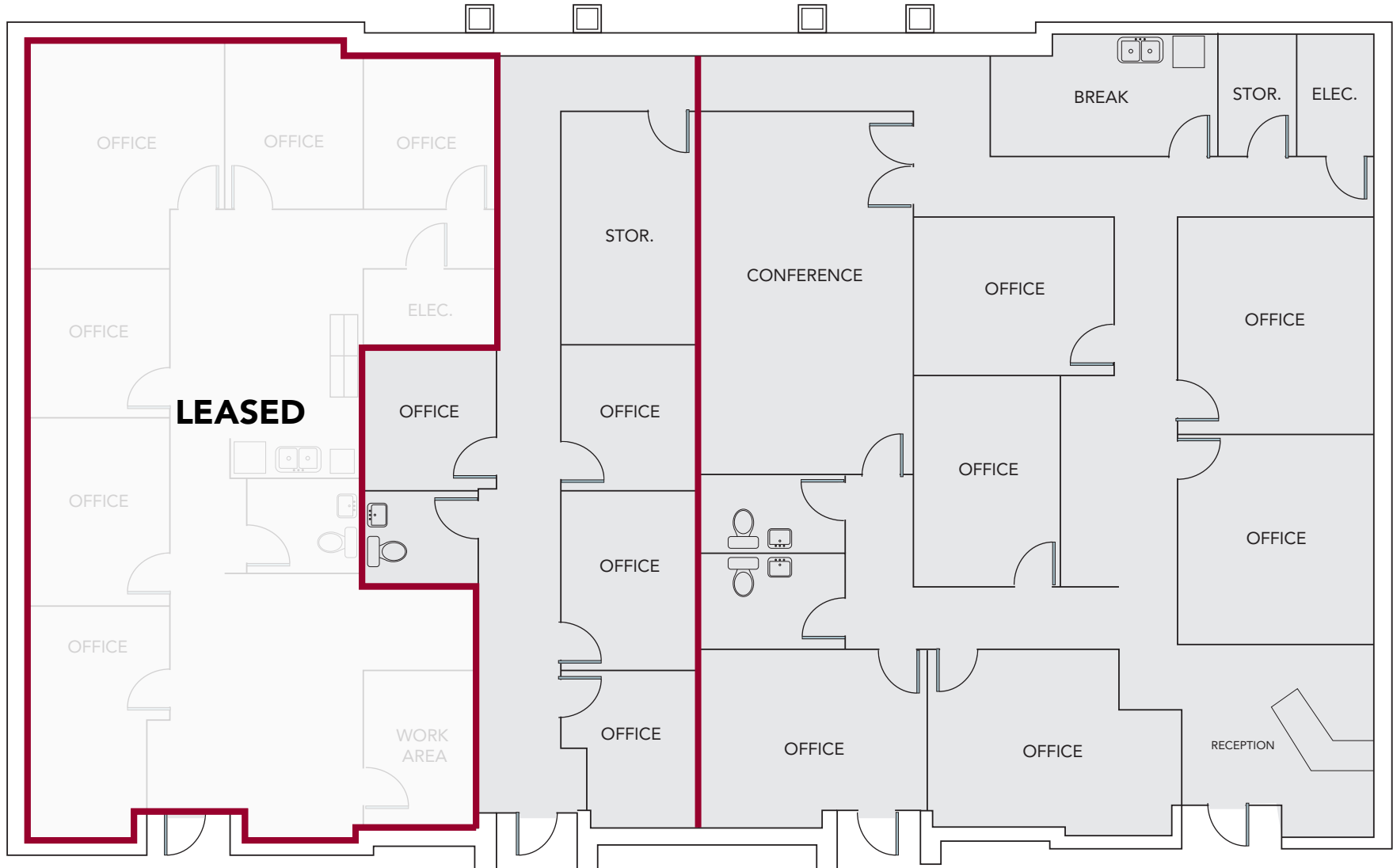
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# FLOOR PLAN

UNIT 1 | LEASED

UNIT 3 | ±1,164 SF

UNITS 5 & 7 | ±3,056 SF



(Units 5 & 7 must be leased together)

# INTERIOR PHOTOS



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# AREA AMENITIES



**CREEDMOOR CTR**

**TRADER JOE'S  
DUNKIN'**

**Target**  
**THE HOME DEPOT**  
**WHOLE FOODS MARKET**  
**Chick-fil-A**

**Harris Teeter**  
 Neighborhood Food & Pharmacy

**ALDI**

**NORTH RIDGE  
COUNTRY CLUB**

**HARMONY FARMS**  
**Hardees**  
**FOOD LION**  
**Wendy's**  
**RELUK**  
 CRAFT BREADS & BAKERY

**Harris Teeter**  
 Neighborhood Food & Pharmacy  
**STARBUCKS COFFEE**

**NORTH RIDGE SC**  
**Harris Teeter**  
 Neighborhood Food & Pharmacy  
**salt & lime**

**TRIANGLE TOWN CENTER**  
**Marshalls** **macy's**  
**BED BATH & BEYOND**

**CRABTREE VALLEY MALL**  
**belk** **BEST BUY** **macy's**  
**Apple** **McDonald's** **Starbucks** **Target** **WELLS FARGO**  
**KANK'S** **BAILEY'S FINE JEWELRY** **COASTAL**  
**POTTERY BARN** **Cheesecake Factory**

**NORTH HILLS**  
**Target** **Home Depot** **RUTH'S CHRIS STEAK HOUSE** **Yard House** **REGAL**  
**Target** **CVS pharmacy** **GO** **MOE'S** **First Citizens Bank**  
**WELLS FARGO** **STARBUCKS COFFEE** **HAPPY HALE** **ETHAN ALLEN**  
**WELLS FARGO** **STARBUCKS COFFEE** **Harris Teeter** **ANTHROPOLOGIE**

**WELLS FARGO** **THE HOME DEPOT**

**sam's club** **LOWE'S**  
**McDonald's** **PETSMART** **Chick-fil-A**

**I-540**  
**1.1 MILES**  
**RDU AIRPORT**  
**9.3 MILES**  
**DOWNTOWN RALEIGH**  
**9.7 MILES**  
**RESEARCH TRIANGLE PARK**  
**13.0 MILES**