


2ND GENERATION MEDICAL OFFICE

2610 NEW BERN AVENUE

Medical Office Opportunity · Raleigh, North Carolina

 Adjacent to WakeMed Main Campus — Raleigh's Premier Healthcare Corridor



EXISTING MEDICAL BUILD-OUT · SIGNIFICANT TI COST SAVINGS



Adjacent to

WakeMed

Main Campus

Raleigh's Premier
Healthcare Corridor

PROPERTY FEATURES

2610 New Bern Avenue | Raleigh, NC 27610

2ND GENERATION • MOVE-IN READY • REDUCE TENANT IMPROVEMENT COSTS

PROPERTY HIGHLIGHTS

- 2nd generation medical office — existing clinical build-out with exam rooms, nurse station & lab
- Significant cost savings vs. building new — skip months of construction & major TI spend
- Immediate proximity to WakeMed Main Campus — Raleigh's largest hospital
- High visibility along New Bern Avenue (US-64) with strong daily traffic counts
- Established medical corridor with complementary healthcare providers
- Convenient patient access with easy ingress/egress and ample parking

PROPERTY INFORMATION

Address	2610 New Bern Ave, Raleigh, NC 27610
Building Type	2nd Generation Medical Office
Available SF	4,734 SF
Parking	3.5 per 1,000 SF
Lease Rate	\$25.00/SF/YR



2610 NEW BERN FLOOR PLAN

2610 New Bern Avenue | Raleigh, NC 27610



SUITE INFO

Building Size

4,734 SF

Lease Rate

\$25.00 /SF/YR

Lease Type

NNN

Available

Immediately

ROOM LEGEND

- Clinical / Exam
- Office Space
- Support Areas
- Utility / Storage

TOTAL SF

4,734 SF

EXAM ROOMS

8 Rooms

PARKING

3.5:1,000 SF

ASKING RATE

\$25.00 /SF/YR

WHY THIS LOCATION WORKS

ACCESS. DENSITY. MEDICAL SYNERGY.

- Adjacent to WakeMed Main Campus — Raleigh's primary healthcare anchor
- Located along New Bern Avenue (US-64) with strong daily traffic
- Immediate access to I-440 connecting to the broader Raleigh market
- Positioned within an established medical corridor with complementary providers
- Surrounded by dense residential population supporting patient demand

EXISTING MEDICAL ECOSYSTEM

- Co-located with pediatric dental surgery center
- Ideal for referral-based and family-oriented practices
- Built-in patient flow from surrounding healthcare network

LOCATION OVERVIEW



SHOWN ON MAP:

- **Subject Property (2610 New Bern Ave.)**
- WakeMed Raleigh Campus
- I-440
- New Bern Avenue (US-64)
- Downtown Raleigh

DEMOGRAPHICS & MARKET DATA

2610 New Bern Avenue | Raleigh, NC

METRIC	1 MILE	3 MILES	5 MILES
Total Population	8,421	82,054	218,630
Population Growth (5-yr)	+6.2%	+8.4%	+11.1%
Daytime Population	14,230	98,500	245,000
Median Age	34.2	33.8	34.5
Avg. Household Income	\$62,400	\$74,800	\$82,300
Avg. Home Value	\$198,500	\$268,000	\$312,400
Total Households	3,218	31,540	87,620

MARKET STATS

 3-Mile Pop.

82,054
Residents

 Income Growth

+12.4%
5-Year Trend

 Healthcare

Top 10%
NC Market

 Housing

\$268K
Avg. Value



2610 NEW BERN AVENUE

2nd Generation Medical Office • Adjacent to WakeMed Main Campus

- ✓ Existing Clinical Buildout -exam rooms & nurse station
- ✓ High visibility on New Bern Avenue (US-64)
- ✓ Established Medical Corridor with Immediate I-440 access
- ✓ Move-In Ready • Significant TI Savings

FOR LEASING INFORMATION

KEITH RICHARD

Brannon Properties LLC

📞 919.671.4182

✉ brannonpropertiesnc@gmail.com