

MEDICAL OFFICE SUITES FOR LEASE

REXVIEW SUITES

3200 Blue Ridge Rd | Raleigh, NC 27612



ELENA STOYANOVA

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CITYPLAT
COMMERCIAL REAL ESTATE

3200 BLUE RIDGE RD

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MEDICAL / OFFICE SUITES FOR LEASE



PROPERTY DESCRIPTION

Located in a well-established professional corridor near Rex Hospital, this building provides a calm, high-quality setting designed for client-facing businesses that value discretion and efficiency. The environment attracts long-term medical and professional users, creating a consistent, low-turnover tenant mix and a polished visitor experience. With thoughtful building design and a strong management presence, the property supports smooth day-to-day operations while offering tenants a reliable, professional place to grow.

PROPERTY HIGHLIGHTS

- Professionally managed and exceptionally well-maintained
- Ample on-site parking & ADA Compliant
- Elevator access with multiple points of entry
- New building HVAC system installed in 2025
- All utilities are included in the TICAM - \$10.08/ SF (except phone and internet)

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr
Available SF:	1,263 - 4,669 SF
Lot Size:	156,816 SF
Building Size:	45,648 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,067	30,183	96,586
Total Population	7,566	67,591	216,482
Average HH Income	\$135,178	\$141,331	\$128,913

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JOIN A COMMUNITY OF ESTABLISHED MEDICAL PRACTICES

TENANT MIX



SUITE	TENANT NAME
100	Raleigh Radiology
118	Raleigh Radiology
122	W. Stan Haresty, DDS
124	Raleigh Radiology MRI
200	LabCorp
210	Raleigh Adult Medicine
216	NC Advanced Pain Consultants
216	Blue Ridge Psychology
218	AVAILABLE 07/01/26 (currently Mind & Body Renew Med Spa)
222	AVAILABLE NOW
224	RespAir Sleep Apnea Treatment
226	Dermax SPA

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SUITE 218 ~ 3406 SF

AVAILABLE FOR LEASE July 1, 2026

IDEAL FOR ESTABLISHED MEDICAL PRACTICES



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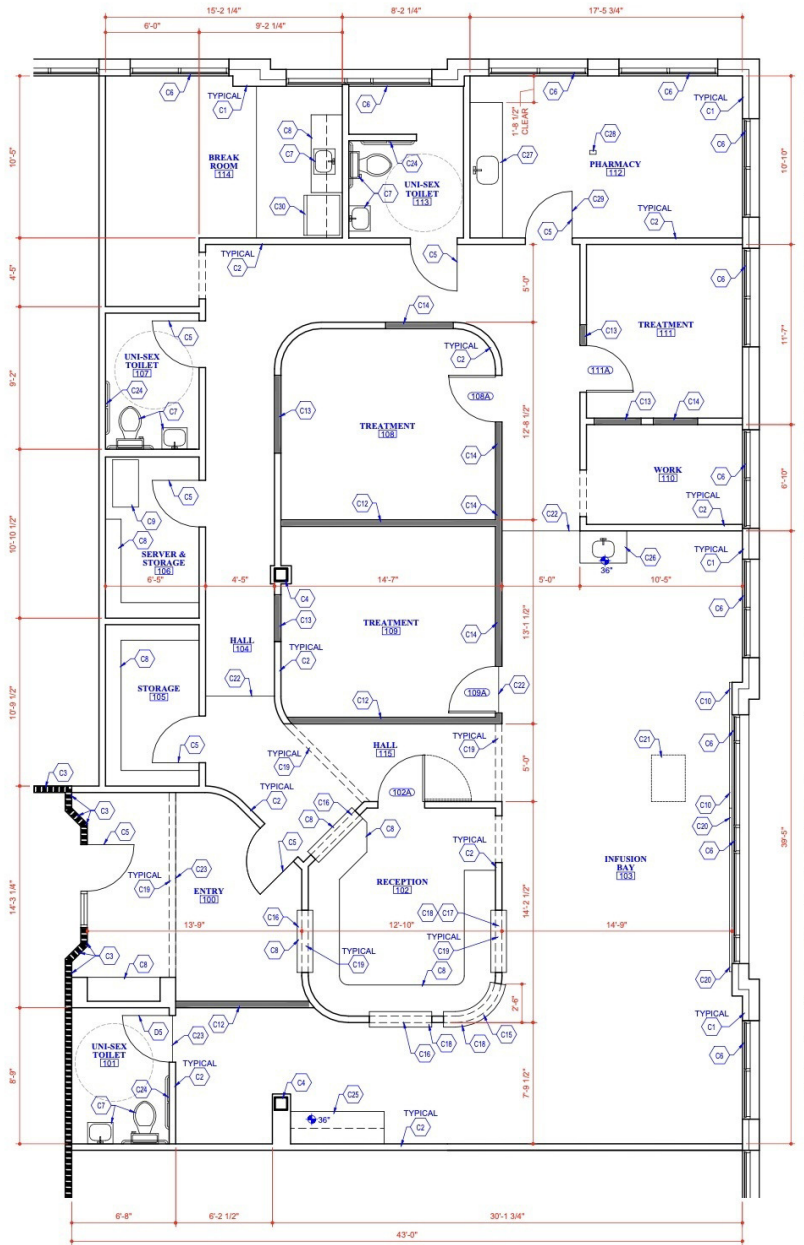
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SUITE 218 HIGHLIGHTS & FLOOR PLAN

3200 Blue Ridge Rd, Raleigh, NC 27612

OFFICE BUILDING FOR LEASE

- Reception area and waiting room
- 3 exam rooms
- 2 private offices
- 3 bathrooms
- Large open flexible use space
- Kitchenette/Break Room
- 3406 sqft
- Large windows
- Total Rent: \$9,105.37/mo (including utilities, except telecom)



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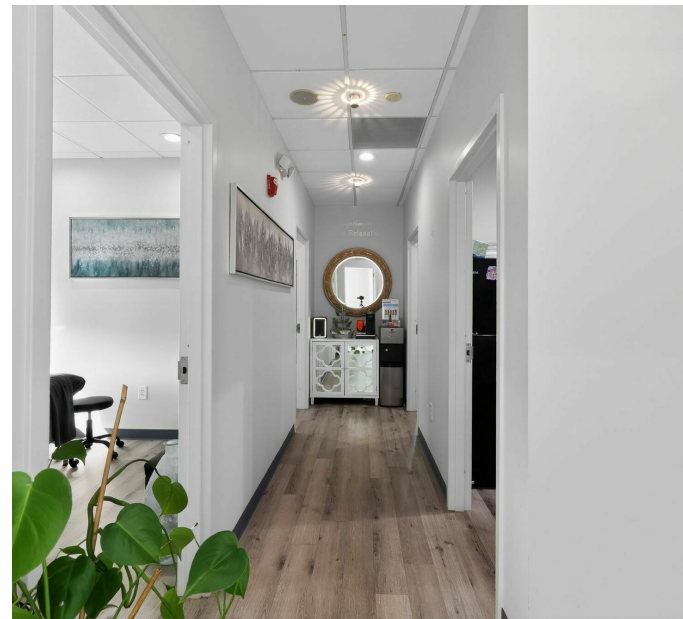
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SUITE 222 – 1,263 SF

AVAILABLE FOR LEASE APRIL 1, 2026

IDEAL FOR PROFESSIONAL PRACTICES



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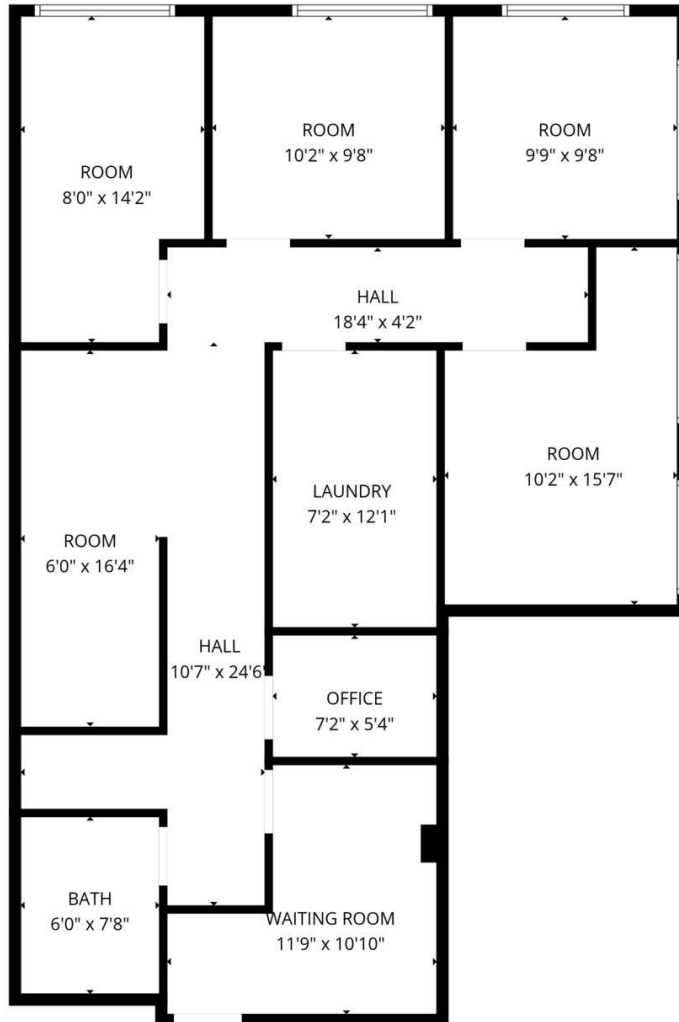
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SUITE 222 HIGHLIGHTS & FLOOR PLAN

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OFFICE BUILDING FOR LEASE



- Reception area/office and waiting room
- 4 exam rooms
- Flex room
- 1 bathroom
- Kitchenette/Break Room/Laundry
- 1263 sqft
- Large windows
- Total Rent: \$3,376.42/mo (including utilities, except telecom)

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SECOND FLOOR LAYOUT

3200 Blue Ridge Rd, Raleigh, NC 27612

OFFICE BUILDING FOR LEASE



REXVIEW - SECOND FLOOR
3200 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA

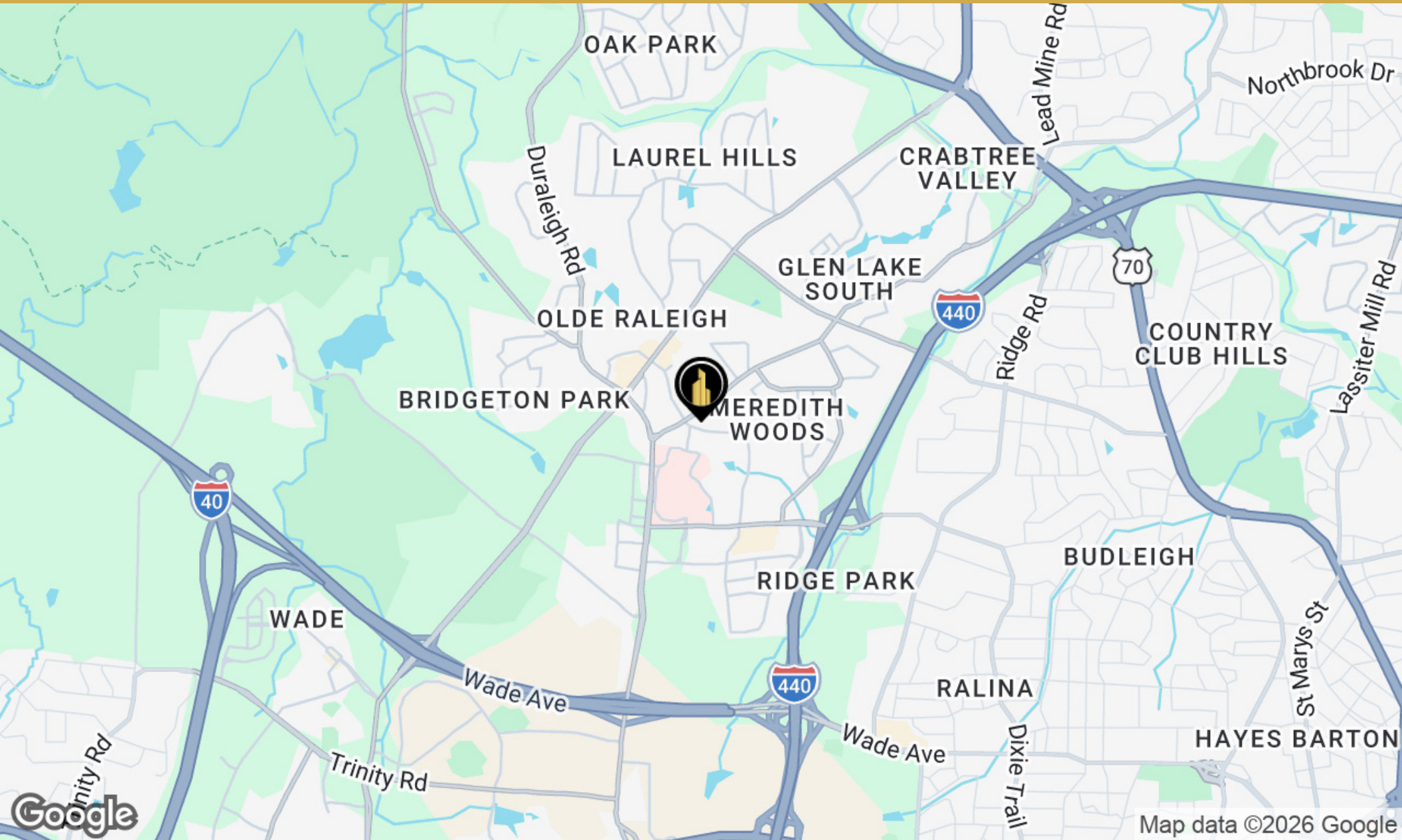
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EASY ACCESS FOR PATIENTS & STAFF

NEAR REX HOSPITAL AND I-440



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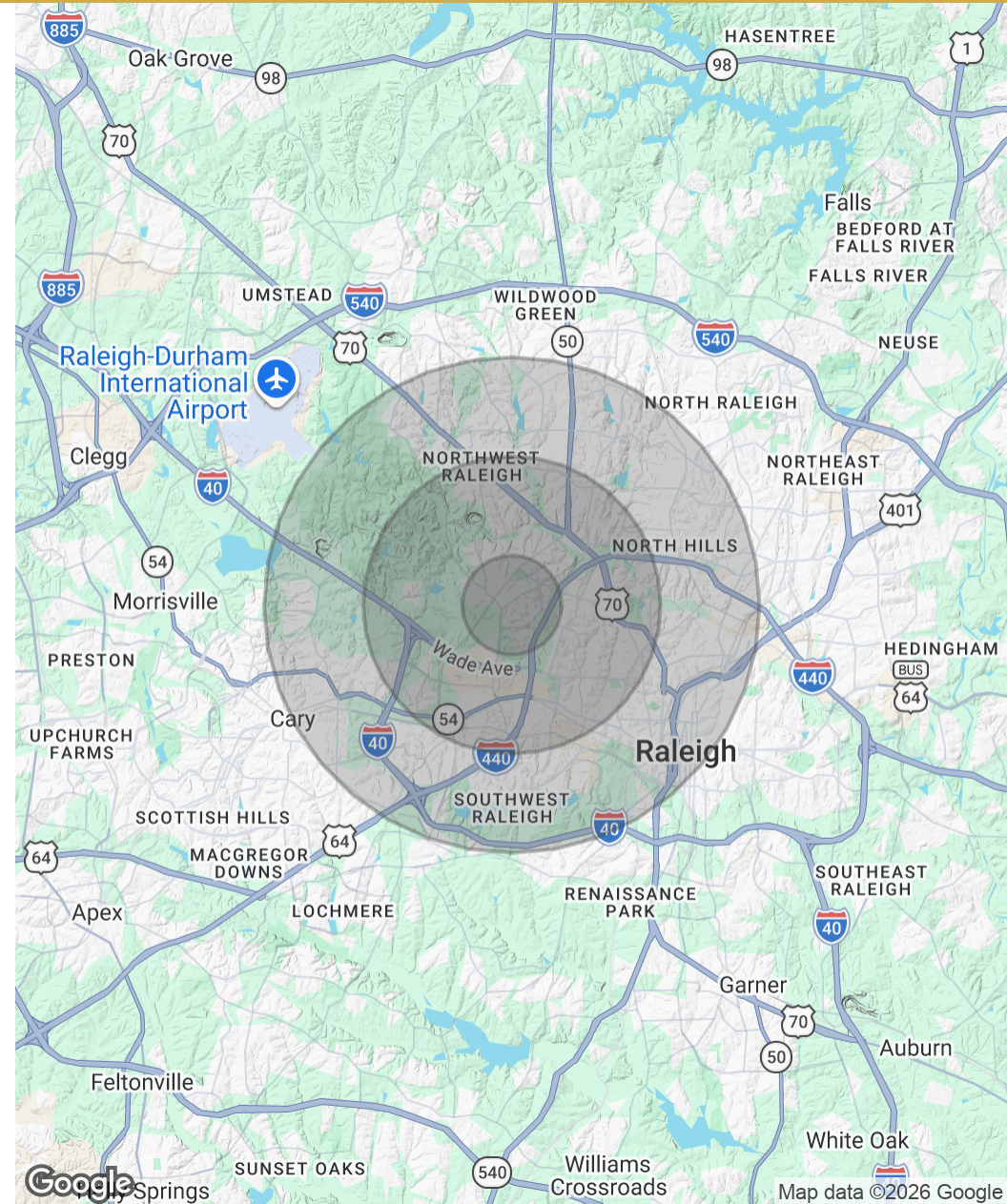
STRONG HH INCOME PROFILE

Average household income within a 3-mile radius exceeds regional benchmarks

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,566	67,591	216,482
Average Age	40.5	36.1	35.8
Average Age (Male)	42.6	35.6	35.3
Average Age (Female)	40.3	36.5	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,067	30,183	96,586
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$135,178	\$141,331	\$128,913
Average House Value	\$576,889	\$675,125	\$568,047

2023 American Community Survey (ACS)



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