

OFFICE CONDO FOR SALE

# BENT TREE OFFICE PARK

701 EXPOSITION PLACE, SUITE 106, RALEIGH, NC 27615



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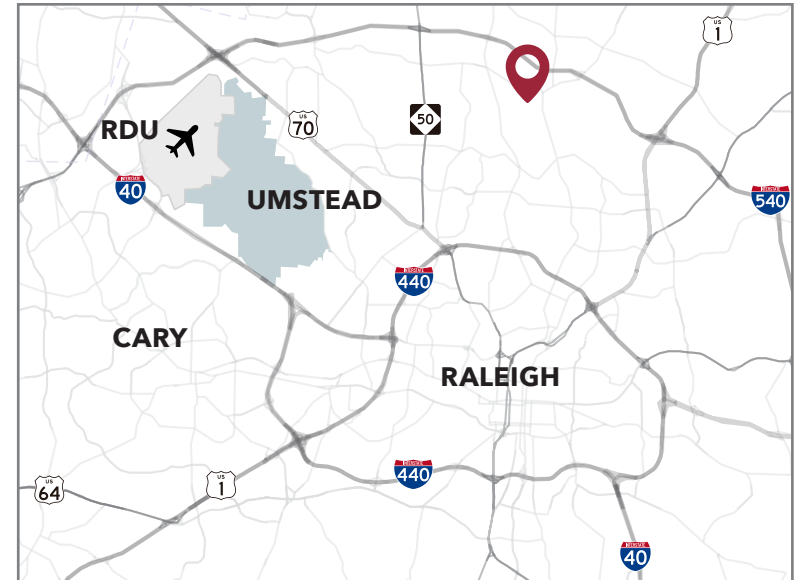
# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

The office condo is a first floor unit with access from the parking lot directly into the hall corridor at two entrances to the suite. The suite can be accessed from the main lobby entrance as well. A corner suite the unit has an excellent glass line with 6 professional office spaces. There is a reception area, receptionist counter and adjacent office to the receptionist area for administrative support to the suite. The location is easily accessible for clients and is surrounded by numerous amenities including restaurants, shopping, grocers, banks and service businesses.

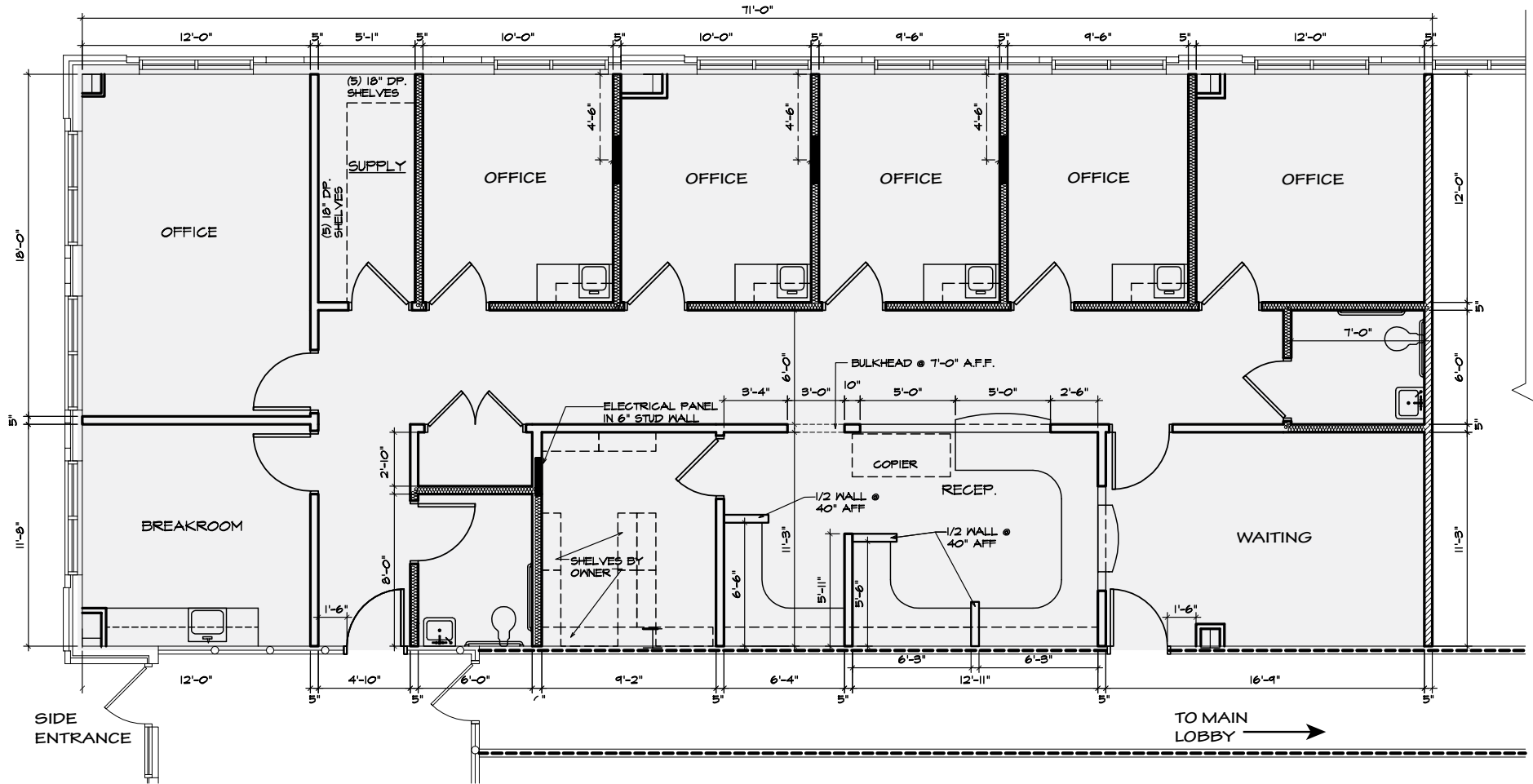
## OFFERING SUMMARY

- » Suite 106: ±2,578 RSF
- » Space can be used for office or medical office uses
- » Quarterly HOA Fees are \$2,320 and include customary service to the building grounds and corridors and INCLUDE janitorial of the suite and water to the building
- » The suite has two restrooms internally and the building has restrooms in the common areas
- » The corner suite provides great light with full glassline down the sides of the space
- » Parking at the unit for easy entry and parking adjacent to the suite
- » Plentiful building parking
- » Convenient location with great visibility and access
- » Professional space that can be utilized for many businesses
- » An opportunity to own a professional office space in North Raleigh
- » Sale Price: \$875,000

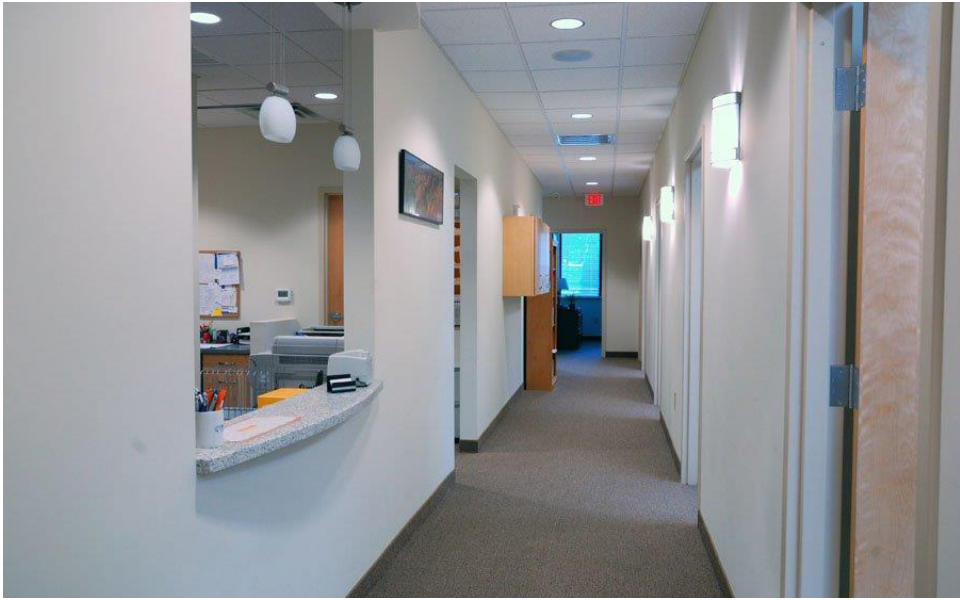


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# FLOOR PLAN



# INTERIOR PHOTOS



# AREA AMENITIES

**DEMOGRAPHICS**  
 5-MILE RADIUS

**191K**  
 2025 TOTAL POPULATION

**\$140K**  
 AVERAGE HOUSEHOLD INCOME

**\$609K**  
 MEDIAN HOME VALUE

**TRADER JOE'S**  
**DUNKIN'**

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

**Harris Teeter**  
 Neighborhood Food & Pharmacy

**RAVENSCROFT SCHOOL**

**LAFAYETTE VILLAGE**  
**LIFETIME**

**NORTH RIDGE COUNTRY CLUB**

**I-540**  
**1.2 MILES**

**DOWNTOWN RALEIGH**  
**9.2 MILES**

**RDU AIRPORT**  
**14.4 MILES**

**RESEARCH TRIANGLE PARK**  
**16.6 MILES**

**ALDI**

**THE FRESH MARKET** **Winston's**

**NORTH RIDGE SC**  
**Harris Teeter**  
**salt lime**

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

**HARMONY FARMS** **Hardees**  
**FOOD LION** **Wendy's** **REISH**

**Harris Teeter** **STARBUCKS COFFEE**

**NORTH HILLS**

**Target** **KREI COOP** **RUTH'S CHRIS STEAK HOUSE** **Yard House** **REGAL**  
**Tanita** **CVS pharmacy** **GO** **MOE'S SUBMARINES** **First Citizens Bank**  
**WELLS FARGO** **HAPPY • HALE** **ETHAN ALLEN**  
**WELLS FARGO** **STARBUCKS COFFEE** **Harris Teeter** **ANTHROPOLOGIE**

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

**CRABTREE VALLEY MALL**

**belk** **BEST BUY** **macy's**  
**Apple** **McDonald's** **STARBUCKS COFFEE** **Tanita** **WELLS FARGO**  
**KANKS** **BAILEY'S FINE JEWELRY** **COASTAL CREDIT UNION**  
**POTTERY BARN** **The Cheesecake Factory**

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