



BROKER BONUS AVAILABLE ON FULL-FLOOR LEASING OPPORTUNITY

MEDICAL OFFICE CONDO FOR LEASE OR SALE

Stonegate Professional Center

9104 Falls of Neuse Road, Raleigh, NC 27615

**AVISON
YOUNG**

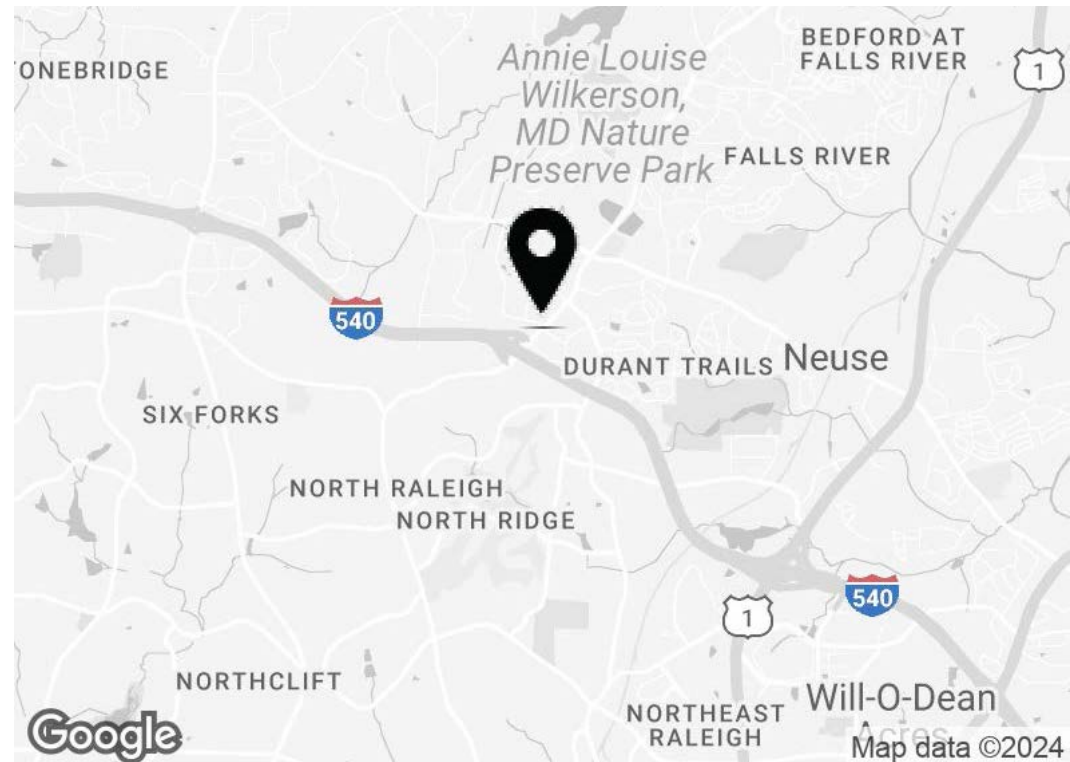
Property highlights

Price reduction: medical office condo

Offering Summary

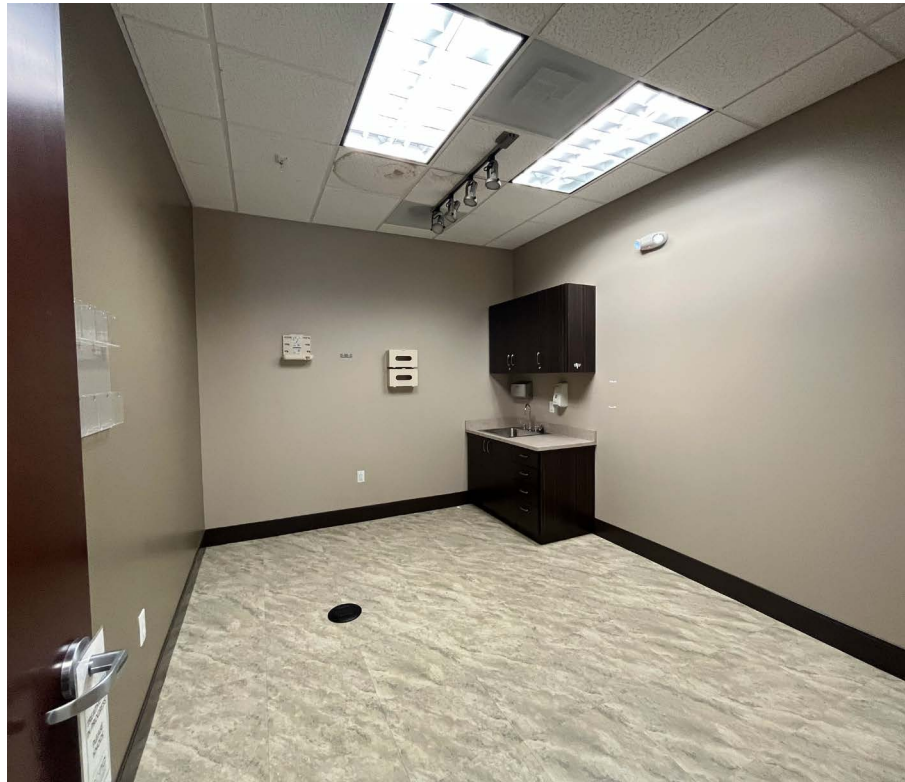
Available SF:	2,460 - 7,234 sf
Lease Rate (7,234 sf):	\$18.95/sf, NNN
Lease Rate (2,460 sf & 4,774 sf):	\$19.95/sf, NNN
TICAM (est. 2026):	\$6.60/sf
Sale Price:	\$330/sf
Association Dues:	\$2,535.76/month
Year Built:	2008
Zoning:	CUD O&I-1
Parking Ratio:	3.4 per 1,000 sf

- Full floor opportunity: 7,234 sf available
- Flexible suite configurations: 2,460 sf, 4,774 sf, or 7,234 sf
- Move-in-ready exam and procedure rooms with built-in cabinets and sinks
- Powered conduit box located in every exam room
- Prominent building signage opportunity along Falls of Neuse Road
- Excellent visibility and exposure on Falls of Neuse Road
- Convenient access to I-540 and the greater Raleigh market
- Walkable to Falls Pointe and Olive Park shopping centers
- **Landlord offering a 5% tenant representation commission through December 31, 2026**



Third floor plan





Retailer map



Let's talk.

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