



WALDROP PROPERTIES, LLC

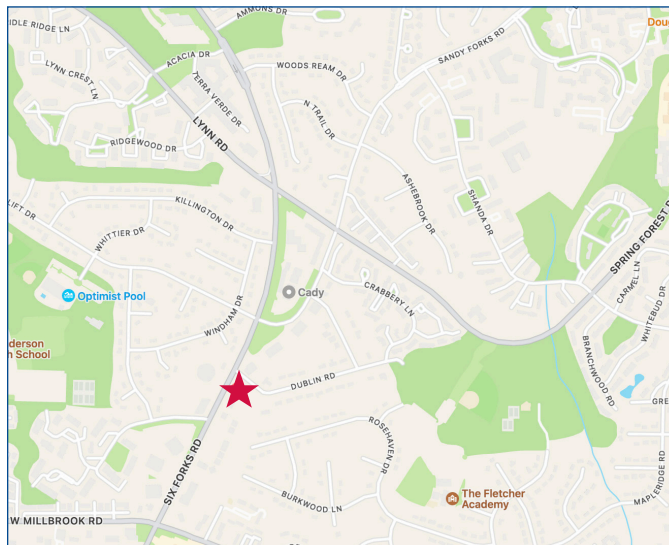
Commercial Real Estate Solutions

For Lease

Medical/Office Space

(+/-13,985 Square Feet, Stand-Alone Building)

5838 Six Forks, Raleigh, North Carolina



- **Base Lease Rate:**
\$32.00 Per Square Foot, Triple Net
- **Square Footage:**
Approximately 13,985 Square Feet
- **Three Floors:**
1st Floor: Approximately 5,759 Rentable Square Feet

2nd Floor: Approximately 5,759 Rentable Square Feet

3rd Floor: Approximately 2,467 Rentable Square Feet
- **Floor Plans:**
See Below/Attached
- **Acreage:** 1.328 Acres
- **Survey:** See Below/Attached
- **Parking:**
27 Regular Parking Spaces

2 Handicap Parking Spaces
- **Zoning:** OX-3-CU
- **Year Built:** 2007
- **Signage:** Ground Monument Signage On Six Forks Road
- **Traffic Count:** Approximately 37,500 Vehicles Per Day
Source: Traffic Counts 2025
- **Convenient Location:**
1 Mile to North Hills/Midtown

1.5 Miles To 440

7 Miles To Downtown Raleigh
- **Demographics:**
Population (2025)
1 Mile: 12,828
3 Mile: 89,265
5 Mile: 232,998

Average Household Income (2025)
1 Mile: \$106,923
3 Mile: \$137,914
5 Mile: \$142,565
Source: Esri Forecasts
- **Availability:** February 2027

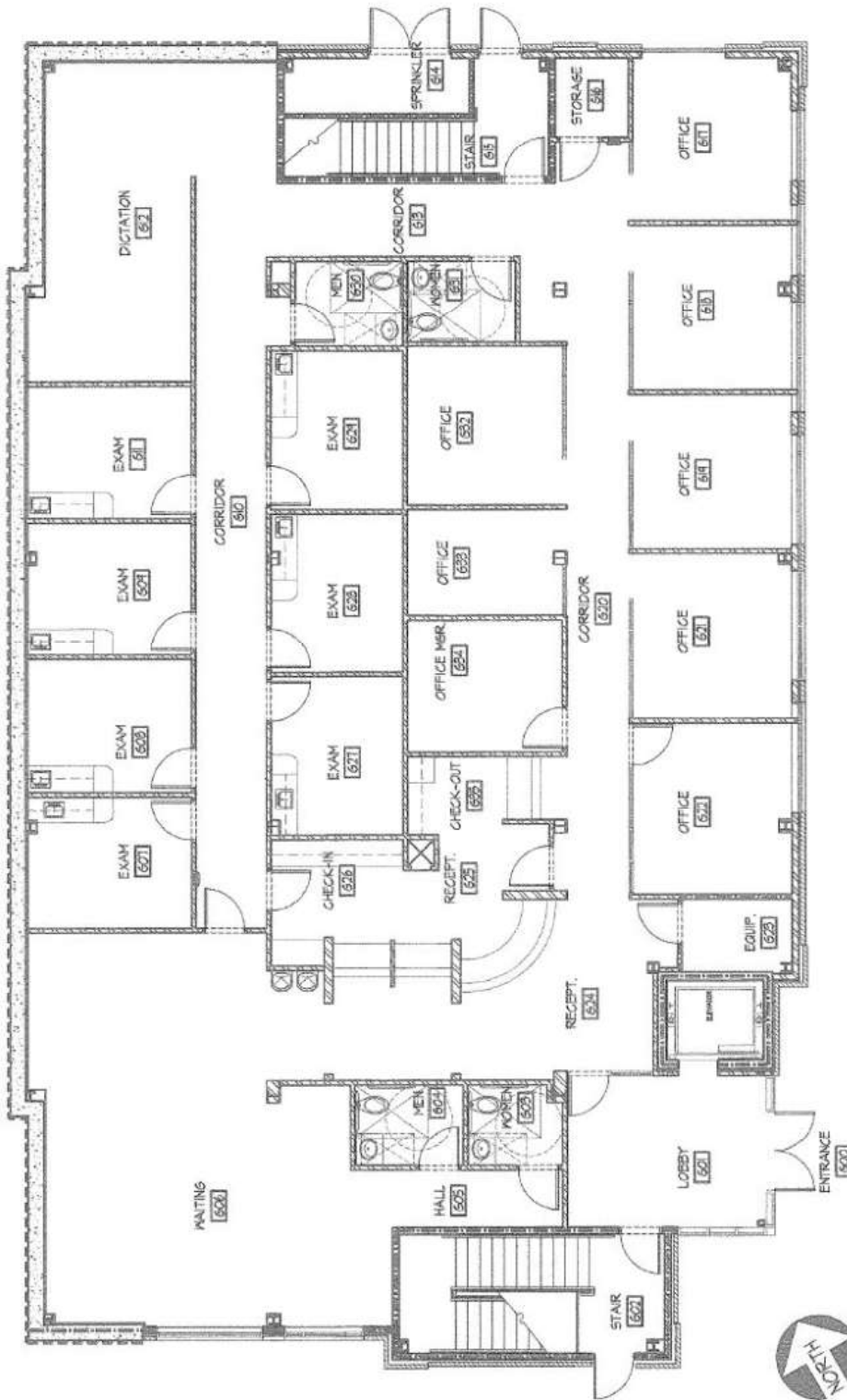
3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

for more information contact

Michael Waldrop at 919-645-1605
michael@waldropproperties.com

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective tenants should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.

5838 Six Forks Rd. Raleigh, North Carolina



*Disclaimer:
The Floor Plan is simply for illustrative purposes. The Listing Agency makes no representations as to the accuracy of the floor plan. Buyers are responsible for confirming the square footage of the Building.*

Floor Plan – First Floor
Approximately 5,759 Square Feet



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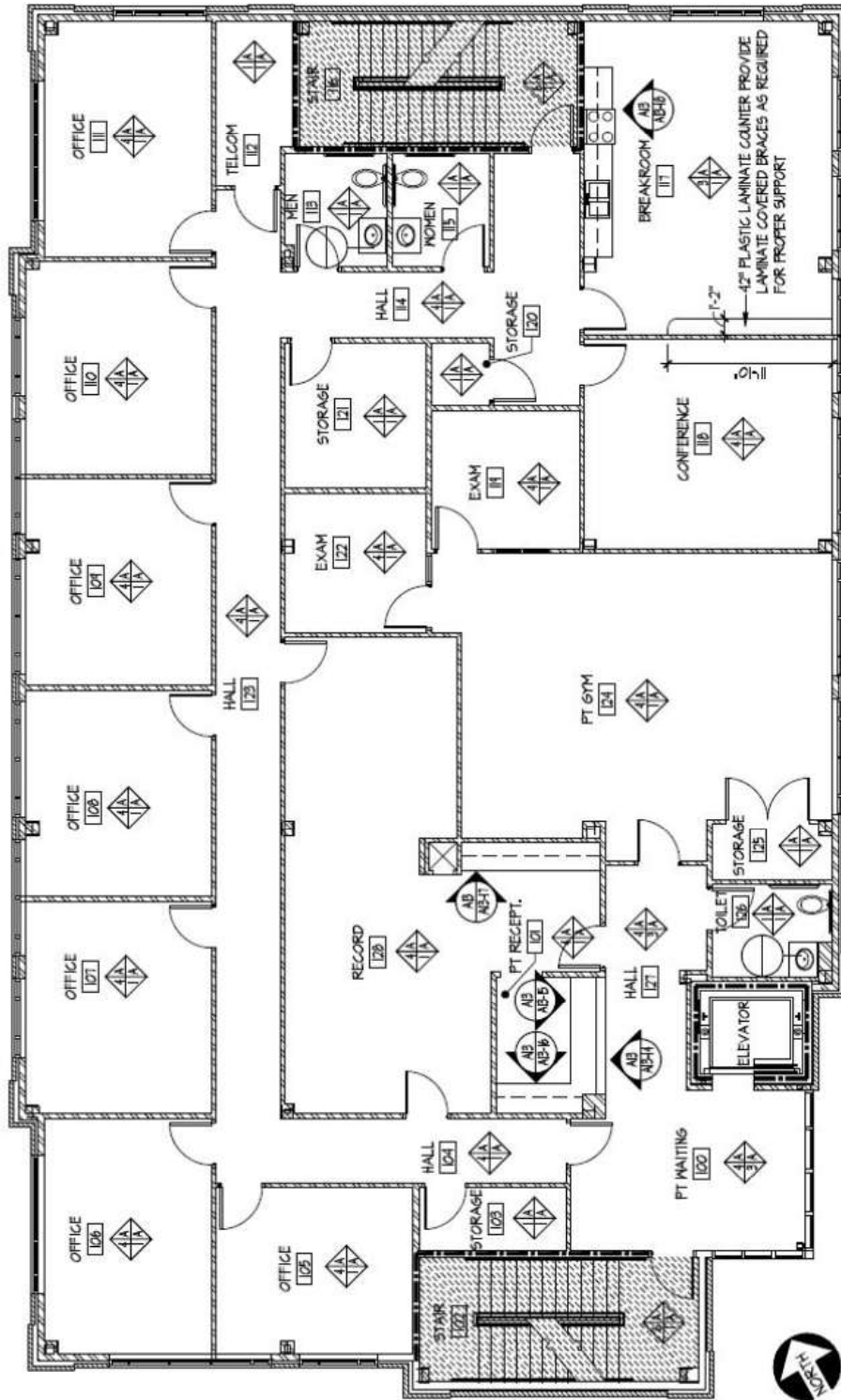
for more information contact

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michael@waldropproperties.com

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Floor Plan – Second Floor
Approximately 5,759 Square Feet

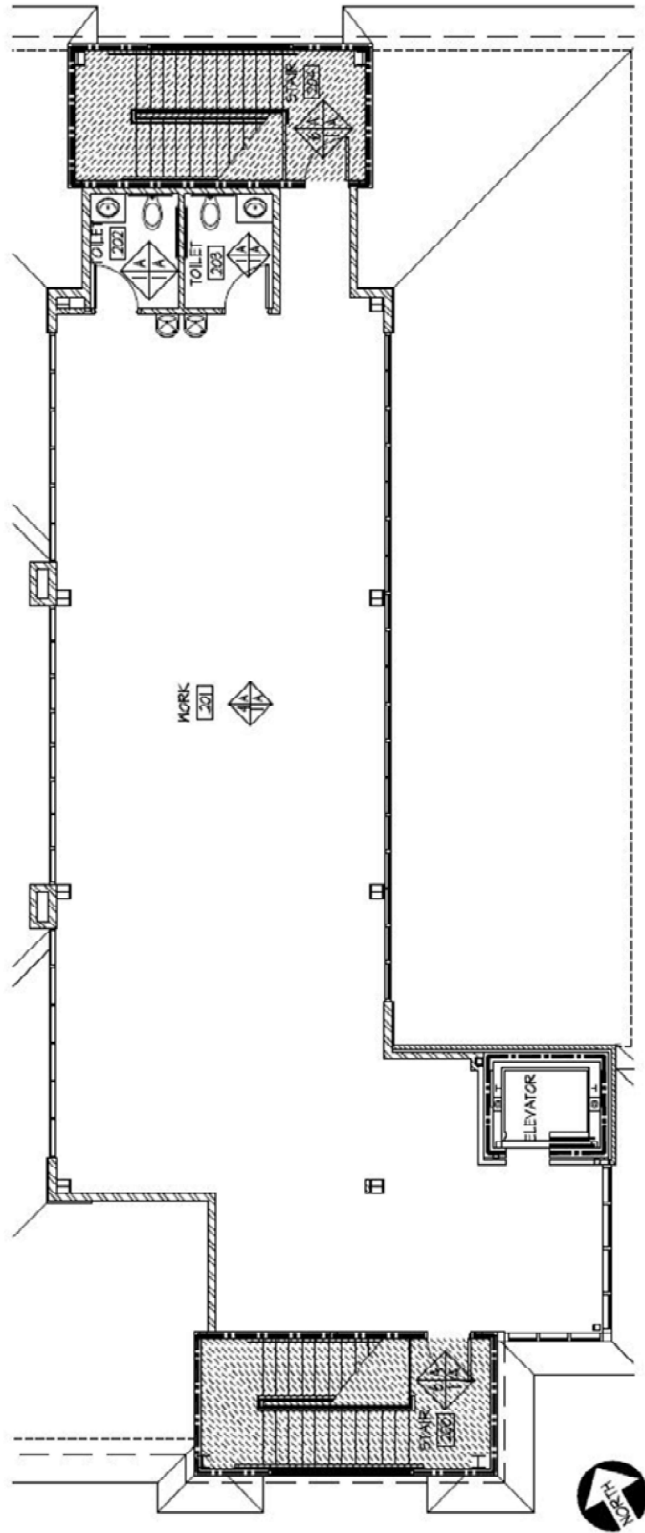
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Floor Plan – Third Floor
Approximately 2,467 Square Feet

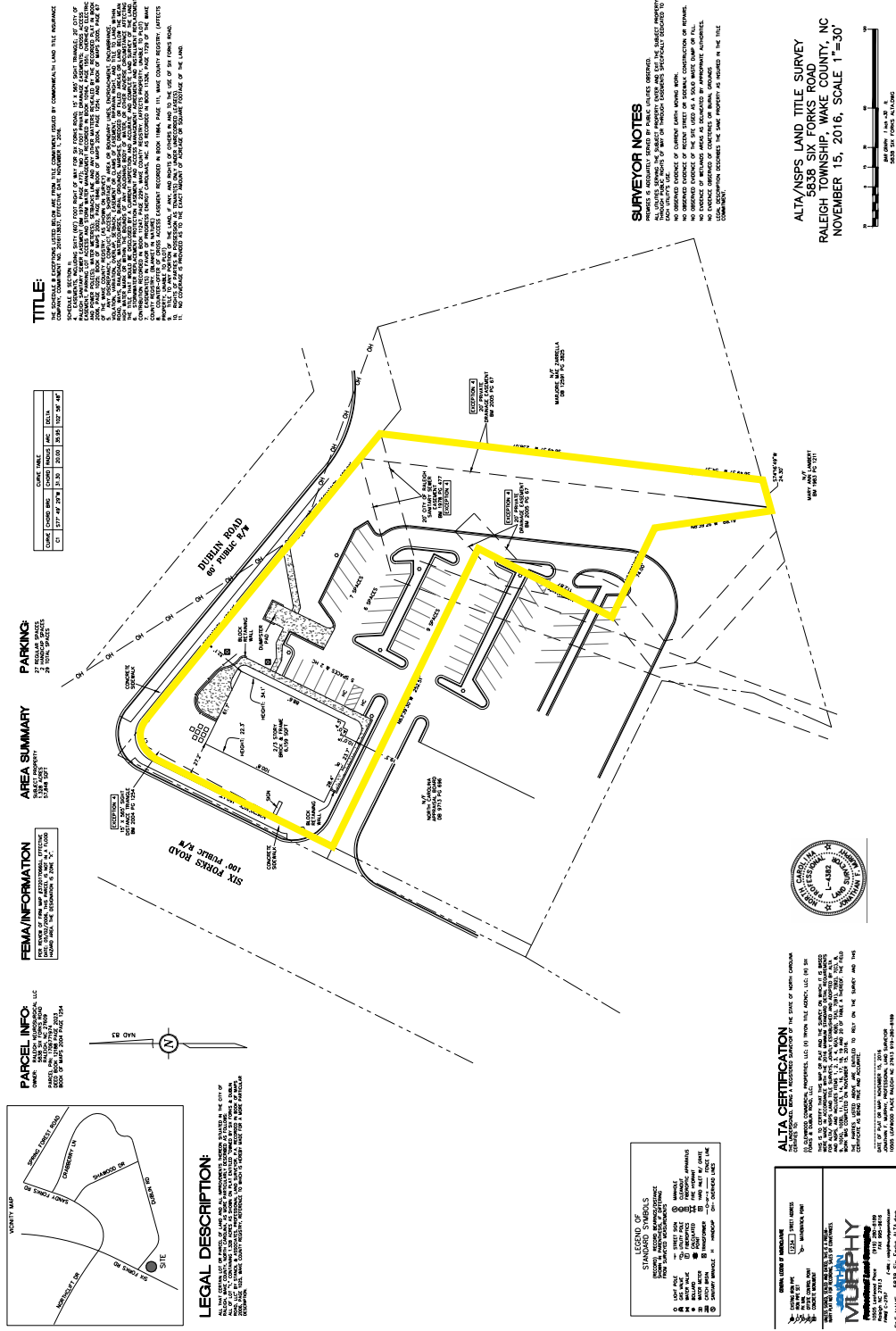


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TITLE:

THIS SURVEY AND THE PLANS HEREON WERE PREPARED BY COMMERCIAL LAND TITLE INSURANCE COMPANY, A DIVISION OF WALDROP PROPERTIES, LLC, FOR THE CLIENT'S USE. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED TO THE SURVEYOR. THE SURVEYOR'S RESPONSIBILITY IS TO CONDUCT THE SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND TO PROVIDE AN ACCURATE REPRESENTATION OF THE SURVEYED PROPERTY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED TO THE CLIENT OR THE RESULTS OF ANY ANALYSIS PERFORMED BY THE CLIENT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS SURVEY OR THE PLANS HEREON.

DATE	DESCRIPTION	BY
11/15/2016	FINAL SURVEY	ALTA
11/15/2016	FIELD SURVEY	ALTA
11/15/2016	OFFICE SURVEY	ALTA

PARKING:

20 SPACES
2 SPACES

AREA SUMMARY:

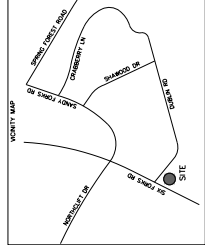
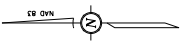
1.00 AC. ±
1.00 AC. ±

FEMA INFORMATION:

NO FLOODING
NO FLOODING

PARCEL INFO:

5838 SIX FORKS RD
Raleigh, NC 27612



LEGAL DESCRIPTION:

THE SURVEYED PROPERTY IS A PARCEL OF LAND CONTAINING APPROXIMATELY 1.00 AC. ±, MORE OR LESS, BEING THE UNDIVIDED INTEREST OF THE CLIENT IN THE SURVEYED PROPERTY AS SHOWN ON THE PLANS HEREON. THE SURVEYED PROPERTY IS BOUND BY THE PLANS HEREON AND THE SURVEYOR'S REPORT.

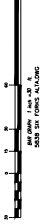
STANDARD SYMBOLS

- CENTER POINT
- BENCH MARK
- ELEVATION
- DISTANCE
- BEARING
- CURVED CENTERLINE
- CURVED PERIPHERY
- CURVED DISTANCE
- CURVED BEARING
- CURVED DISTANCE AND BEARING
- CURVED DISTANCE AND BEARING AND CURVED PERIPHERY
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SURVEYOR NOTES

ALL SURVEYING AND MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN NORTH CAROLINA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF CONSTRUCTION OR IMPROVEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREAS AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF CONSTRUCTION OR IMPROVEMENTS. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF CONSTRUCTION OR IMPROVEMENTS.

ALTA/NSPS LAND TITLE SURVEY
5838 SIX FORKS ROAD
RALEIGH TOWNSHIP, WAKE COUNTY, NC
NOVEMBER 15, 2016, SCALE 1"=30'



ALTA CERTIFICATION

I, ALTA MURPHY, SURVEYOR, STATE OF NORTH CAROLINA, LICENSE NO. 14282, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE DESCRIBED SURVEY AND THAT I AM A MEMBER IN GOOD STANDING OF THE NORTH CAROLINA SURVEYING BOARD. I HAVE CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAVE FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF CONSTRUCTION OR IMPROVEMENTS. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREAS AND HAVE FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF CONSTRUCTION OR IMPROVEMENTS. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PROPERTY AND HAVE FOUND NO OBVIOUS ENCUMBRANCES OR EVIDENCE OF CONSTRUCTION OR IMPROVEMENTS.

MURPHY
Professional Land Surveyors
1111 W. Hargett Street, Suite 200
Raleigh, NC 27601
919-833-1111
www.alta-murphy.com

Survey/Site Plan

for more information contact

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michael@waldropproperties.com

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Aerial

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