

544 SF OFFICE SUITE AVAILABLE FOR LEASE

8402 Six Forks Road - Suite 104 Raleigh, NC 27615



544 SF office condominium available for immediate lease.

Rental Rate: \$1,300.00 Monthly.

Tenant responsible for electricity, voice/data, \$250 annual cap on all repairs and HVAC Service Agreement. Landlord pays water, dues, taxes and park assessments.

Layout: Reception, two offices, kitchenette, restroom and storage closet.

- ◆ Corner suite. Windows in every room.
- ◆ Perfect layout for therapy practice and other office uses. *(Salons and Aestheticians are not permitted)*
- ◆ Carpet tiles in offices.
- ◆ Fresh paint.
- ◆ New HVAC-2024.
- ◆ Floor and crown molding. Smooth ceilings.
- ◆ High speed internet available. Spectrum Business Class.
- ◆ Ground level entry with parking in front of unit.
- ◆ Local responsive ownership.
- ◆ Built in 2001. Zoned OX-3-PL-CU.
- ◆ Located in North Raleigh near Strickland Road.
- ◆ Easy access to all major travel corridors.
- ◆ Walking distance to Whole Foods.
- ◆ Close to retail, restaurants and banks, including, Panera, Chick-fil-A and Target.
- ◆ Minutes from I-540 and I-440.



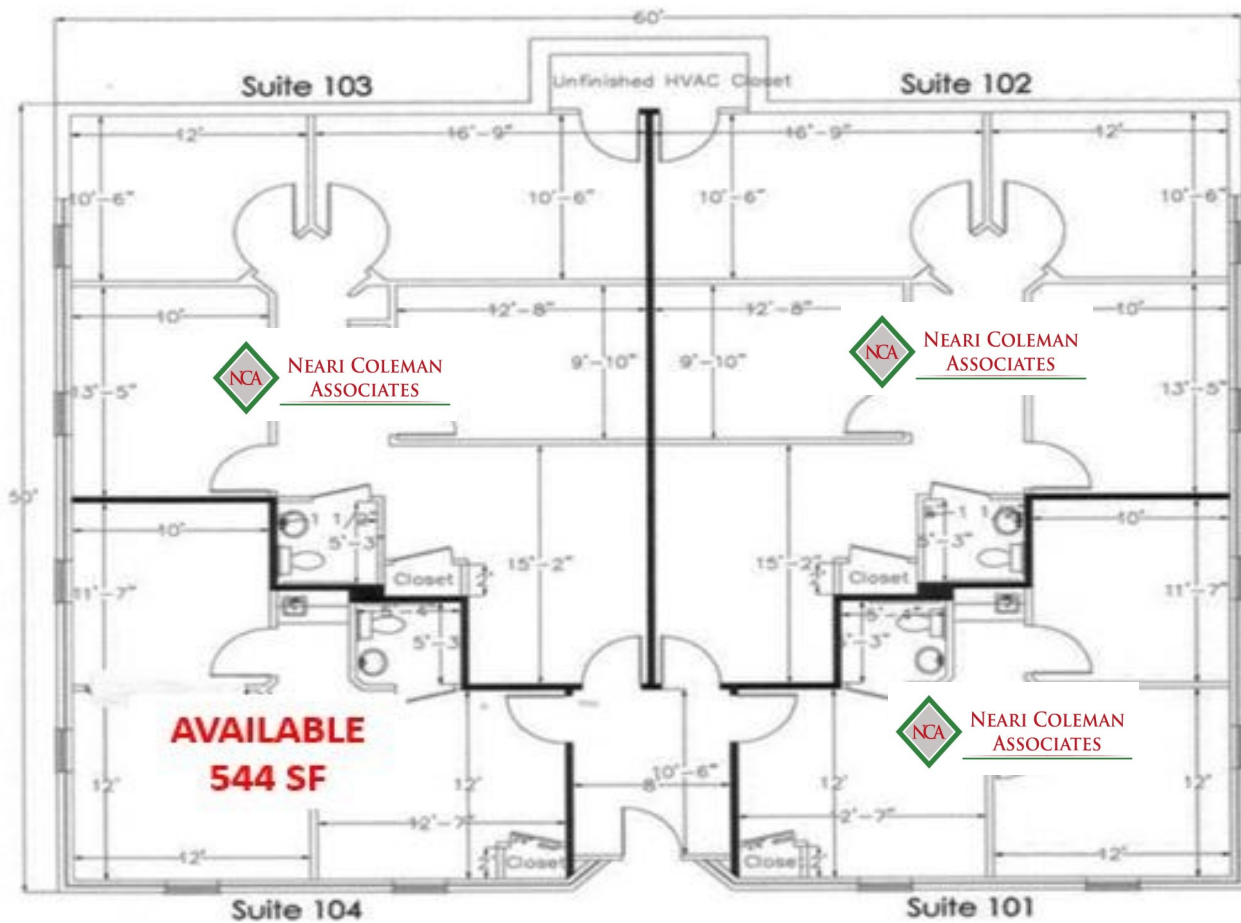
FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

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RALEIGH, NC 27603



<http://nearicoleman.com>

<https://acerracommercial.com>



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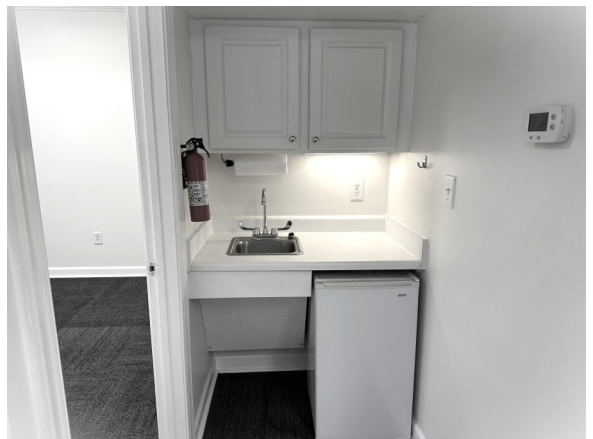
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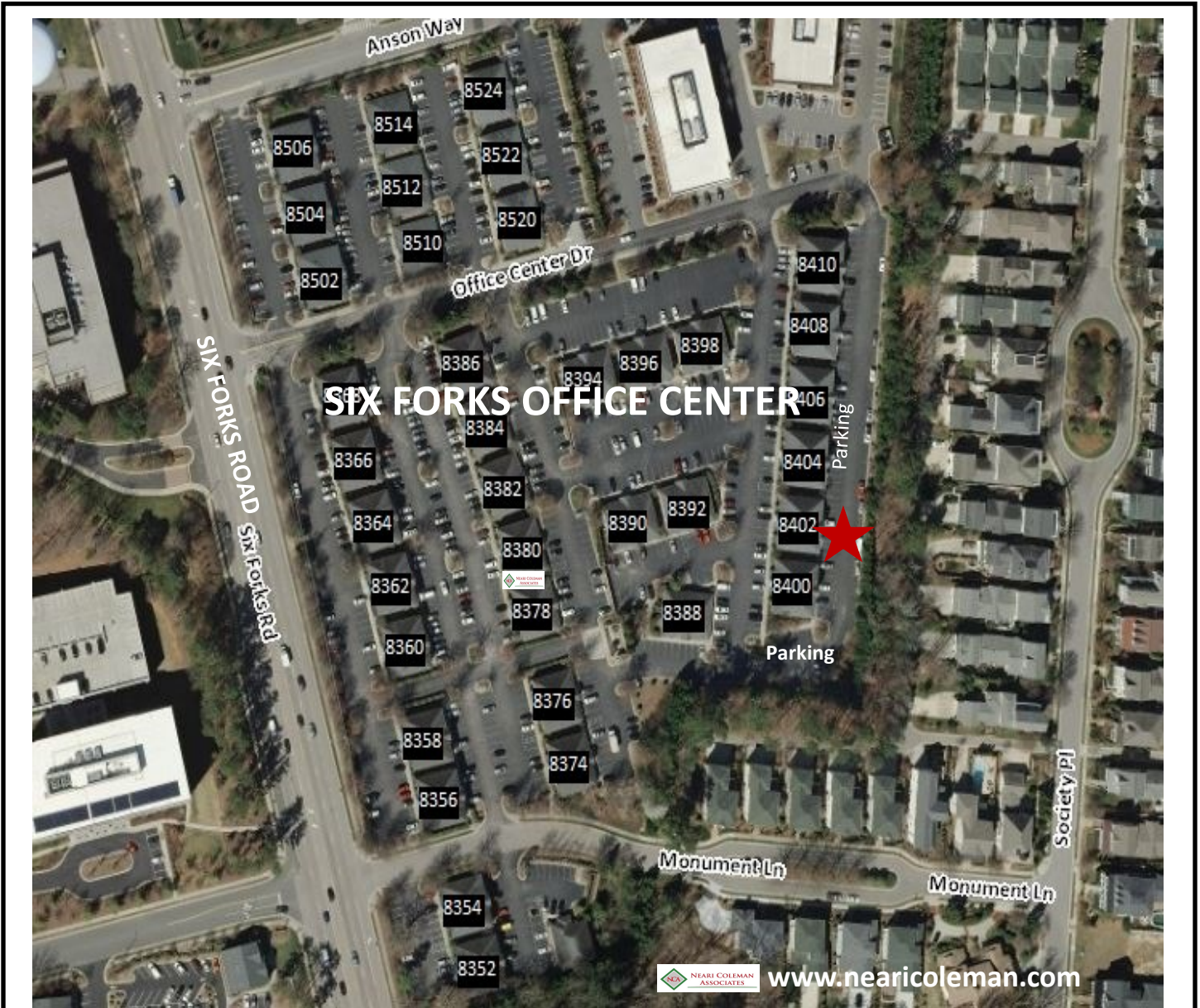


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