



NEW BERN RIDGE

Medical / Healthcare Office Space

2610 New Bern Avenue, Raleigh, NC 27610.
Available for Lease





The Opportunity

A Location Where Your Practice Can Operate at Its Best. New Bern Ridge offers a prime setting for medical and healthcare offices, featuring a **purpose-built space** designed for clinical efficiency. With **patient-convenient access directly on New Bern Avenue** and **immediate proximity to WakeMed Raleigh Campus**, your patients will benefit from one of East Raleigh's most established healthcare corridors. Benefit from the area's continuously growing residential base and built-in patient ecosystem, ensuring a steady flow of referrals and a supportive medical community for your practice to thrive.

Key Features



Exam-Ready Build-Out

Eight exam rooms with plumbing already in place, minimizing buildout time and accelerating your path to opening day.

Referral-Dense Location

Anchored by WakeMed Raleigh Campus less than one mile away, with Raleigh Children's Surgery Center on campus — creating natural patient demand for complementary providers.

Established Patient Base

Situated within East Raleigh's primary healthcare corridor, serving 80,000+ residents within 3 miles and 175,000+ within 5 miles.

Ownership Philosophy



*“At New Bern Ridge, our **commitment to long-term ownership** ensures tenant stability and responsible portfolio stewardship. With 20+ years of experience in the North Carolina medical office market, 8+ years of experience in East Raleigh medical office market and 54,000+ square feet under management, we prioritize maintaining high occupancy and fostering lasting tenant relationships. Our 86% tenant retention rate reflects our dedication to creating an environment where practices can grow, making New Bern Ridge an ideal long-term home for your practice.”*

Key Features



Ample Parking

The property offers **generous surface parking**, ensuring convenience for both tenants and patients at a 3.50:1,000 SF ratio.

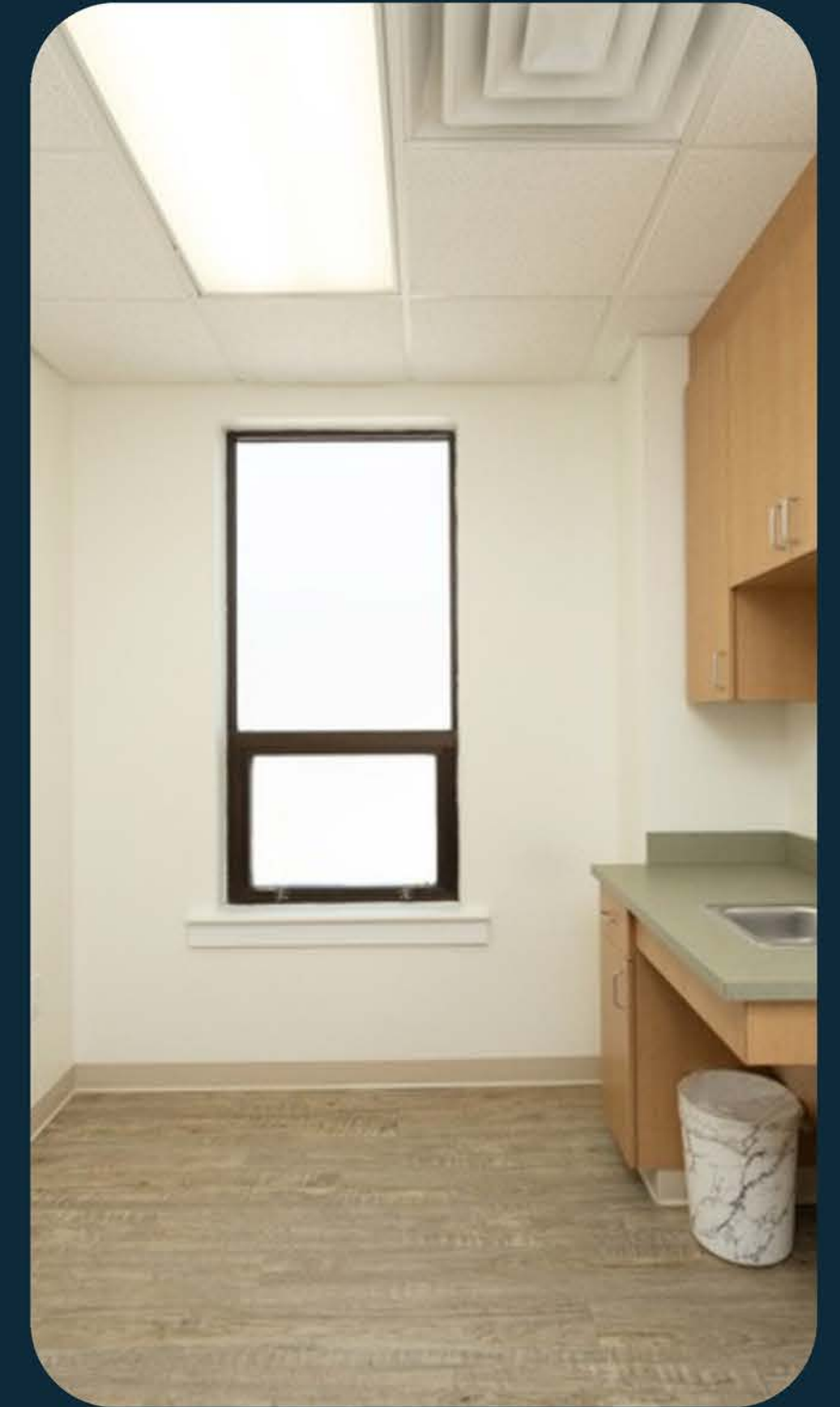
Single-Story

The **single-story layout** promotes ease of patient access, ADA compliance with ramp access already in place, and efficient clinical operations.

Monument Signage

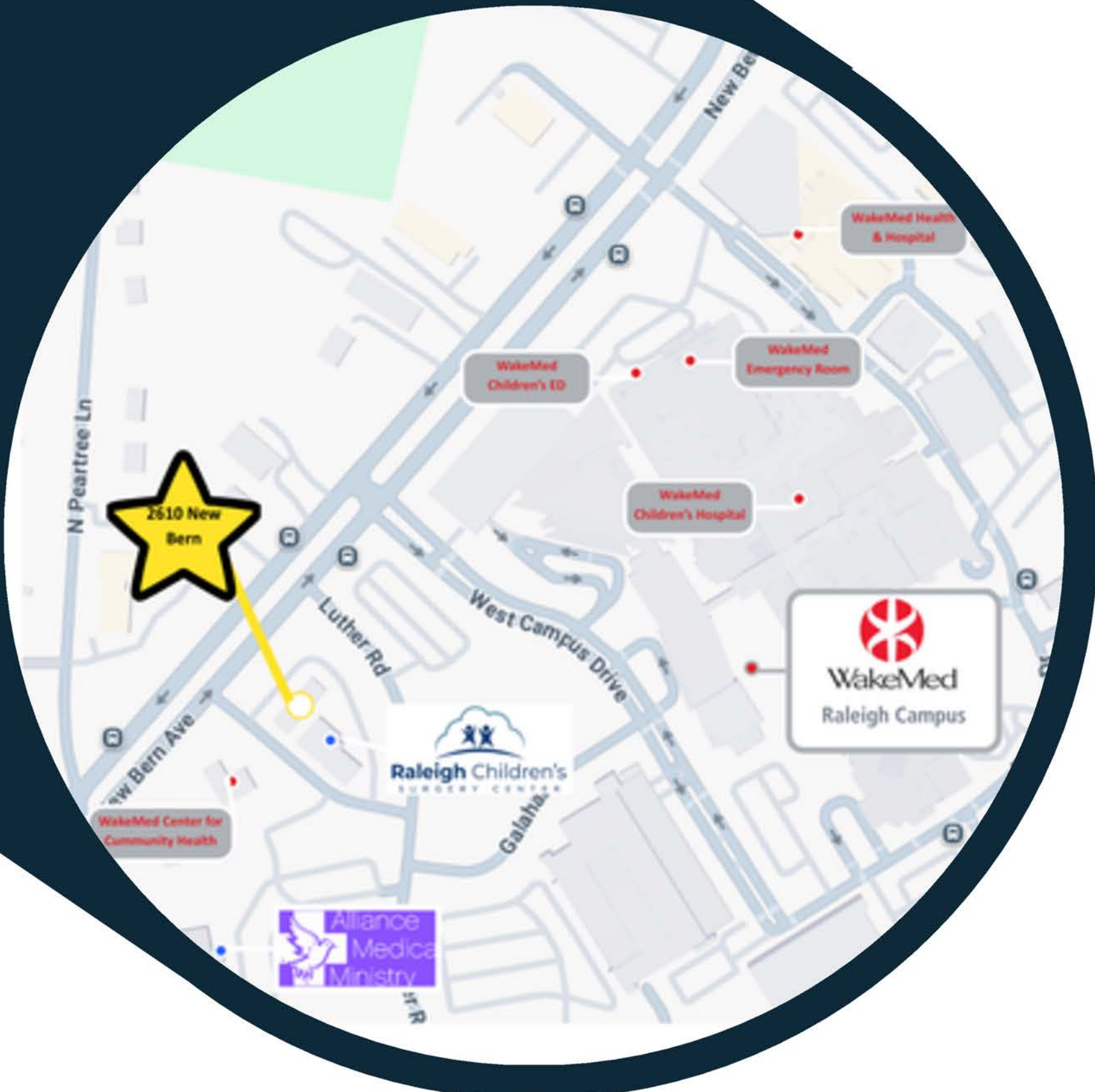
With **prominent building and monument signage** on New Bern Avenue, your practice benefits from $\pm 28,000$ vehicles per day in daily visibility.

Property Experience



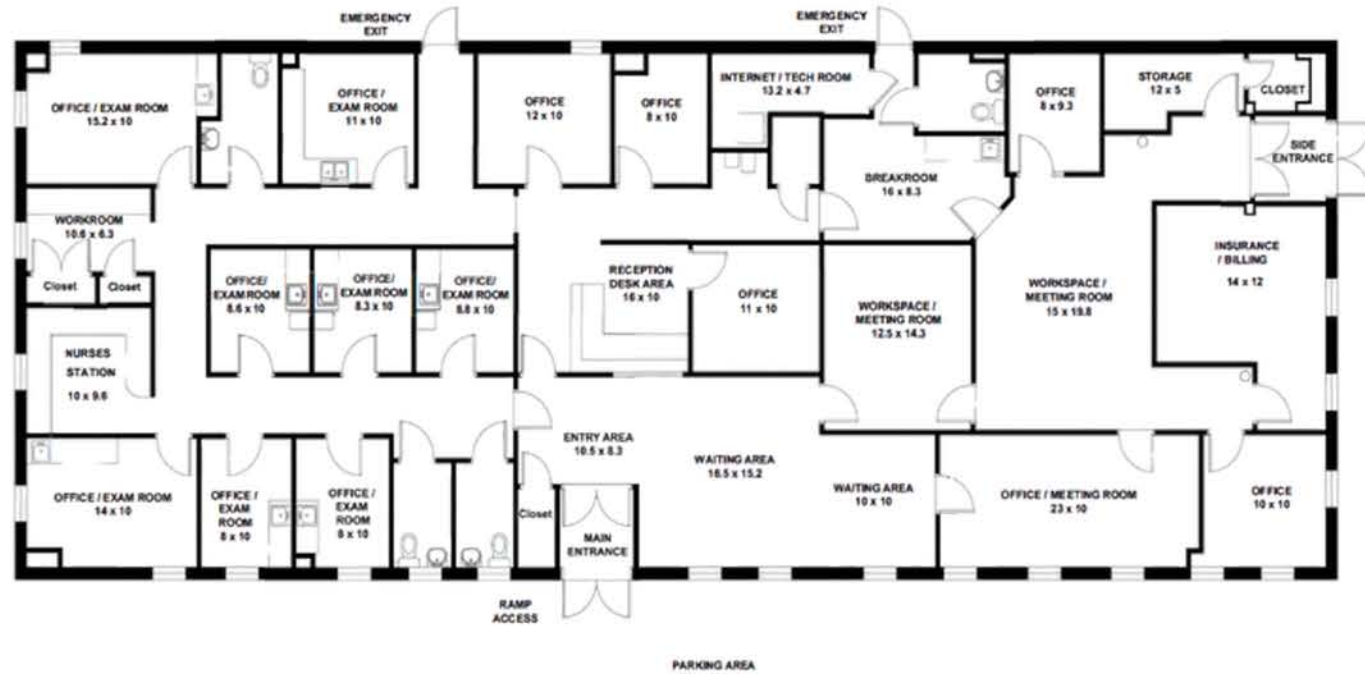
Surrounding Ecosystem

New Bern Ridge is strategically positioned **within a thriving ecosystem** of healthcare providers and regional anchors. Nearby facilities include WakeMed Raleigh Campus, WakeMed Children's Hospital, WakeMed Center for Community Health, and Raleigh Children's Surgery Center. The corridor is further supported by Sunnybrook Road medical providers, major pharmacy operators including CVS and Walgreens, and urgent care and specialty practices serving the broader East Raleigh community, making this location an ideal choice for medical and healthcare office space.



The Building – 4,734 SF

This building offers **4,734 square feet** of move-in ready clinical configuration, ideal for a wide range of medical and healthcare uses. Eight exam rooms with plumbing already installed reduce buildout time and cost. Dual waiting areas support patient separation by practice type, and a dedicated internet and technology room provides clinical IT infrastructure from day one. The building includes ADA-compliant ramp access, a dedicated staff breakroom, separate staff entrance, and a large workspace and meeting room to support billing and administrative teams.





Schedule a Tour

LET'S CONNECT

Tours are available weekdays by appointment. We typically dedicate 30–45 minutes to walk the available suite, discuss your operational requirements, and answer any questions about the space and the surrounding medical corridor.

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