

TAR HEEL
COMMERCIAL REALTY

LEASED OFFICE INVESTMENT FOR SALE

West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

Jay Taylor, CCIM

Managing Director

919.422.9482

jaytaylor@tarheelcommercialrealty.com

NC #167304



Tar Heel Commercial Realty, Inc.

7424 Chapel Hill Road, Raleigh, NC 27607

tarheelcommercialrealty.com

West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

LEASED OFFICE INVESTMENT BUILDING FOR SALE



VIDEO

PROPERTY DESCRIPTION

West Mill Office Center offers investors a rare opportunity to acquire a 97% leased, multi-tenant office investment with durable in-place cash flow and a long-term occupancy track record. Pricing has been updated to reflect 2025 financial performance.

Anchored by Bass, Nixon & Kennedy, Inc., and the Autism Society of North Carolina, this property benefits from an exceptionally stable tenant mix. BNK has occupied the property since its construction in 2002, and the Autism Society has been in place since 2010, recently renewing their lease for an additional seven years. With a WALE of 6.67 years, this asset delivers immediate yield with minimal near-term rollover risk.

In proximity to several of the Triangle's most transformative developments, West Mill Office Center is strategically located in one of the Triangle's most dynamic corridors, offering investors a low-risk acquisition backed by strong tenancy and superior long-term submarket tailwinds.

Jay Taylor, CCIM

Managing Director

919.422.9482

jaytaylor@tarheelcommercialrealty.com

NC #167304

OFFERING SUMMARY

SALE PRICE:	\$6,890,000
LOT SIZE:	2.66 Acres
BUILDING SIZE:	30,613 SF
CAP RATE:	7.23%
OCCUPANCY:	97%
WALE	6.67 Years
AVERAGE IN PLACE RENTS	\$20.07/SF
AVERAGE SUBMARKET RENT	\$27.50



TAR HEEL
COMMERCIAL REALTY

West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

OFFICE BUILDING FOR SALE

BUILDING NAME	West Mill Office Center
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
BUILDING SIZE	30,613 SF
LOT SIZE	2.66 Acres
BUILDING CLASS	B
YEAR BUILT	2002
YEAR LAST RENOVATED	2025
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	15,000 SF

West Mill Office Center offers investors a rare opportunity to acquire a 97% leased, multi-tenant office investment with durable in-place cash flow and a long-term occupancy track record.

Anchored by Bass, Nixon & Kennedy, Inc., and the Autism Society of North Carolina, this property benefits from an exceptionally stable tenant mix. BNK has occupied the property since its construction in 2002, and the Autism Society has been in place since 2010, recently renewing their lease for an additional seven years. With a WALE of 6.67 years, this asset delivers immediate yield with minimal near-term rollover risk.

In proximity to several of the Triangle's most transformative developments, West Mill Office Center is strategically located in one of the Triangle's most dynamic corridors, offering investors a low-risk acquisition backed by strong tenancy and superior long-term submarket tailwinds.

Jay Taylor, CCIM

Managing Director
919.422.9482

jaytaylor@tarheelcommercialrealty.com
NC #167304



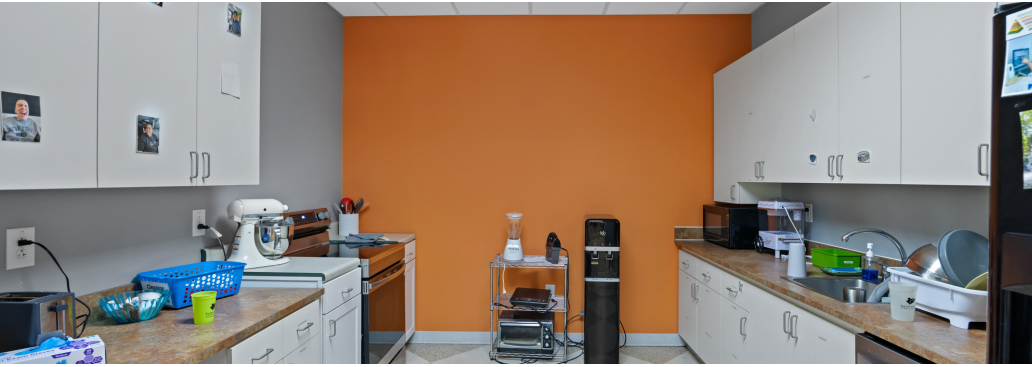
- • 97% Leased Multi-Tenant Office Asset
- • Attractive, Stable, in-place yield with long-term Upside.
- • 30,613 SF building with a balanced tenant mix.
- • Anchored by two Long-Term Tenants who have been in the building since 2002 and 2011, respectively
- • Anchor tenants occupy 87% of the GLA and both have lease term running through 2032.
- • Overall WALE (economic) of 6.67 years,
- • Strategic Location with Growth Drivers
- • Immediate access to I-40 and positioned near major development nodes including Fenton (2.5M SF), Lenovo Center District (3M SF planned), and Downtown Cary.



West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

LEASED OFFICE INVESTMENT BUILDING FOR SALE



Jay Taylor, CCIM
Managing Director
919.422.9482
jaytaylor@tarheelcommercialrealty.com
NC #167304



West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

LEASED OFFICE INVESTMENT BUILDING FOR SALE



Jay Taylor, CCIM

Managing Director

919.422.9482

jaytaylor@tarheelcommercialrealty.com

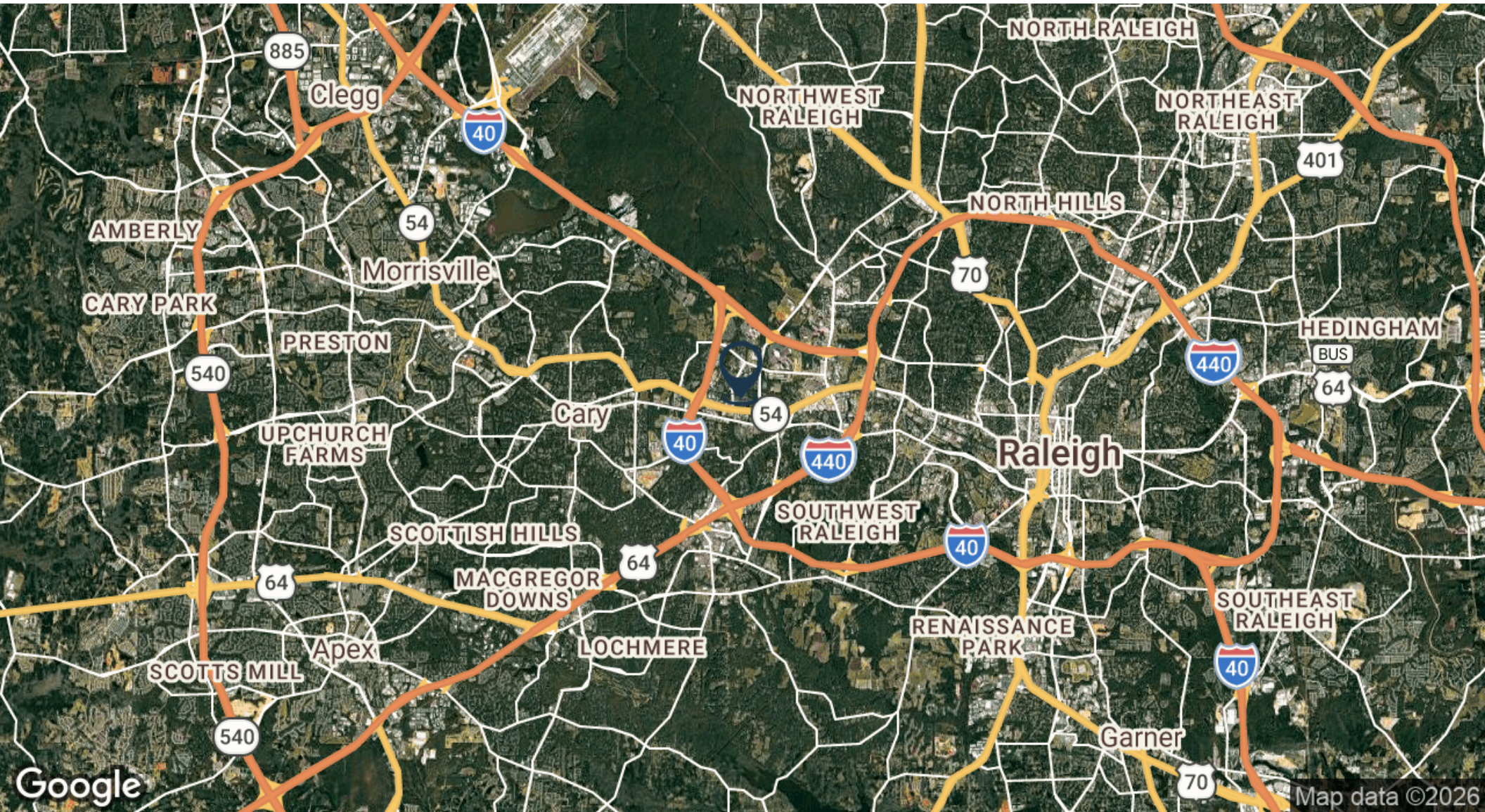
NC #167304



West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

LEASED OFFICE INVESTMENT BUILDING FOR SALE



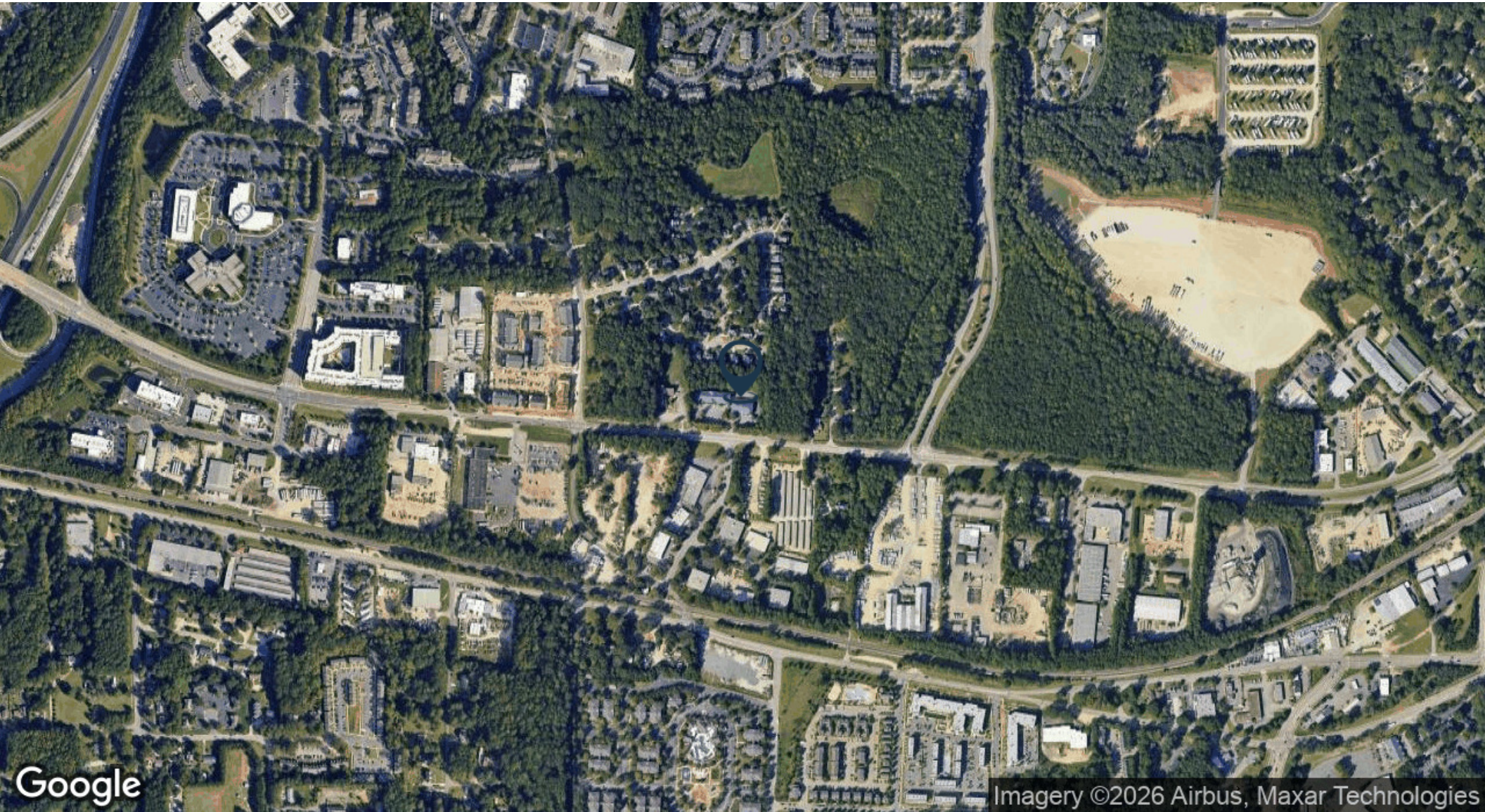
Jay Taylor, CCIM
Managing Director
919.422.9482
jaytaylor@tarheelcommercialrealty.com
NC #167304



West Mill Office Center

6300-6310 Chapel Hill Road , Raleigh, NC 27607

OFFICE BUILDING FOR SALE



Jay Taylor, CCIM

Managing Director

919.422.9482

jaytaylor@tarheelcommercialrealty.com

NC #167304



TAR HEEL
COMMERCIAL REALTY

West Mill Office Center

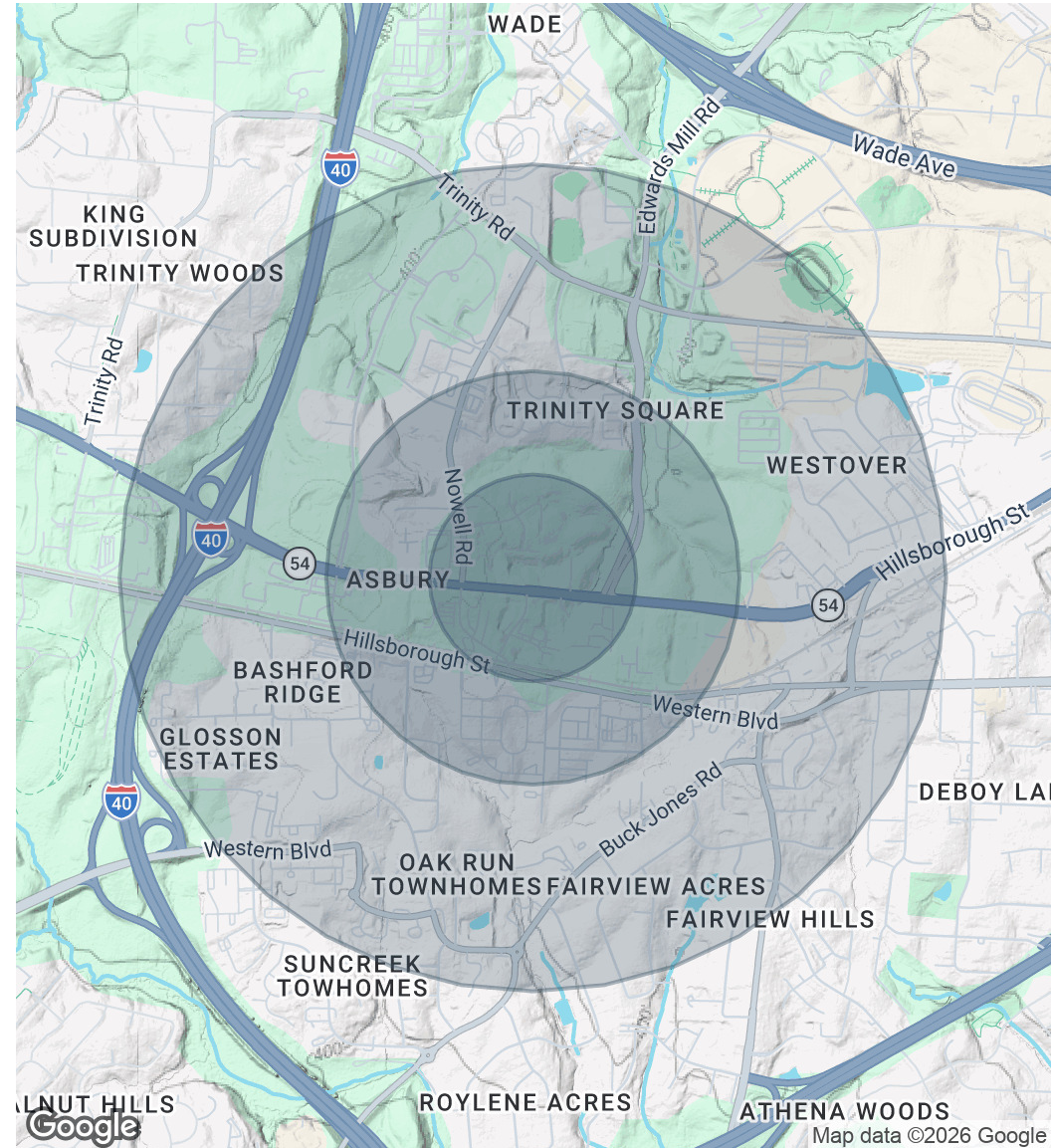
6300-6310 Chapel Hill Road , Raleigh, NC 27607

OFFICE BUILDING FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	252	1,584	8,072
AVERAGE AGE	28.5	27.3	28.7
AVERAGE AGE (MALE)	29.2	27.6	29.3
AVERAGE AGE (FEMALE)	27.6	27.4	28.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	140	776	3,901
# OF PERSONS PER HH	1.8	2.0	2.1
AVERAGE HH INCOME	\$109,118	\$83,306	\$80,493
AVERAGE HOUSE VALUE	\$555,936	\$450,287	\$390,465

2023 American Community Survey (ACS)



Jay Taylor, CCIM

Managing Director

919.422.9482

jaytaylor@tarheelcommercialrealty.com

NC #167304

