

OFFICE CONDO FOR LEASE OR SALE

1033 DRESSER COURT

RALEIGH, NC 27609



NATRI PROPERTIES

PROPERTY OVERVIEW

Office Condo for Sale or Lease located off of Wake Forest Road, across from Duke Raleigh Hospital, and less than one mile from I-440.

ADDRESS	1033 Dresser Court, Raleigh, NC 27609
AVAILABLE SPACE	1,814 RSF
RENTAL RATE	\$27.00/SF (TICAM INCLUDED) *Tenant responsible for electric, natural gas, janitorial, and telecommunications*
SALE PRICE	\$335.00/SF
FEATURES	<ul style="list-style-type: none">• 6 private offices• 1 conference room• Reception area• 2 restrooms• Breakroom
AMENITIES	<ul style="list-style-type: none">• Recently completed extensive refurbishments by the Landlord• Great layout suitable for a variety of office uses• Easy access to North Hills and retail inside the beltline (Wegman's, Trader Joe's, Costco, Staples, etc.)

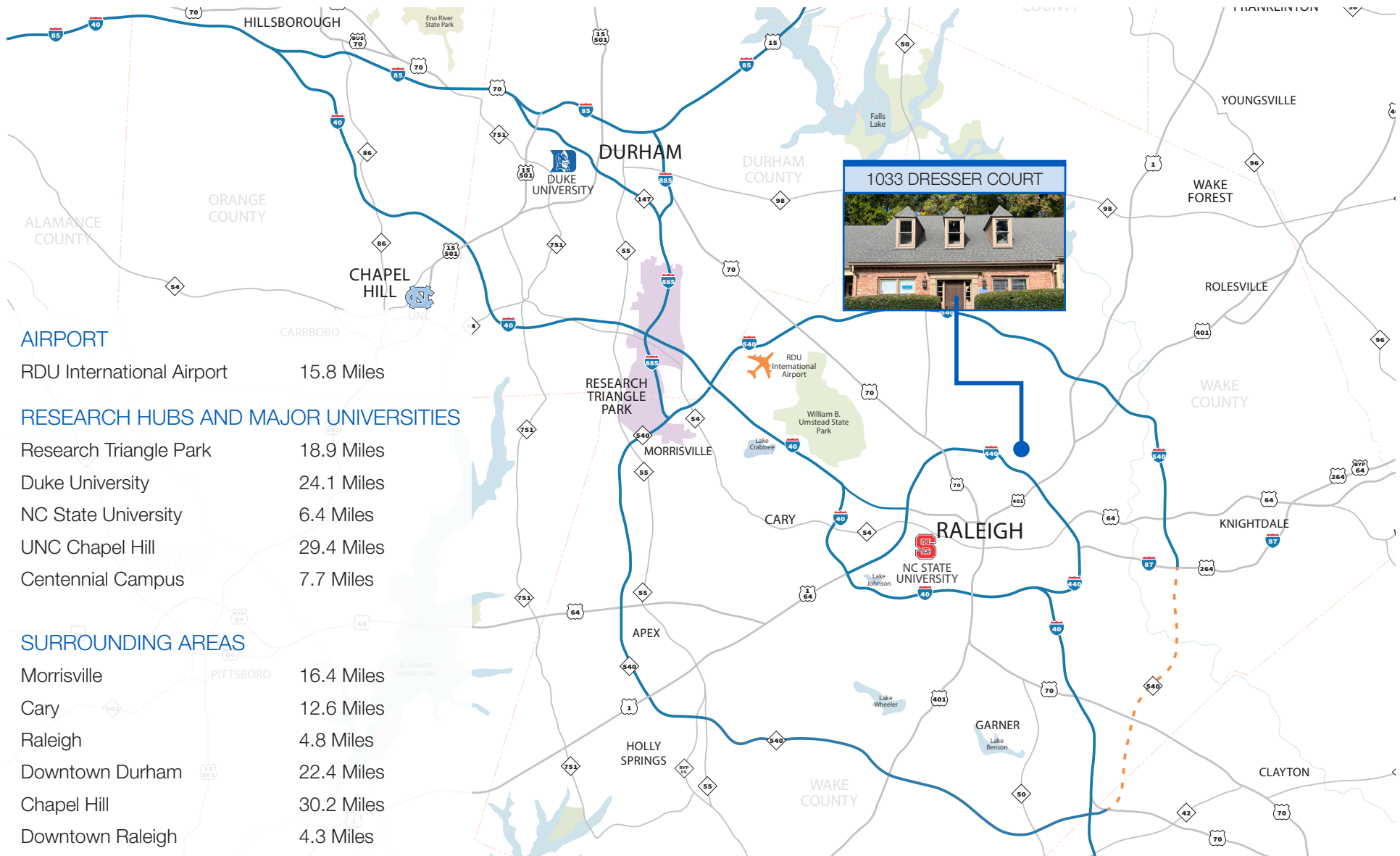
CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com
THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

NAITRI PROPERTIES



TRIANGLE REGION



CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com
 THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



AERIAL

1033 DRESSER COURT



Wake Forest Road

CONTACT

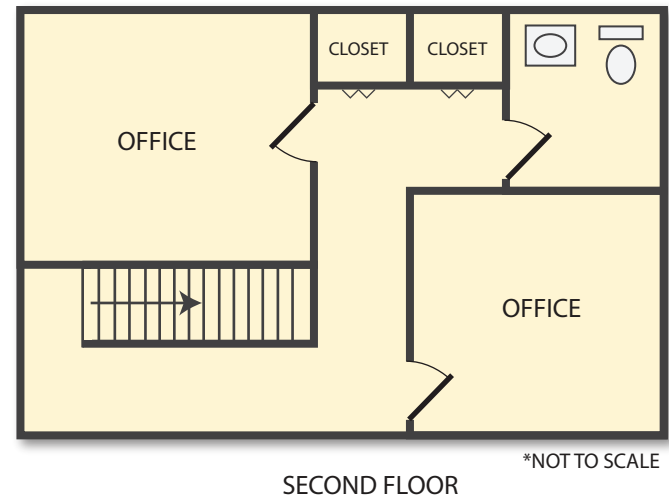
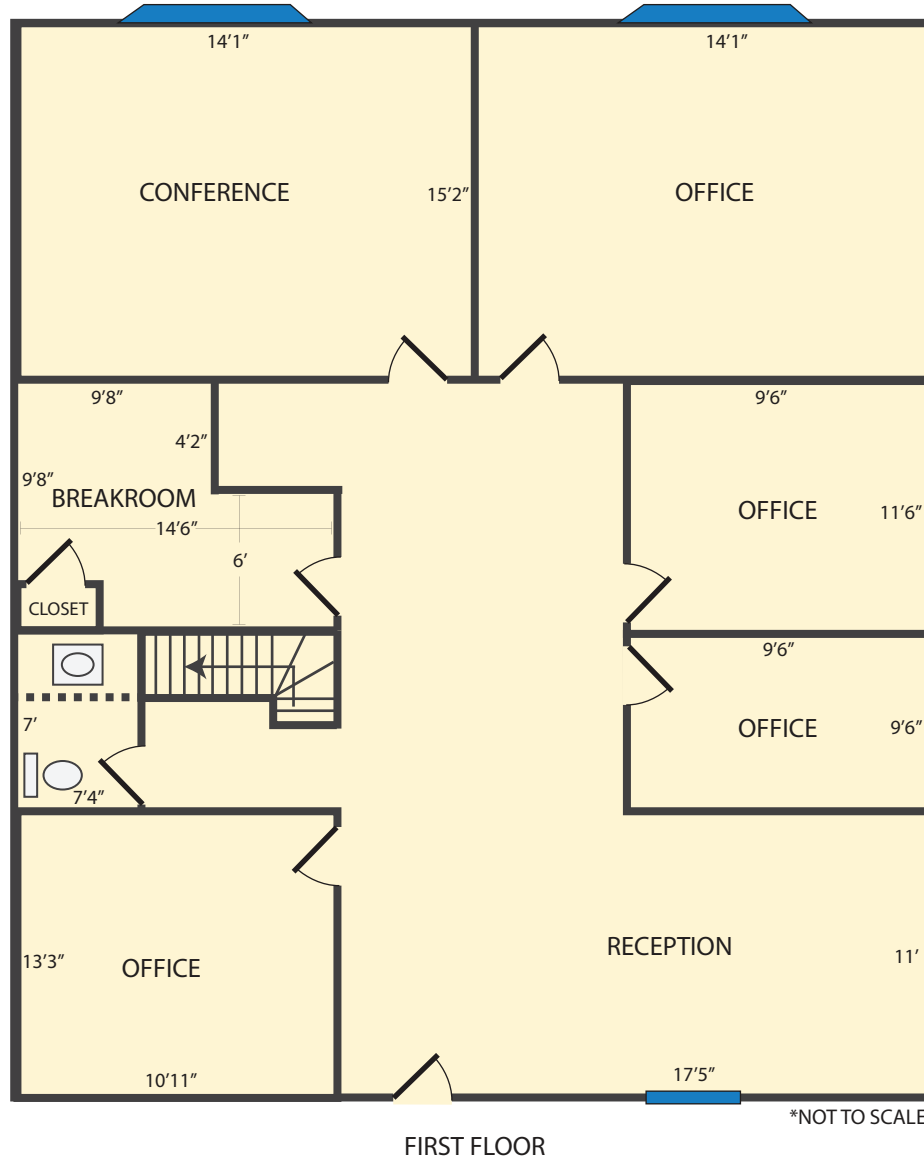
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



FLOOR PLAN



CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com

THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



AMENITIES

Ideally situated in the heart of a thriving corridor, surrounded by abundant dining, retail, hotels, banks, shopping, and service amenities within a 2-mile radius, including North Hills, Holly Park, and Midtown East shopping centers.

DINING

Aladdin's Eatery
Andy's Frozen Custard
Bartaco
Big Ed's
BIGGBY COFFEE
Biscuitville
Black Ivory Cafe
Bojangles
Bonefish Grill
Bowstring Brewery
Brodeto
Burger King
BurgerFi
Carolina Ale House
CAVA
Char Grill
Chick-fil-A
Chipotle Mexican Grill
Clyde Cooper's Barbeque
Coquette
Crafty Crab
Cristo's Ristorante & pizzeria
Crumbl
Dave's Hot Chicken
Deja Brew Coffee House
Denny's

Domino's Pizza
Dunkin'
El Rodeo Mexican Restaurant
First Watch
Gen Ramen
Golden China Restaurant
Good Graces
Hooters
JPS Pastry
Kanki Japanese House of Steaks &
Sushi
La Buena Vida
Madame B's Bakery
Masala House
McDonald's
Melting Pot
Midtown Pho
Morning Rolls
Panda Express
Panera Bread
Peregrine Raleigh
Piada Italian Street Food
Red Lobster
RH Rooftop Restaurant
Seoul Garden
Shuckin' Shack Oyster Bar
Snoopy's Hot Dogs & More

Sonic Drive-In
Starbucks
STIR
Subway
The Bull & Bear
The Honey Baked Ham Company
Torchy's Tacos
Tropical Smoothie
Umiya Raleigh
Village Tavern
Vivace
Wendy's
Wilson's Eatery
Yard House

NAPA Auto Parts
PGA Tour Superstore
REI
Ross Dress for Less
Staples
Sur La Table
Target
Total Wine & More
Trader Joe's
Ulta Beauty
Verizon
Walgreens
Walmart
Wegmans
Wells Fargo

SHOPPING & SERVICES

ALDI
AT&T
Bank of America
Chase Bank
Coastal Credit Union
Costco
Fidelity Bank
Fifth Third Bank
Food Lion
J. Crew
Monkee's

HOTELS

AC Hotel
Comfort Inn
Courtyard by Marriott
Days Inn by Wyndham
Hampton Inn & Suites
Hilton Raleigh North Hills
Hyatt House
Renaissance Raleigh North Hills
Hotel
Ritz

CONTACT

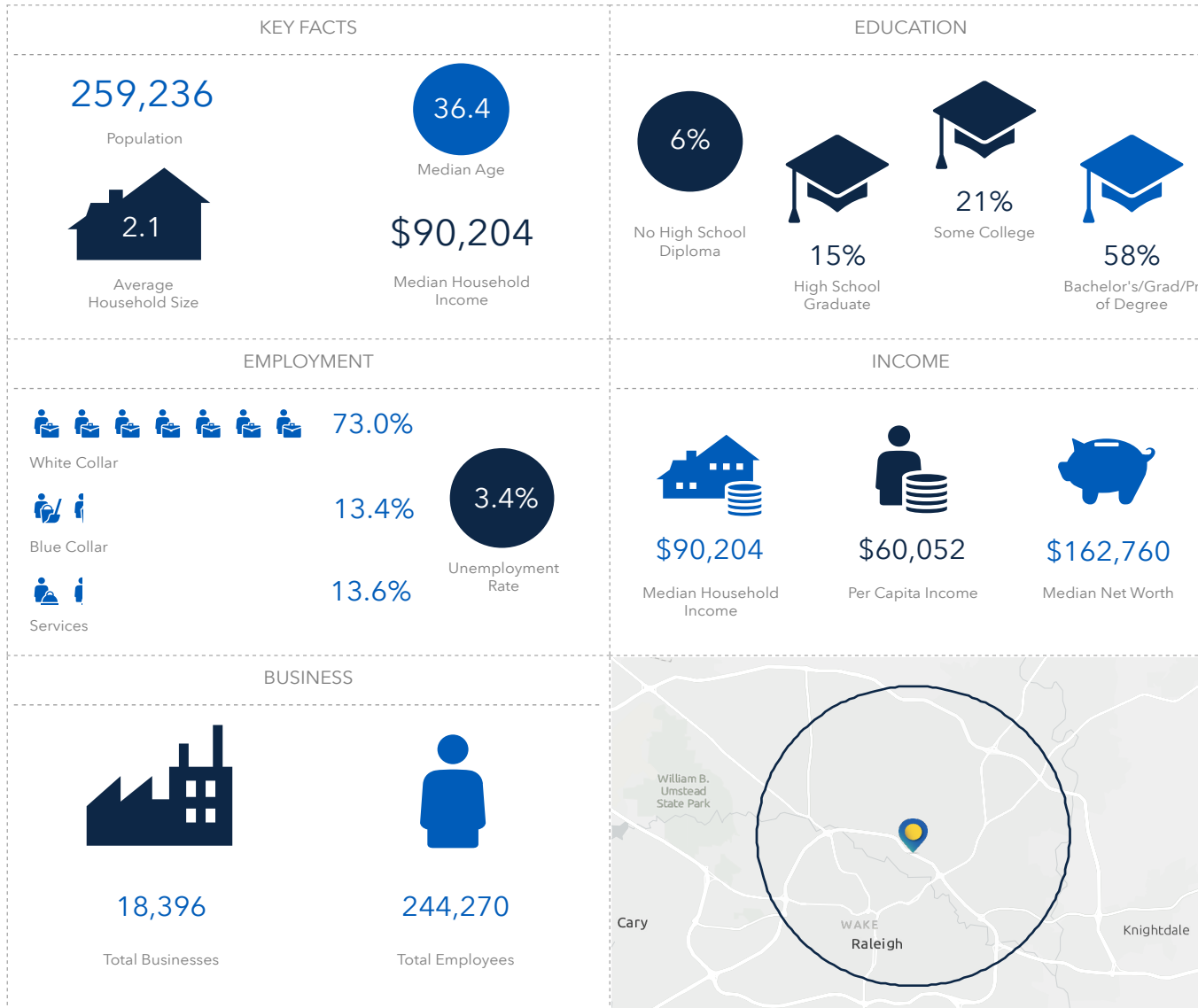
HUNT WYCHE | 919.740.4406 | hwyche@triprop.com
THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com

All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.



DEMOGRAPHICS

5 MILE RADIUS



CONTACT

HUNT WYCHE | 919.740.4406 | hwyche@triprop.com
 THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.