

Lynnbrooke Centre

2435 LYNN ROAD | RALEIGH, NC 27612 UNIT 106



NORTHWEST RALEIGH OFFICE CONDO FOR SALE

2435 LYNN ROAD
RALEIGH, NC 27612 UNIT 106

2500 SF MOVE-IN READY OFFICE CONDO

IMMACULATE FIRST-FLOOR SPACE NEAR
INTERSECTION OF LYNN & CREEDMOOR ROADS

PROPERTY HIGHLIGHTS

- **Optimized Layout:** First-floor unit featuring 8 private offices, a dedicated conference room, spacious reception area, kitchen, and storage.
- **Capital Improvements:** Freshly updated with new LVP flooring throughout, new roof (2025), and new HVAC system (2024).
- **Visibility & Accessibility:** Excellent visibility with 3.6:1,000 parking ratio — park directly in front of your office entrance.
- **Unmatched Location:** Minutes from I-540 and close proximity to a multitude of dining, shopping, banking, and service amenities.

SALE PRICE \$785,000

FOR MORE INFO, CONTACT

ESTHER AUSTIN | eaustin@trinity-partners.com | 919.674.3695

BOSS POE | bpoe@trinity-partners.com | 919.868.0016



highly accessible & desirable NW Raleigh location



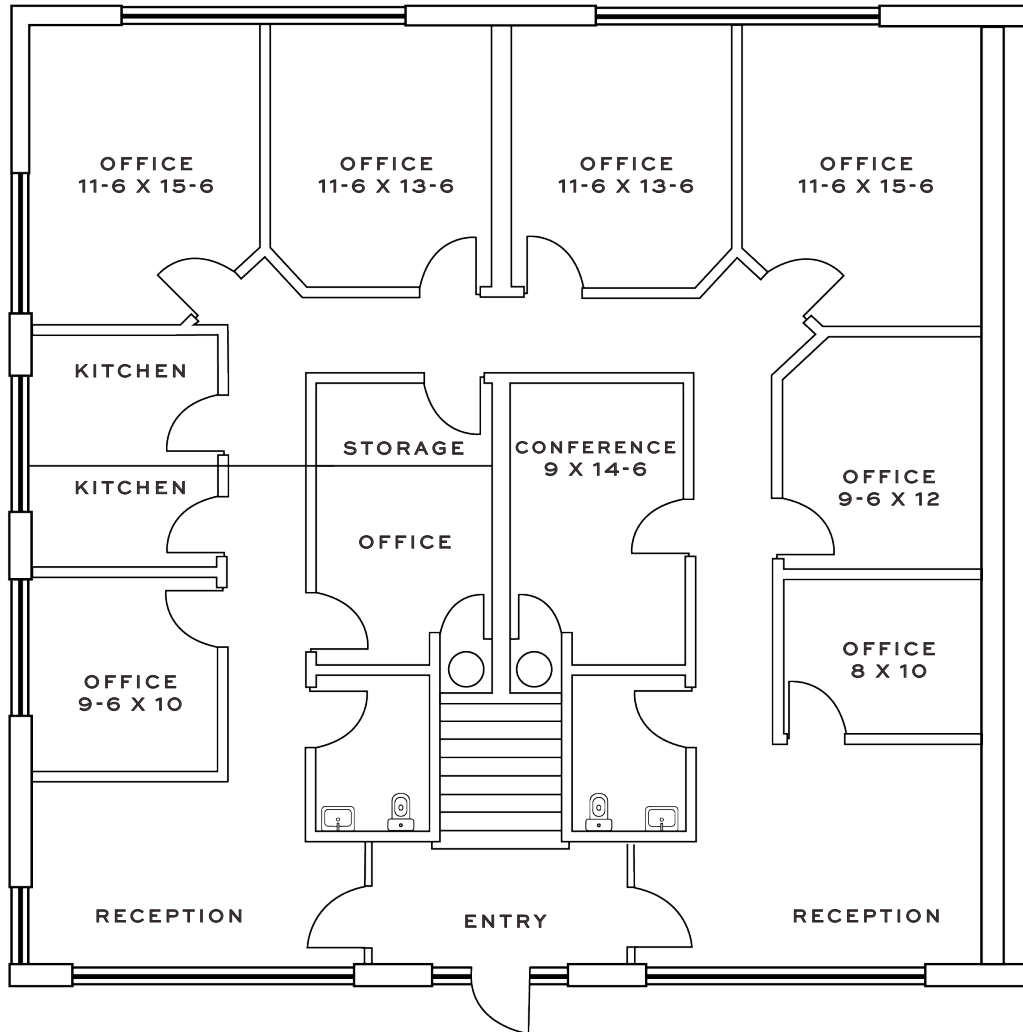
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FLOORPLAN



* Space currently demised into two suites of approximately 1800/700 SF; can be left as is or easily recombined

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PRIME RALEIGH LOCATION

IDEAL, MOVE-IN-READY 2,500 SF LAYOUT — A HIGHLY SOUGHT-AFTER SIZE CATEGORY THAT IS IN EXTREMELY LIMITED SUPPLY FOR PURCHASE IN NORTH RALEIGH.



RARE OWNERSHIP OPPORTUNITY

PROMINENTLY SITUATED AT THE HIGH-TRAFFIC INTERSECTION OF LYNN AND CREEDMOOR ROADS WITH EXCEPTIONAL VISIBILITY AND EFFORTLESS ACCESS.

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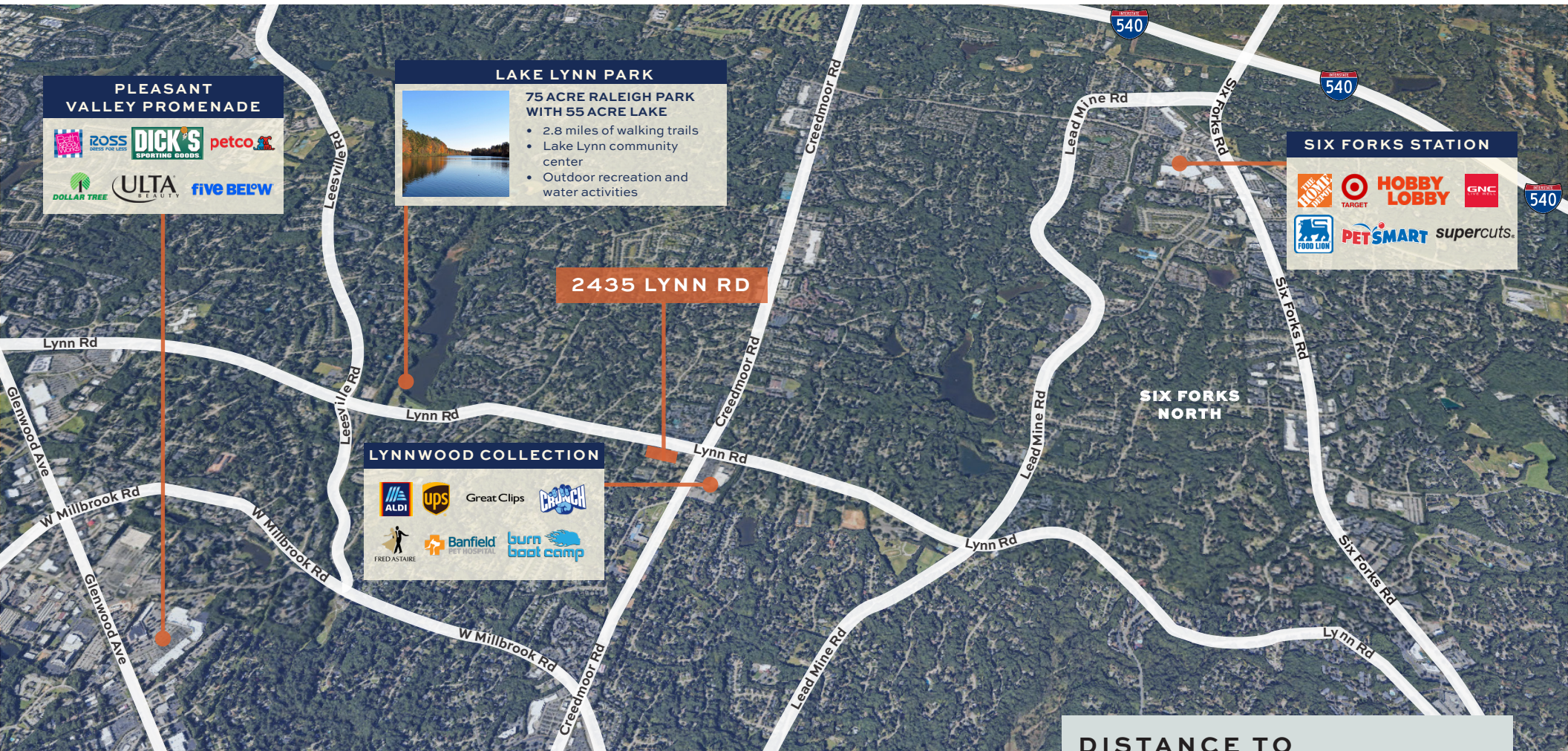
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DISTANCE TO

Lake Lynn Park	1.0 MI
Crabtree Valley Mall/Glenwood Ave	2.8 MI
I-440	3.5 MI
I-540	4.5 MI

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