

*MEDICAL OFFICE FOR LEASE*

# BRIER CREEK MEDICAL CENTER

8851 ELLSTREE LANE, RALEIGH, NC 27617



**NAITRI** PROPERTIES

# PROPERTY OVERVIEW

Two-story medical office building located at the intersection of I-540 and Lumley Road in the Brier Creek Area. Numerous surrounding amenities and minutes from I-540, RDU International Airport, US 70, and I-40.

<b>ADDRESS</b>	8851 Ellstree Lane, Raleigh NC 27617
<b>BUILDING SIZE</b>	Approximately 25,000 RSF
<b>AVAILABLE SPACE</b>	Suite 200: 10,102 RSF, divisible to 3,409 RSF Move-in-ready ophthalmology space <i>Ready for Lasik machine installation</i>
<b>RENTAL RATE</b>	Contact Broker
<b>FLOORS</b>	2 floors
<b>PARKING RATIO</b>	4 spaces per 1,000 SF
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Patient dropoff area at building entrance</li><li>• Second generation medical space</li><li>• Building signage available</li><li>• Onsite banking services</li><li>• Dining amenities within walking distance</li><li>• Common area restrooms</li></ul>
<b>EXISTING TENANTS</b>	<ul style="list-style-type: none"><li>• Pinnacle Health Services</li><li>• US Department of Veterans Affairs</li><li>• Nazir Ahmad, DDS</li><li>• Satyam Healthcare Providers</li></ul>

## CONTACT

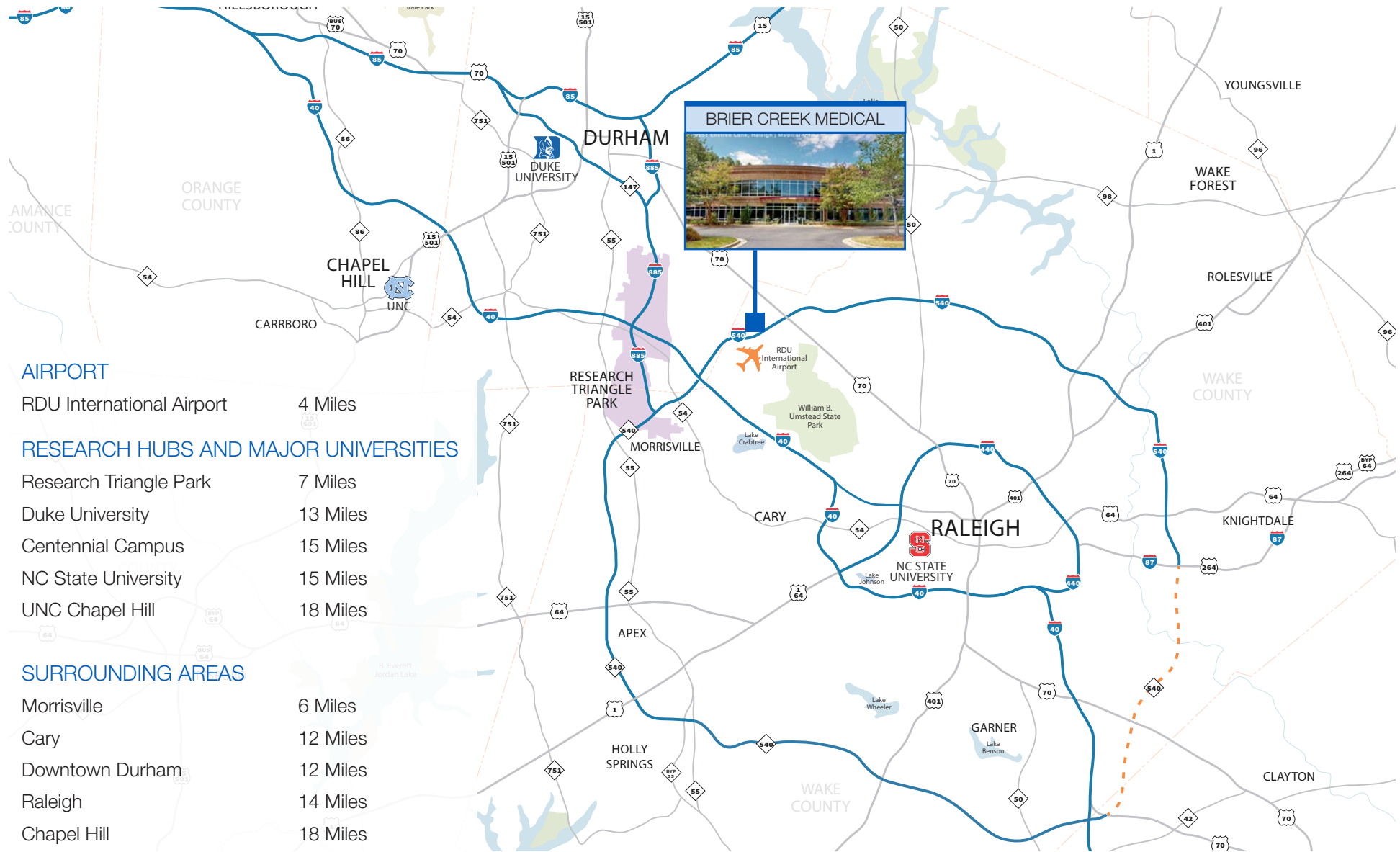
LEE BISHOP | 919.609.6331 | [ibishop@triprop.com](mailto:ibishop@triprop.com)

MATT WATKINS | 919.602.2755 | [mwatkins@triprop.com](mailto:mwatkins@triprop.com)

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# TRIANGLE REGION



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# LOCATION



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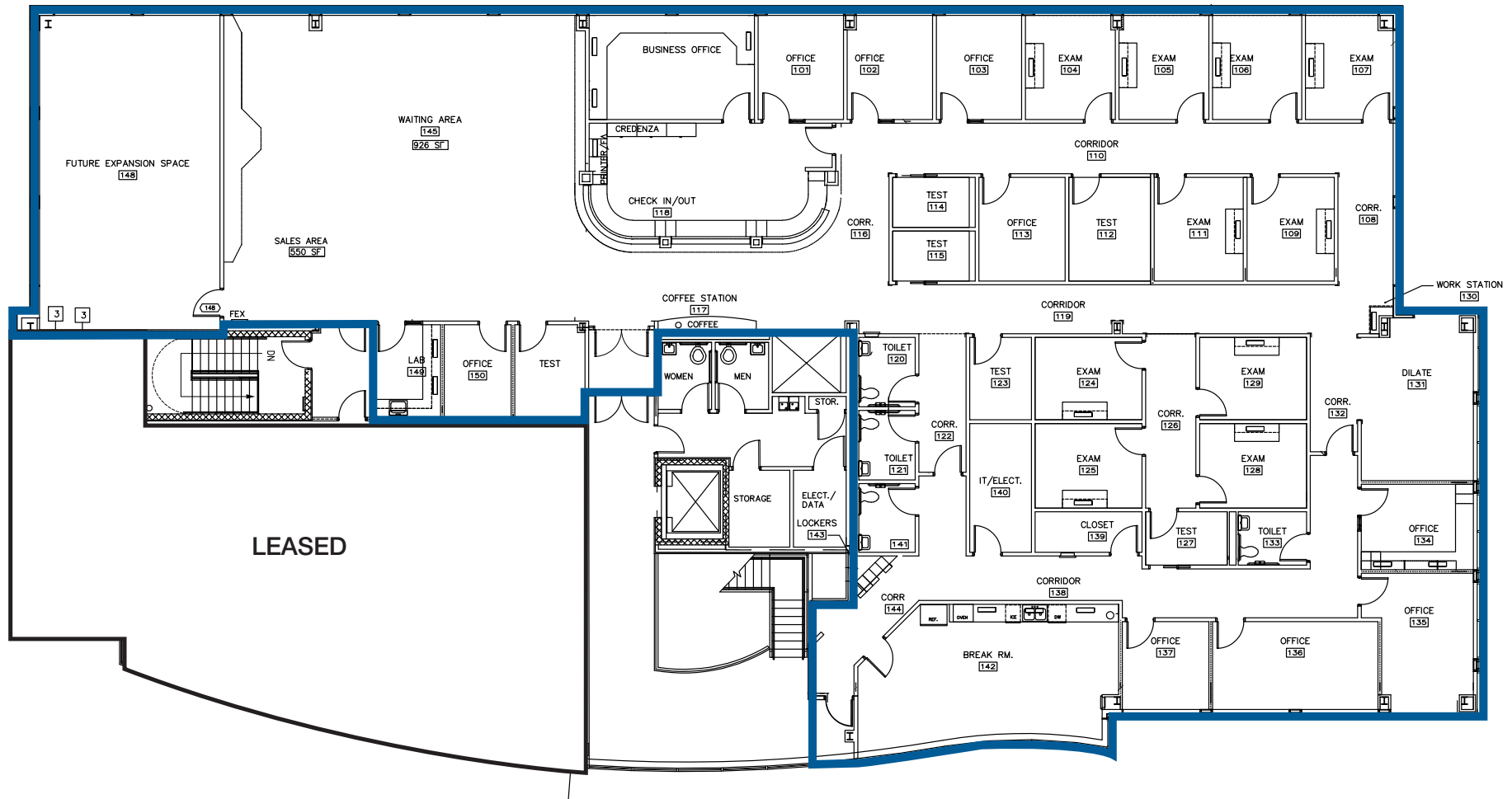
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# FLOOR PLAN EXISTING

Suite 200  
10,102 RSF



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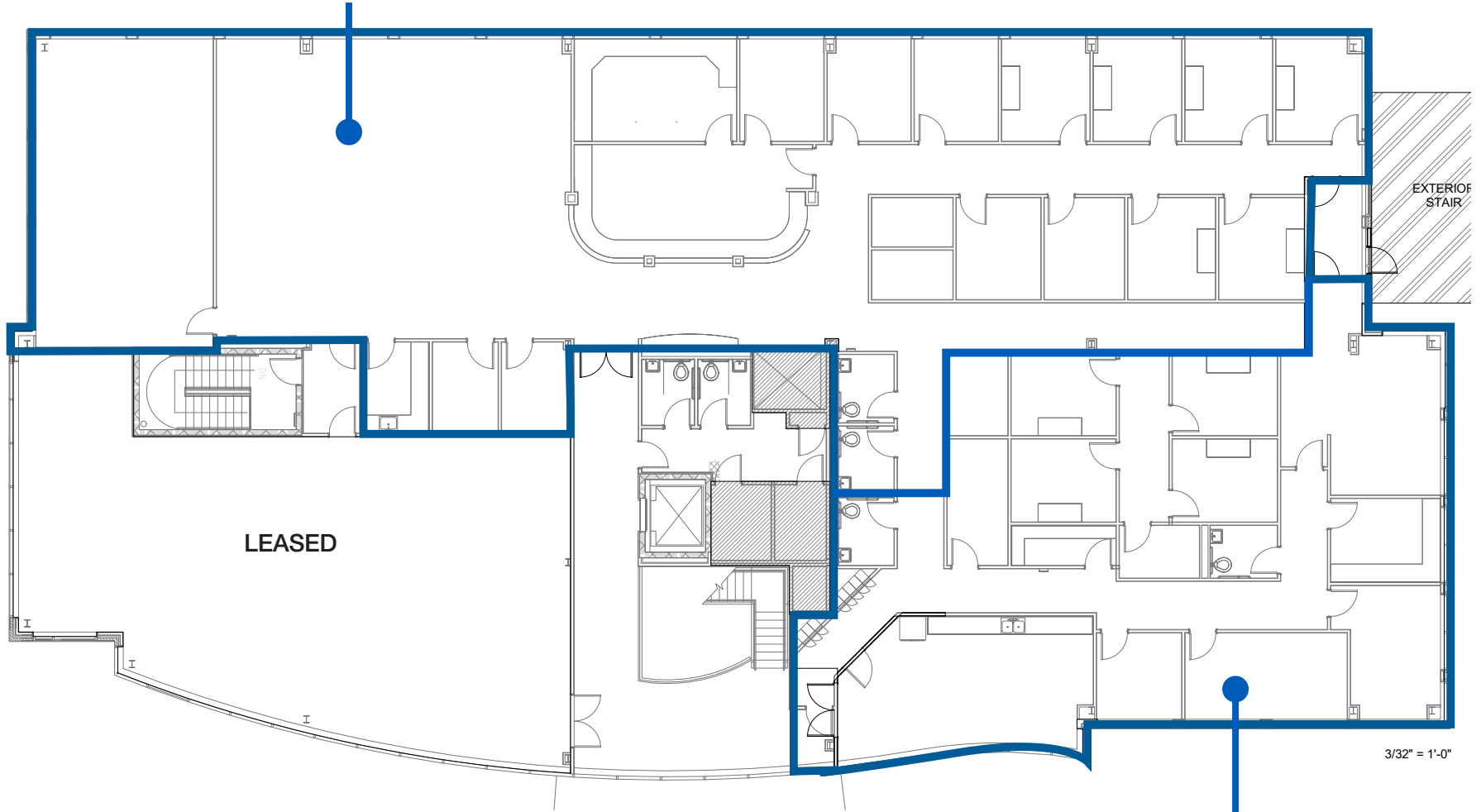
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# FLOOR PLAN DIVISIBLE

Suite 200  
6,693 RSF



LEASED

EXTERIOR  
STAIR

3/32" = 1'-0"

Suite 203  
3,409 RSF

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# AMENITIES

All of the heart of bustling downtown Brier Creek is within one mile of Brier Creek Medical Center. Below lists some of the surrounding amenities within this district.

## FOOD

- Aladdin's Eatery Brier Creek
- Alpaca Peruvian Charcoal Chicken
- Bar Louie
- Bar Louie
- Bob Evans
- Brier Creek Beer Garden
- Brixx Wood Fired Pizza + Craft Bar
- Chick-fil-A
- Chili's Grill & Bar
- Dairy Queen
- Estampa Gaucha Brazilian Steakhouse
- Firehouse Subs
- Flying Biscuit Cafe
- Golden Krust Caribbean Restaurant
- Greek Fiesta
- Il Falò Wood-Fired Kitchen
- Jason's Deli
- Jimmy John's
- LongHorn Steakhouse
- Los Tres Magueyes Mexican Restaurant
- McDonald's
- Mellow Mushroom
- Noodles and Company
- Olive Garden Italian Restaurant
- Papa Johns Pizza
- Pei Wei Asian Kitchen
- Peri Peri Bistro
- Rise Southern Biscuits & Righteous Chicken
- Sizzlin Stirfry Asian Bistro
- Slice of New York Pizza
- Tasu Asian Bistro
- Trali Irish Pub & Restaurant
- Wendy's
- Zayka Indian Cuisine

## BANKING

- Carolina ATM
- Chase Bank
- Coastal Credit Union
- First Citizen's Bank
- Navy Federal Credit Union
- PNC Bank
- RBC Bank
- Truist
- Wells Fargo Bank
- Woodforest National Bank

## HOTELS

- Aloft
- Courtyard
- Embassy Suites by Hilton
- Fairfield Inn & Suites
- Hampton Inn & Suites
- Holiday Inn Express & Suites
- Home2 Suites by Hilton
- Hyatt House
- Residence Inn
- Sheraton Imperial Hotel
- Sleep Inn
- SpringHill Suites
- stayAPT Suites
- The Westin
- WaterWalk Extended Stay
- Wingate by Wyndham

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# SURROUNDING HEALTHCARE

## NEARBY MAJOR HOSPITALS

Duke Primary Care Brier Creek	1 Mile
Duke University Hospital Raleigh	12 Miles
Duke University Hospital Durham	13 Miles
REX Healthcare of Cary	17 Miles
UNC REX Hospital Raleigh	9 Miles
UNC Hospital Chapel Hill	18 Miles
WakeMed Brier Creek Healthplex	2 Miles
WakeMed North Hospital	12 Miles
WakeMed Raleigh Campus	16 Miles
WakeMed Apex Healthplex	17 Miles
WakeMed Cary	19 Miles

## BRIER CREEK MEDICAL



### Brier Creek Medical Park

- UNC Primary & Specialty Care
- Duke Primary Care
- Raleigh Children & Adolescents

### Duke Medical Plaza Brier Creek

- Duke Urgent Care
- Duke Children's Primary Care

### Brier Creek Medical Pavilion

- Duke Women's Health
- Duke Children's Specialty Services
- Duke Innovative Pain Therapies

Wake Med Brier Creek HealthPlex / ER 2 Miles

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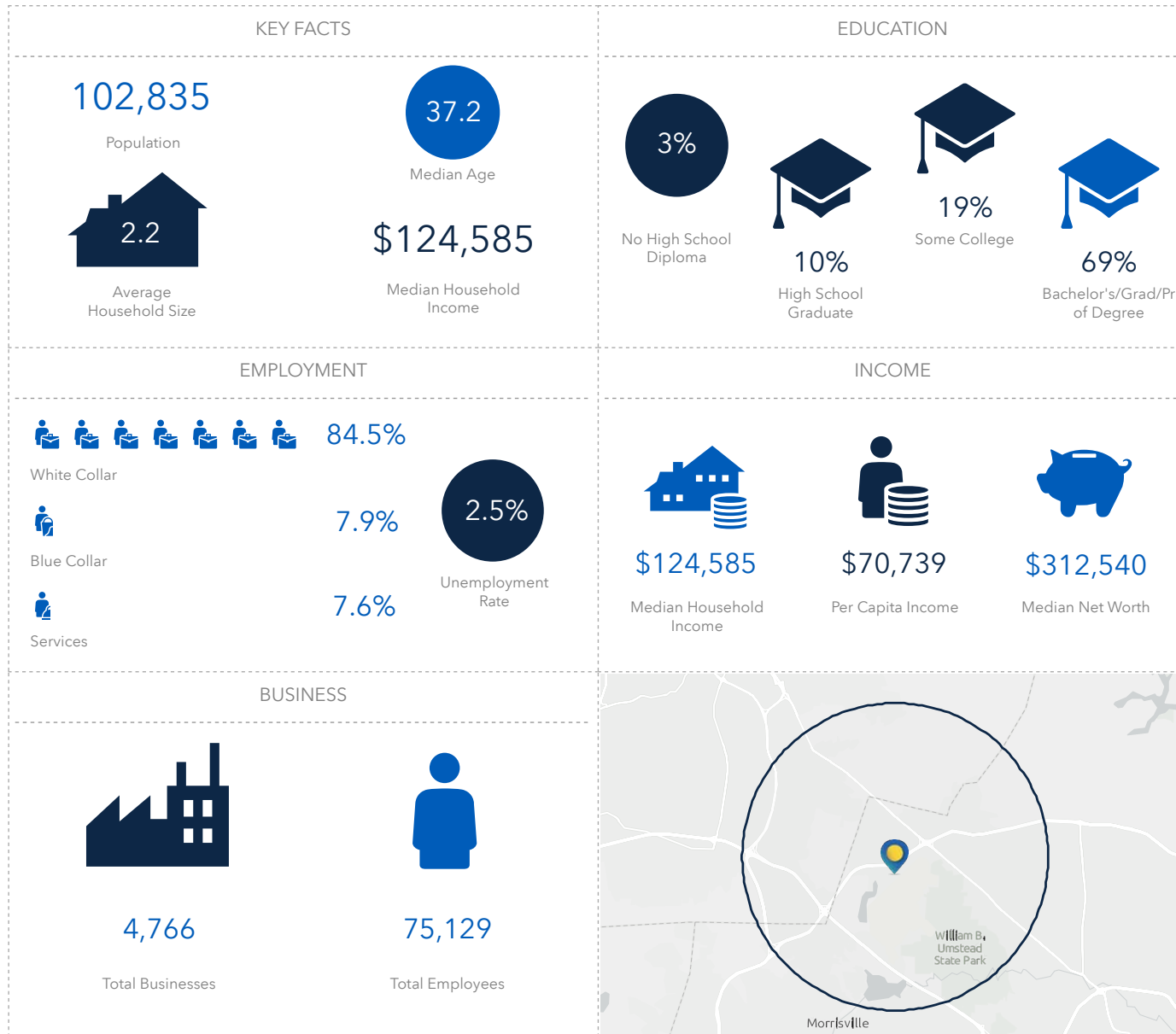
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# DEMOGRAPHICS - 5 MILE



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