

OFFICE CONDOS FOR SALE
CREEDMOOR CENTRE
8311 BANDFORD WAY, RALEIGH, NC 27615



SCOTT HADLEY
Vice President, Principal
919.906.0524
shadley@lee-associates.com

MARYANN PETERSON
Vice President
919.201.6885
mpeterson@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

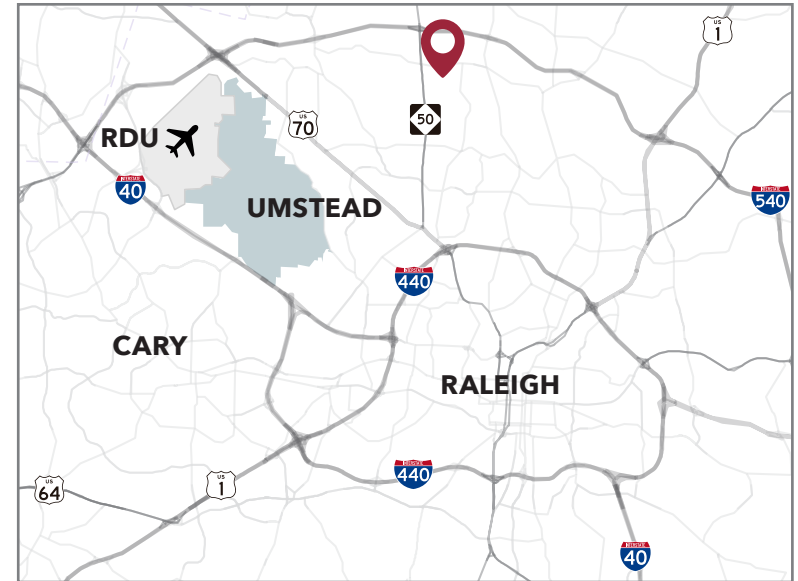
PROPERTY DESCRIPTION

Prime North Raleigh office location at the intersection of Creedmoor and Strickland Roads offering convenient access from both corridors. Surrounded by abundant retail, dining, and service amenities, Creedmoor Centre offers an ideal setting for professional and medical office users.

OFFERING SUMMARY

- » **Total Available: ±4,544 SF**
- » Unit 3: ±1,488 SF
- » Unit 5 & 7: ±3,056 SF (also available for lease - cannot be divided)
- » PIN #: 0798429713
- » Excellent North Raleigh location with convenient access to major East-West Corridors including Strickland Rd, Lynn Rd, and Millbrook Rd, as well as North-South Routes such as Creedmoor Rd, Six Forks Rd, and Leesville Rd
- » Quiet office setting with easy access to Hwy 70, I-540, Glenwood Ave, Midtown Raleigh, and Downtown Raleigh
- » Space may be leased fully furnished
- » Abundant front-door parking
- » Functional layout featuring conference rooms, break rooms, work areas, private offices, and storage areas; spaces are fully wired for data
- » Surrounded by numerous nearby amenities including restaurants, fitness centers, banks, grocers, office supply stores, and everyday services
- » **Sale Price: \$1,408,640**

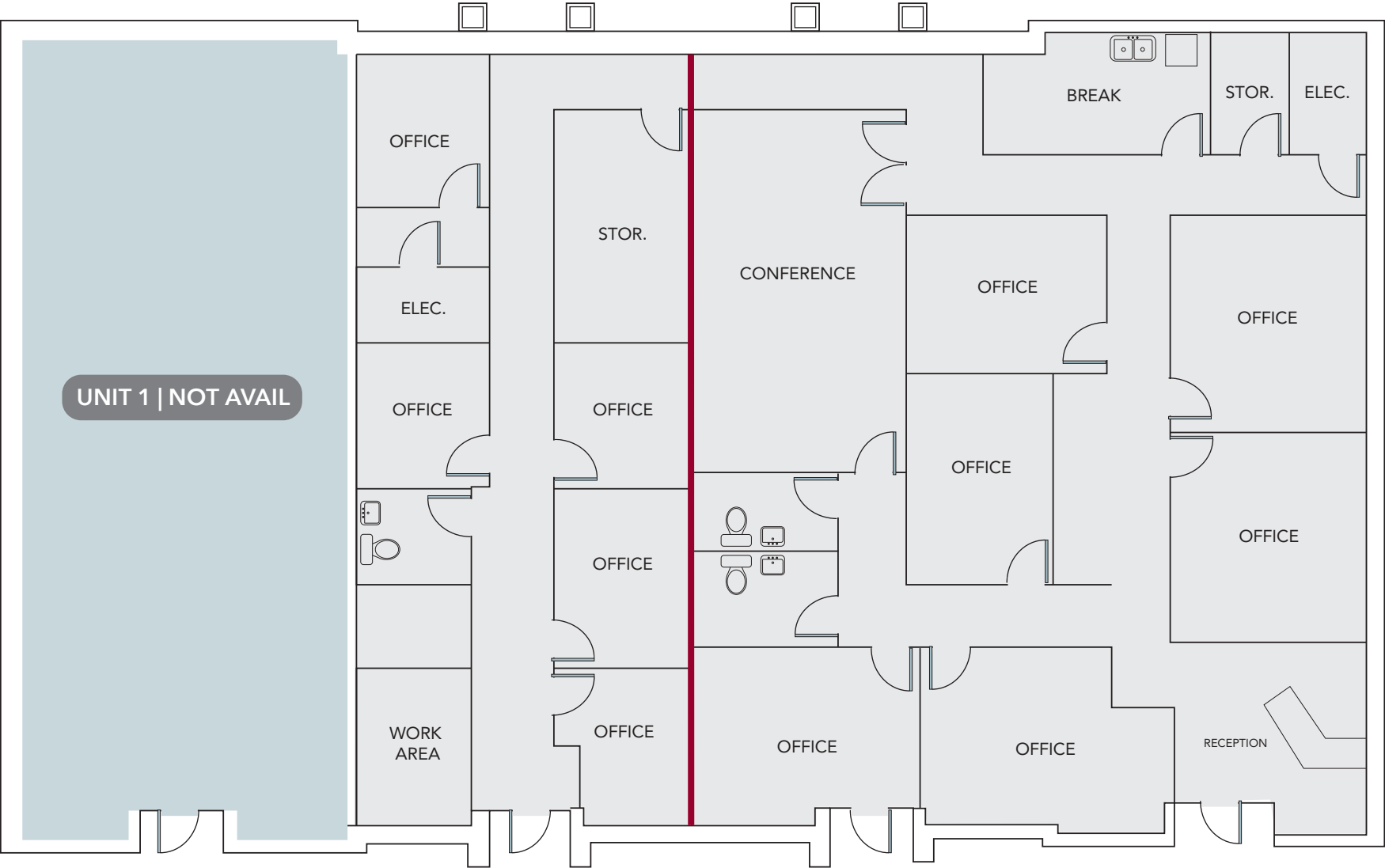
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FLOOR PLAN

UNIT 3 | ±1,488 SF

UNITS 5 & 7 | ±3,056 SF



INTERIOR PHOTOS



AREA AMENITIES



I-540

1.1 MILES

RDU AIRPORT

9.3 MILES

DOWNTOWN RALEIGH

9.7 MILES

RESEARCH TRIANGLE PARK

13.0 MILES

CREEDMOOR CTR

**TRADER JOE'S
DUNKIN'**



**NORTH RIDGE
COUNTRY CLUB**



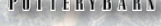
NORTH RIDGE SC



TRIANGLE TOWN CENTER



CRABTREE VALLEY MALL



NORTH HILLS

