

THE EDGE - MIDTOWN

4109 Wake Forest Road • Raleigh, NC 27609

FOR LEASE



Class A Multi-Tenant Office Building

OFFERING

Delivering:	Now (Shell Condition)
Available:	Suite 110 (3,466 RSF) Suite 400 (8,588 RSF) <i>Lease Pending</i>

HIGHLIGHTS

- Newly Renovated (down to beams) building
- High exposure building with 44,000 VPD
- Attractive TI & Building Signage available
- Within walking distance to restaurants/retail and one mile to Duke Raleigh Hospital & 1.5 miles to North Hills
- Spanning window lines with amazing views from the upper floors



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PROPERTY INFORMATION

Building Size	32,844 RSF	Parking Ratio (USF)	4/1,000 USF (27,710 USF)
Lot Size	1.53 Acres	Parking Ratio (RSF)	3.3/1,000 RSF (33,793 RSF)
Available	3,466 - 8,588 RSF	Office Lease Rate	\$35 / SF NNN
Property Type	Office/Retail	Retail Lease Rate	\$40 - \$44 / SF NNN
Zoned	CX-4	TICAM	\$6.50

TENANTS

GARDEN LEVEL

Suite 010: Midtown Optometry

LEVEL 1

Suite 100: Liberty Mutual

Suite 101: Starbucks

Suite 110: Available (+/- 3,466 RSF)

LEVEL 2

Suite 200: Pivot Physical Therapy

Suite 210: Robert P Davis CPA

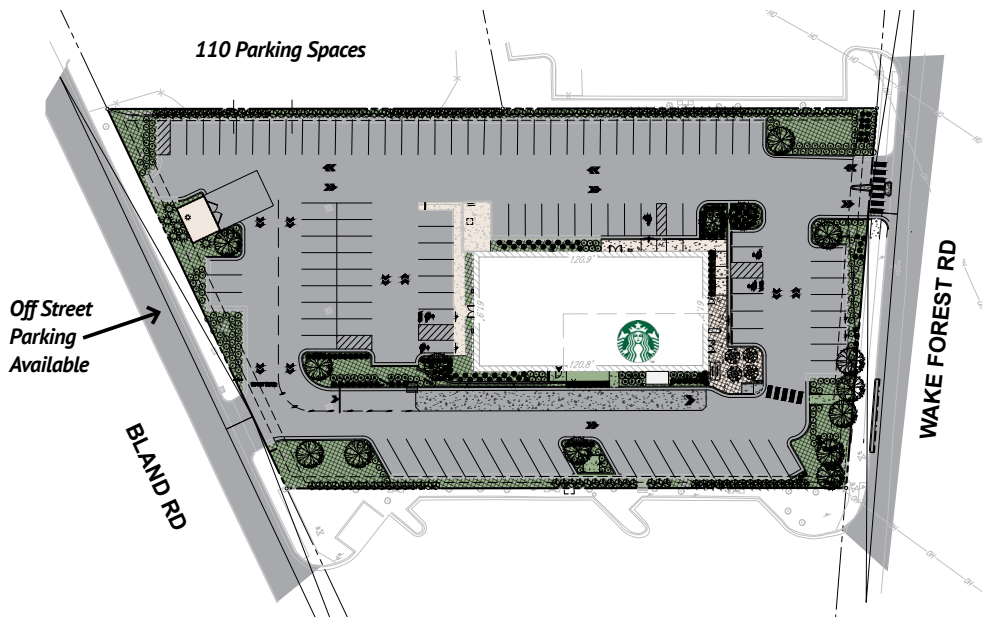
Suite 220: BluHaven Health

LEVEL 3

Suite 300: Kids First Pediatrics

LEVEL 4

Suite 400: Lease Pending (+/- 8,588 RSF)



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PHOTOS



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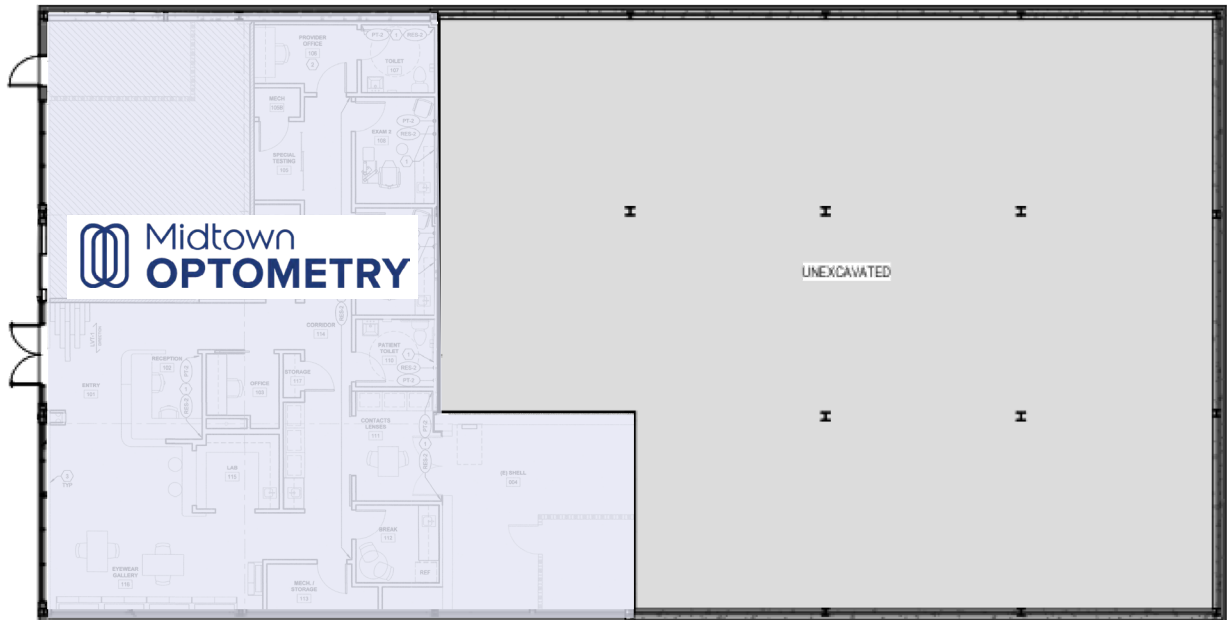


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FLOOR PLANS



GARDEN VIEW LEVEL

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FLOOR PLANS



LEVEL 1



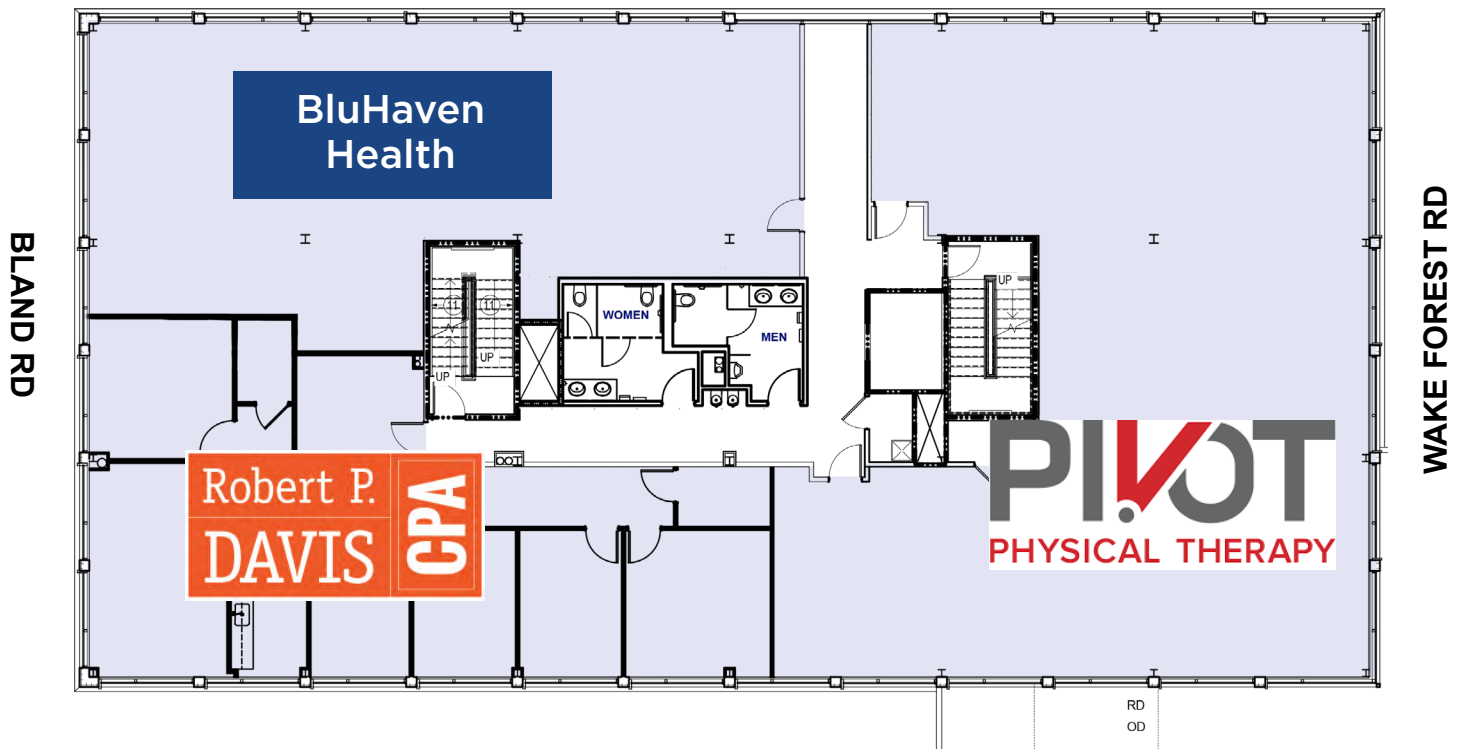
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FLOOR PLANS



LEVEL 2

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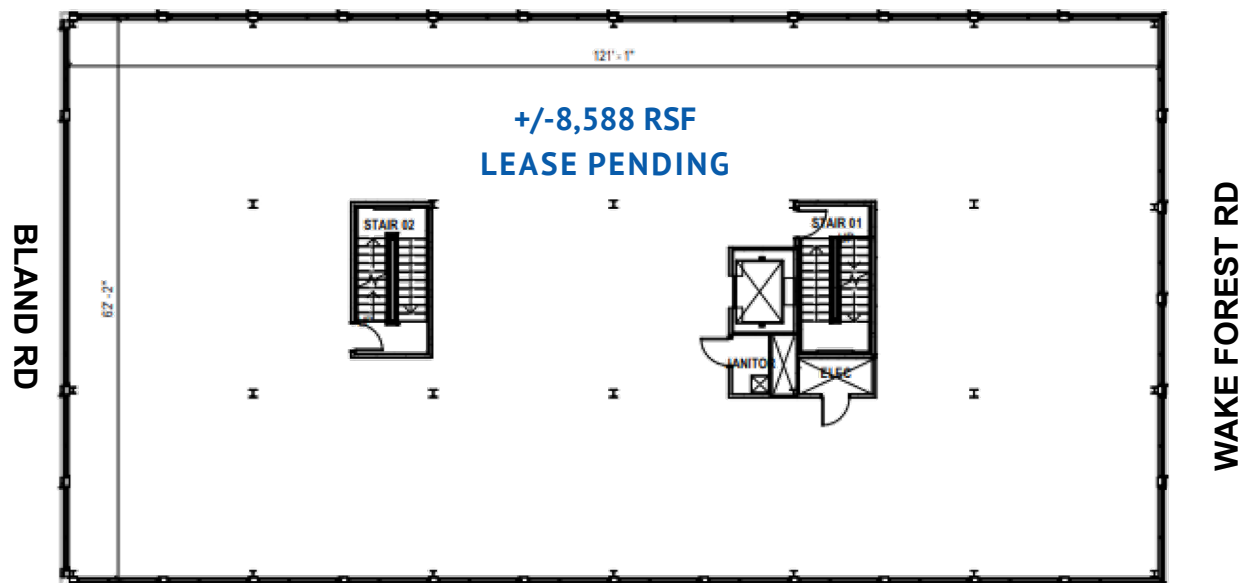
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FLOOR PLANS



LEVEL 3



LEVEL 4

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LOCATION OVERVIEW



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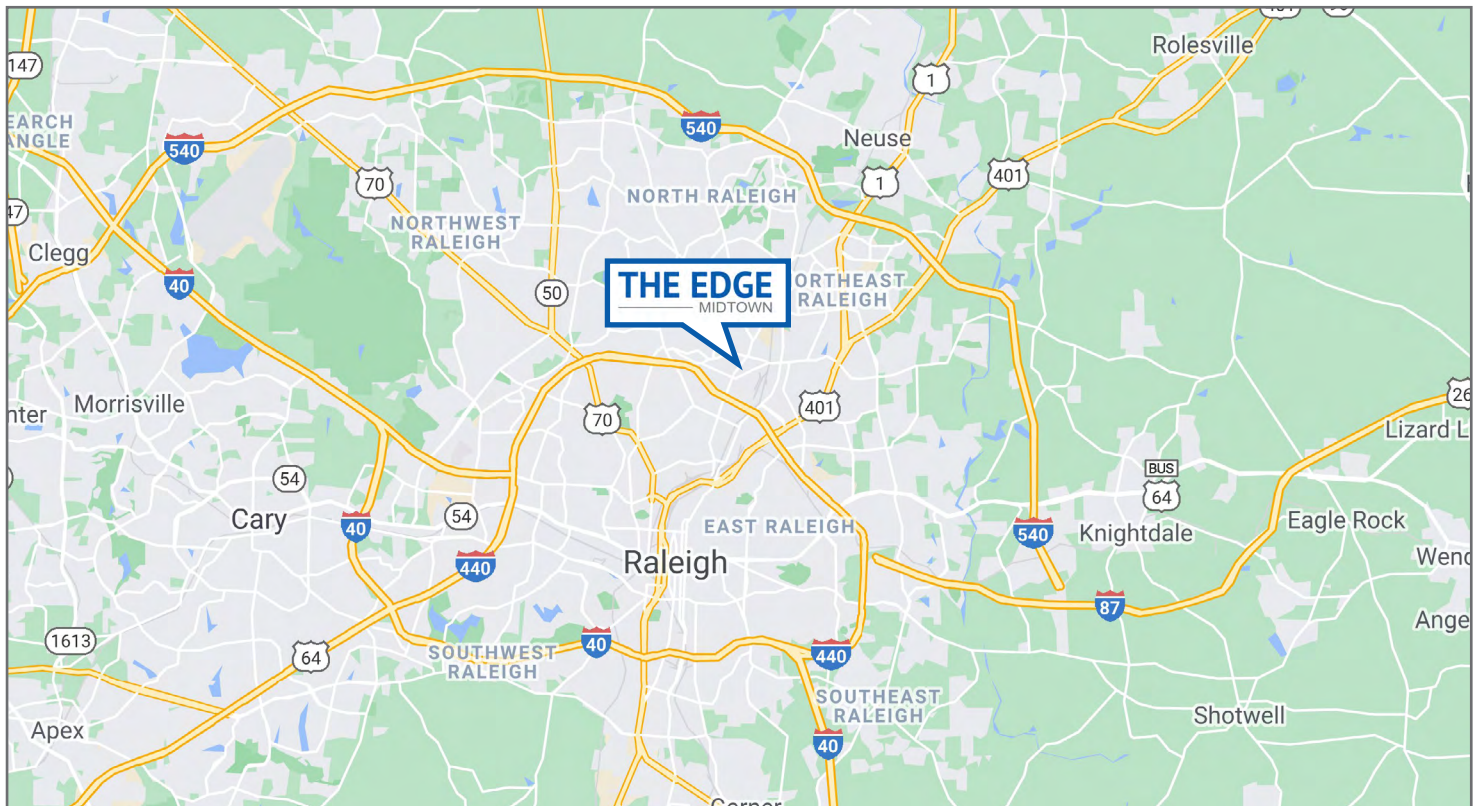
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	9,050	95,446	253,007
2025 Population	9,968	104,732	278,694
Annual Pop Growth	1.95%	1.87%	1.95%
2020 Households	3,411	40,479	105,237
2025 Households	3,736	44,224	116,280
Avg HH Size	2.64	2.34	2.30
2020 Median Age	35.4	36.7	36.5
2020 Average HH Income	\$90,904	\$96,421	\$100,396
2020 Median HH Income	\$57,214	\$61,464	\$66,649



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