

OFFICE SPACE FOR LEASE

CREEDMOOR CENTRE

8311 BANDFORD WAY, RALEIGH, NC 27615



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

PROPERTY OVERVIEW

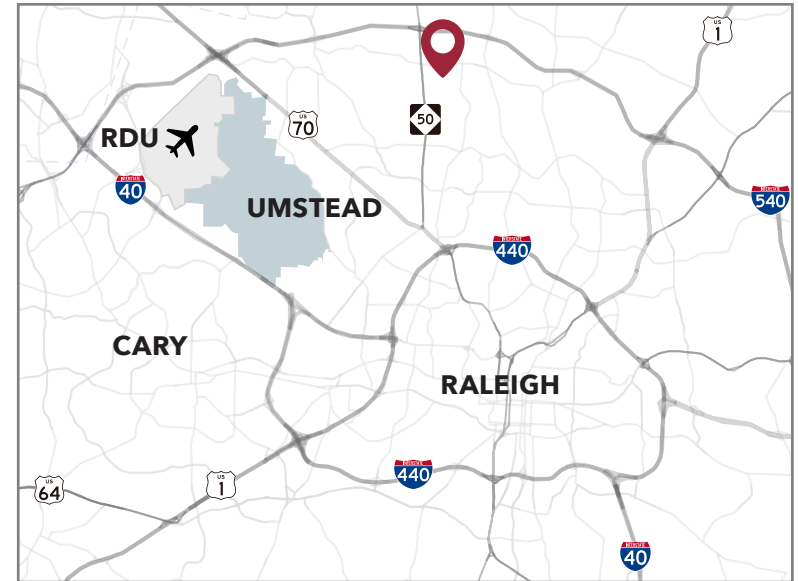
PROPERTY DESCRIPTION

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

- » **Available Space: ±4,220 SF**
- » Units 5 & 7: ±3,056 SF (must be leased together)
- » 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
- » **Lease Rate: \$26.50/SF Modified Gross** (tenant responsible for utilities, janitorial, and contents insurance; landlord pays taxes and association fees)

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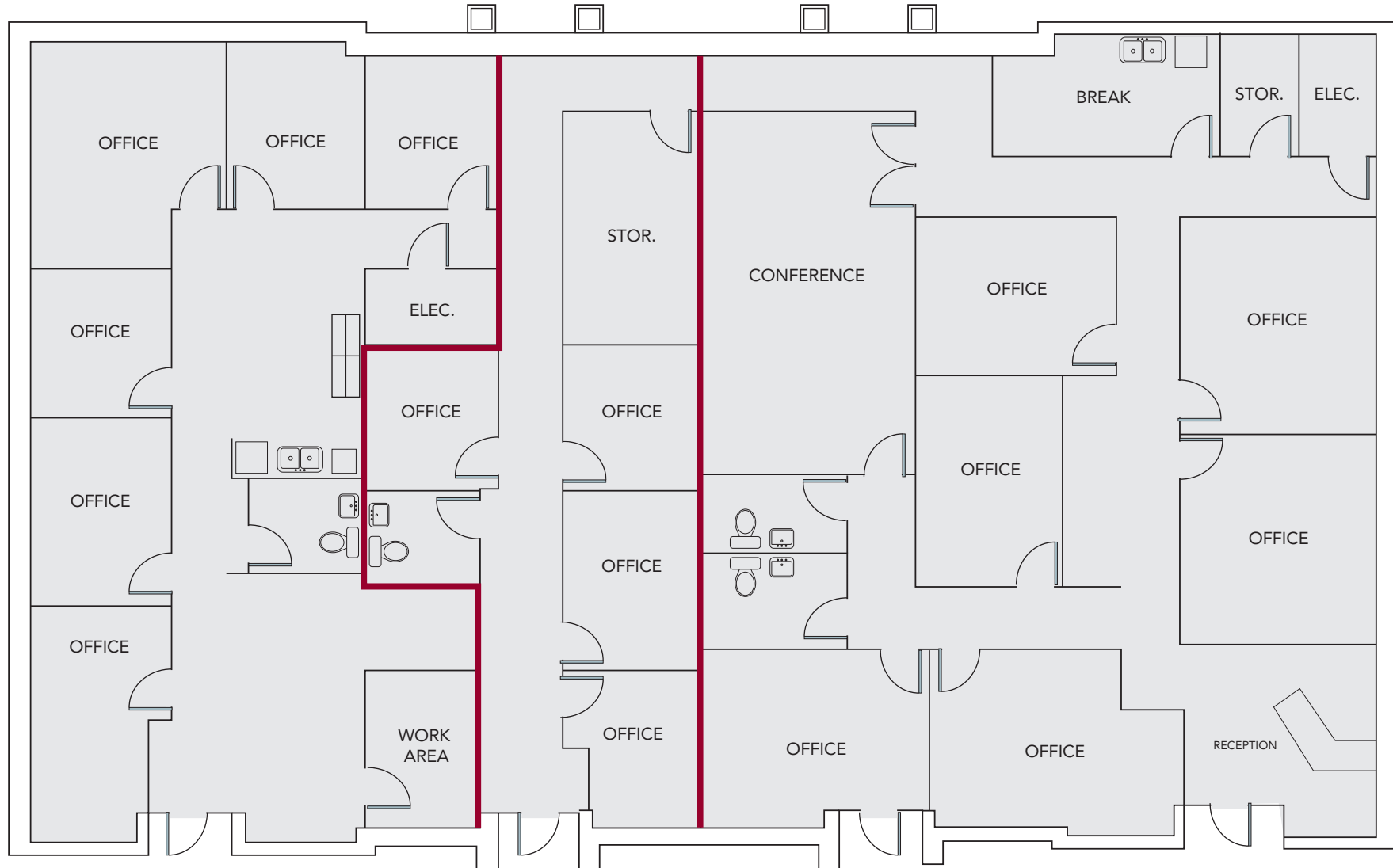


FLOOR PLAN

UNIT 1 | ±1,488 SF

UNIT 3 | ±1,134 SF

UNITS 5 & 7 | ±3,056 SF



(Units 5 & 7 must be leased together)

INTERIOR PHOTOS



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AREA AMENITIES



CREEDMOOR CTR

**TRADER JOE'S
DUNKIN'**

Target THE HOME DEPOT WHOLE FOODS MARKET Chick-fil-A

Harris Teeter
Neighborhood Food & Pharmacy

ALDI

**NORTH RIDGE
COUNTRY CLUB**

HARMONY FARMS Hardee's FOOD LION Walgreens REUSH

Harris Teeter Starbucks COFFEE

NORTH RIDGE SC Harris Teeter salt & lime

TRIANGLE TOWN CENTER Marshalls macy's BED BATH & BEYOND

CRABTREE VALLEY MALL
belk BEST BUY macy's Apple McDonald's Starbucks Peet's COFFEE WELLS FARGO KANKS BAILEY'S FINE JEWELRY COASTAL POTTERY BARN The Cheesecake Factory

NORTH HILLS
Target Home Depot Ruth's Chris STEAK HOUSE Yard House REGAL CVS pharmacy GO MOE's First Citizens Bank HAPPY HALE ETHAN ALLEN WELLS FARGO Starbucks Harris Teeter ANTHROPOLOGIE

WELLS FARGO THE HOME DEPOT

sam's club LOWE'S McDonald's PETSMART Chick-fil-A

**I-540
1.1 MILES**
**RDU AIRPORT
9.3 MILES**
**DOWNTOWN RALEIGH
9.7 MILES**
**RESEARCH TRIANGLE PARK
13.0 MILES**