

# 3908 MEMO COURT

Raleigh, NC 27610

## STANDALONE FLEX BUILDING FOR LEASE



LEASING AGENT

### THOMAS GOODWIN

thomasgoodwin@yorkproperties.com  
919.645.2772

2108 Clark Avenue  
Raleigh, NC 27605  
www.yorkproperties.com

@yorkproperties1



**york**

## AVAILABLE SPACE FOR LEASE

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### ADDRESS

3908 Memo Court Raleigh, NC 27610

### AVAILABILITY

± 5,960 SF

### RATE

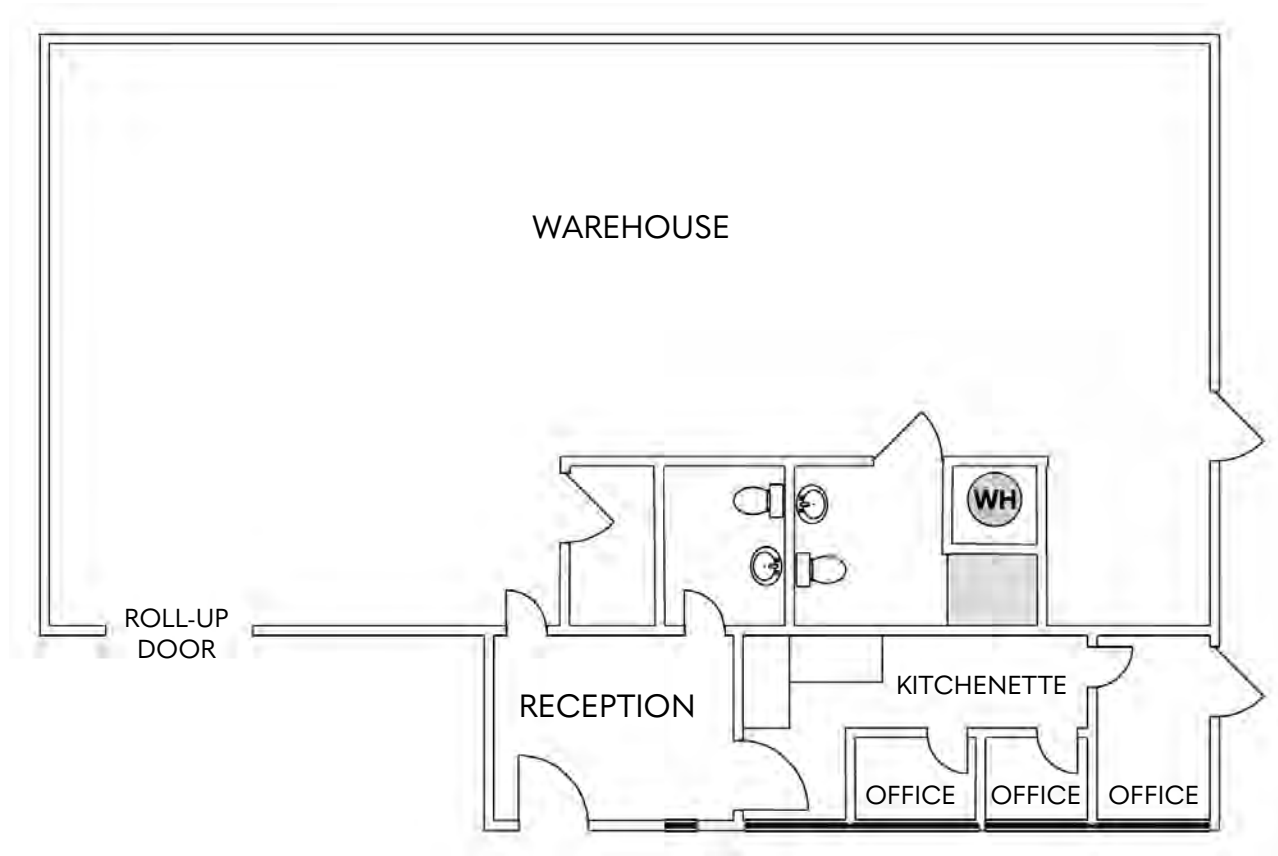
\$17.50 NNN

\$1.62 PSF

## ADDITIONAL DETAILS

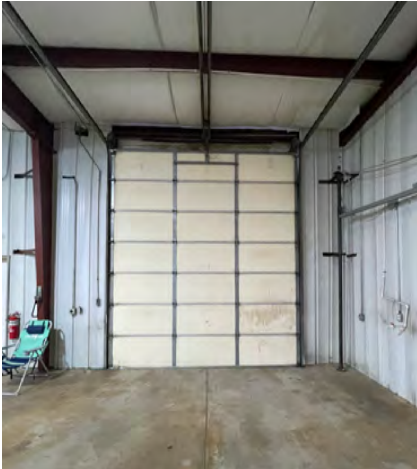
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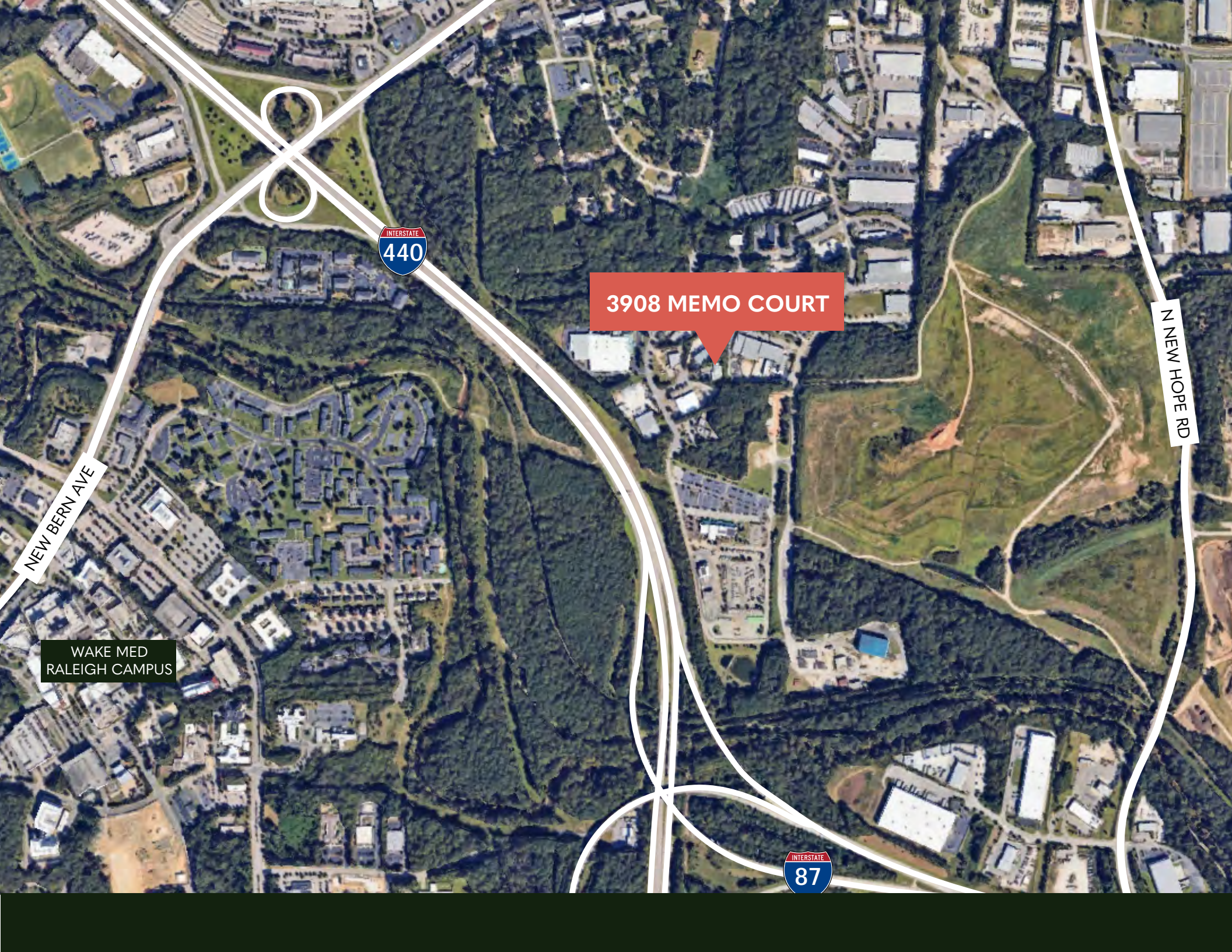
- Parking lot has been recently resurfaced
- 3 Offices, Large Reception, Kitchenette, Two Restrooms (One with Shower)
- Warehouse (16'-18'.5" clear height and gas heaters)
- No Sprinkler
- No 3-Phase Power
- Zoned IX-3
- Loading: 12'14' Roll-up door
- Parking: 18 surface spots



# PROPERTY PHOTOS

3908 Memo Court Raleigh, NC 27610





3908 MEMO COURT



NEW BERN AVE

N NEW HOPE RD

WAKE MED  
RALEIGH CAMPUS

**LEASING AGENT**

Thomas Goodwin  
thomasgoodwin@yorkproperties.com

**MARKETING**

Gardenia Buendia  
gardeniabuendia@yorkproperties.com

**YORK PROPERTIES**

Brokerage · Property Management · Security  
Maintenance · Association Management · Construction  
Landscaping · Accounting · Venue Management

**ADDRESS**

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**ONLINE**

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**RALEIGH ACCOLADES**

**#1** BEST-PERFORMING LARGE METRO AREA

Milken Institute · January 2025

**#1** BEST CITIES TO DRIVE

Wallet Hub · October 2024

**#3** FASTEST GROWING U.S. CITY FOR CONSTRUCTION

CoreLogic · January 2025

**#7** FASTEST GROWING CITIES IN THE U.S.

U-Haul · January 2025

**#5** FASTEST GROWING HOUSING MARKET

Storage Cafe · August 2024

**#4** BEST CITIES FOR HEADQUARTERS

Triangle Business Journal · June 2025

**RALEIGH PROFILE, 2026 CENSUS**

**196,924**

Number of Households

**470,763**

Total Population

**34.7**

Median Age

**23.4 MIN.**

Mean Commute Time

**\$377,800**

Median Property Value

**53.9%**

Bachelor's Degree or Higher

**\$82,424**

Median Household Income

**20.6%**

Moved Since Previous Year

**51.2%**

Housing Units Occupied by Owner