

OFFICE FOR LEASE

NORTH RALEIGH OFFICE CONDO | ±1,000 SF | 4 PRIVATE OFFICES

4924 Windy Hill Dr, STE A, Raleigh, NC 27609



OFFERING SUMMARY

Lease Rate:	\$2,600 per month (Plus Utilities)
Available SF:	1,000 SF
Year Built:	1985
Zoning:	OX-3
Market:	Raleigh-Durham
Submarket:	Quail Corners / North Hills, Midtown Raleigh
Cross Streets:	Old Wake Forest Road & E. Millbrook Road

PROPERTY OVERVIEW

Move-in ready office condo for lease in Lafayette Square Office Park, North Raleigh. Suite A offers ±1,000 SF of fully self-contained ground-floor space: four private hard-walled offices, a wet bar, a private in-suite restroom, a dedicated entry foyer and a wide central corridor. Several offices have exterior windows.

The interior has been freshly painted throughout and the suite is available for immediate occupancy. The office park provides 79 free surface parking spaces. Suite A sits within an active multi-tenant building constructed in 1985.

Zoned OX-3, which in Raleigh permits general office, medical office and personal service uses, subject to UDO standards.

\$2,600 per month plus utilities.

PROPERTY HIGHLIGHTS

- ±1,000 SF suite with 4 private hard-walled offices
- Freshly painted interior, ready for immediate use
- Private in-suite restroom, wet bar and entry foyer
- 79 free surface parking spaces serving the park
- OX-3 zoning: office, medical and personal service
- \$2,600/month plus utilities, immediate occupancy

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VANDAN GANDHI, CCIM

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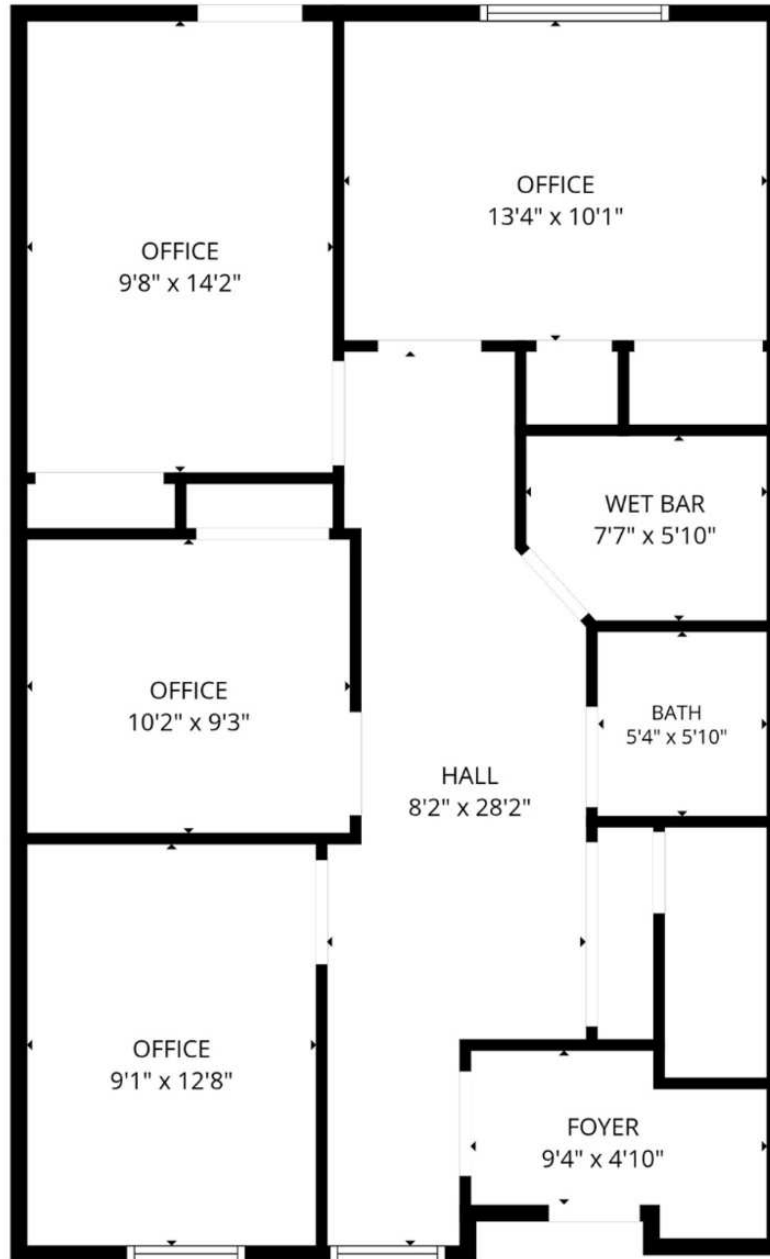
KW COMMERCIAL
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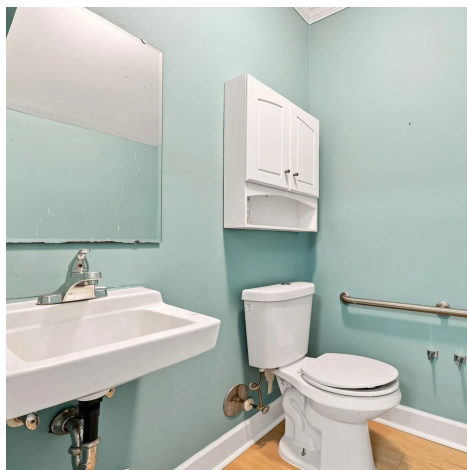
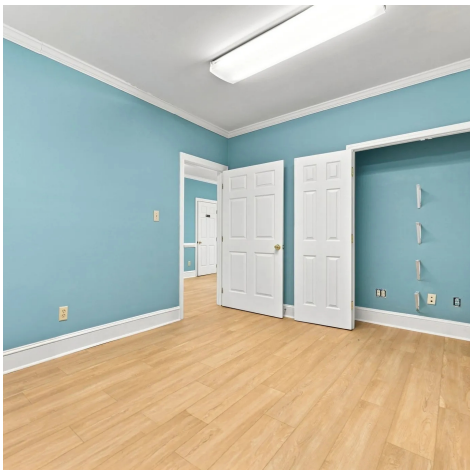
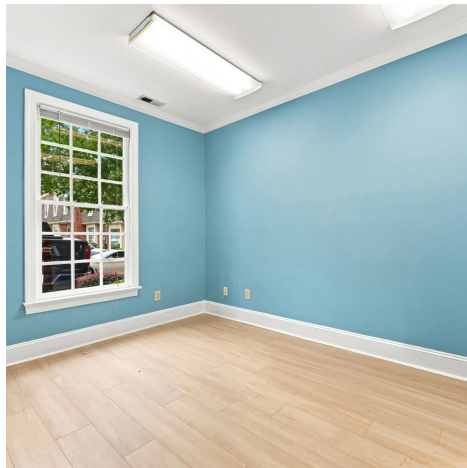
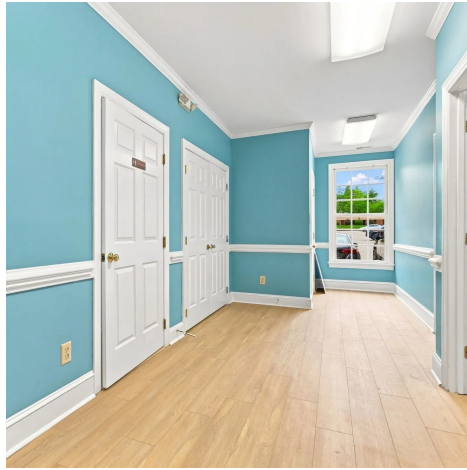
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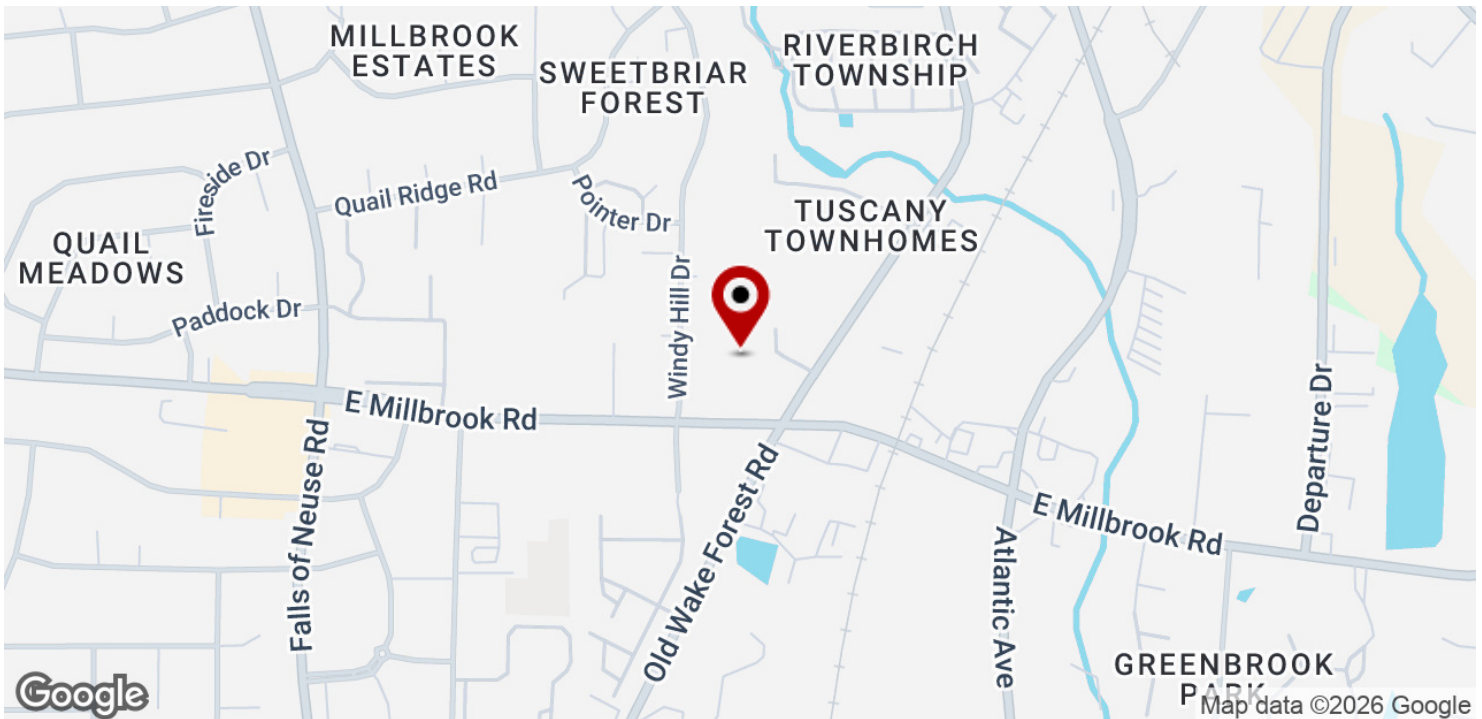
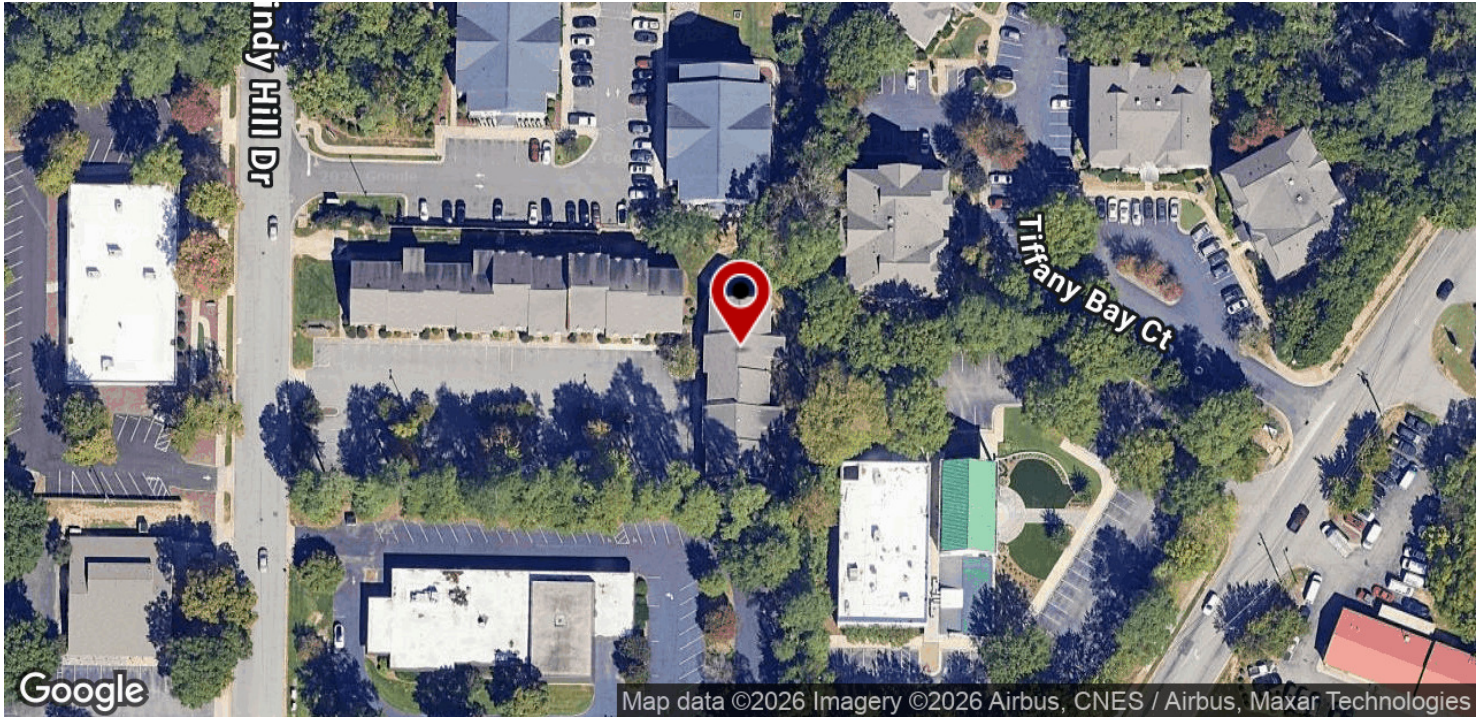
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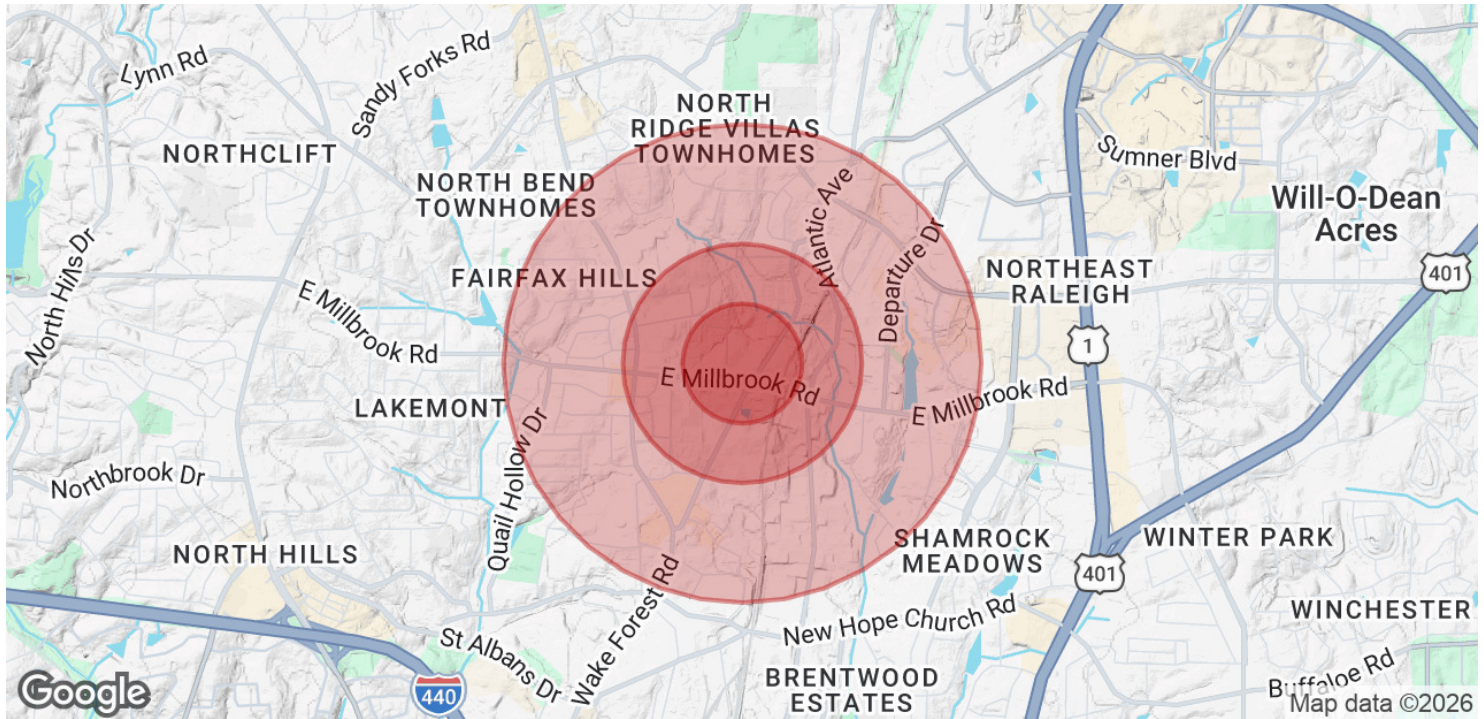
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	916	2,864	10,682
Average Age	28.6	33.3	38.7
Average Age (Male)	25.9	31.4	36.9
Average Age (Female)	29.3	33.5	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,226	4,790
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$70,445	\$75,086	\$82,710
Average House Value	\$281,811	\$289,991	\$323,339

2023 American Community Survey (ACS)

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