



Office Condo **For Sale**
List Price \$350.00/SF



211 E Six Forks Road

Suites 101 & 102 • 2,000 SF • Raleigh, NC 27609

Property Overview

Two Adjoining Ground Level Suites

A rare opportunity to acquire two adjoining office condo units totaling 2,000 SF in a prime inside the belt line location — easily divisible into two independent 1,000 SF spaces, ideal for an owner-occupant or investor. Suite 101 is an end cap unit with windows on three sides. Each unit has a main point of entry with a rear exit. Both units were extensively upgraded in 2022 with high end fixtures and finishes, including new cabinets, counter tops, wet bar, sinks, vanities, flooring, lighting, and glass.

Property Details

Pricing	\$350.00/SF
Total Size	2,000 SF
Condo Dues	\$250/mo per unit
Electric	Owner pays
Water	Included in condo dues
Real Estate ID	0163969 & 0163971
Pin #	1705948496
Condo Units	21A & 22A
HAVC Unit 101	American Standard manufactured 7/2022
HAVC Unit 102	Trane manufactured 2/2011

Office Features

6 Enclosed private offices
Individual enclosed suites for heads-down focused work **6**

Spacious Conference Room
Ideal for client meetings and team collaboration **1+**

2 Private Bathrooms
One dedicated bathroom per suite — no shared building facilities **2**

2 Reception Areas
One per suite — If combined, one could be utilized as a conference room **2**

Break Area
Totally renovated break areas with full fridge, beverage fridge, and microwave included **2**

Storage
Separate storage closets for storage and IT needs **2**



Property Floor Plan

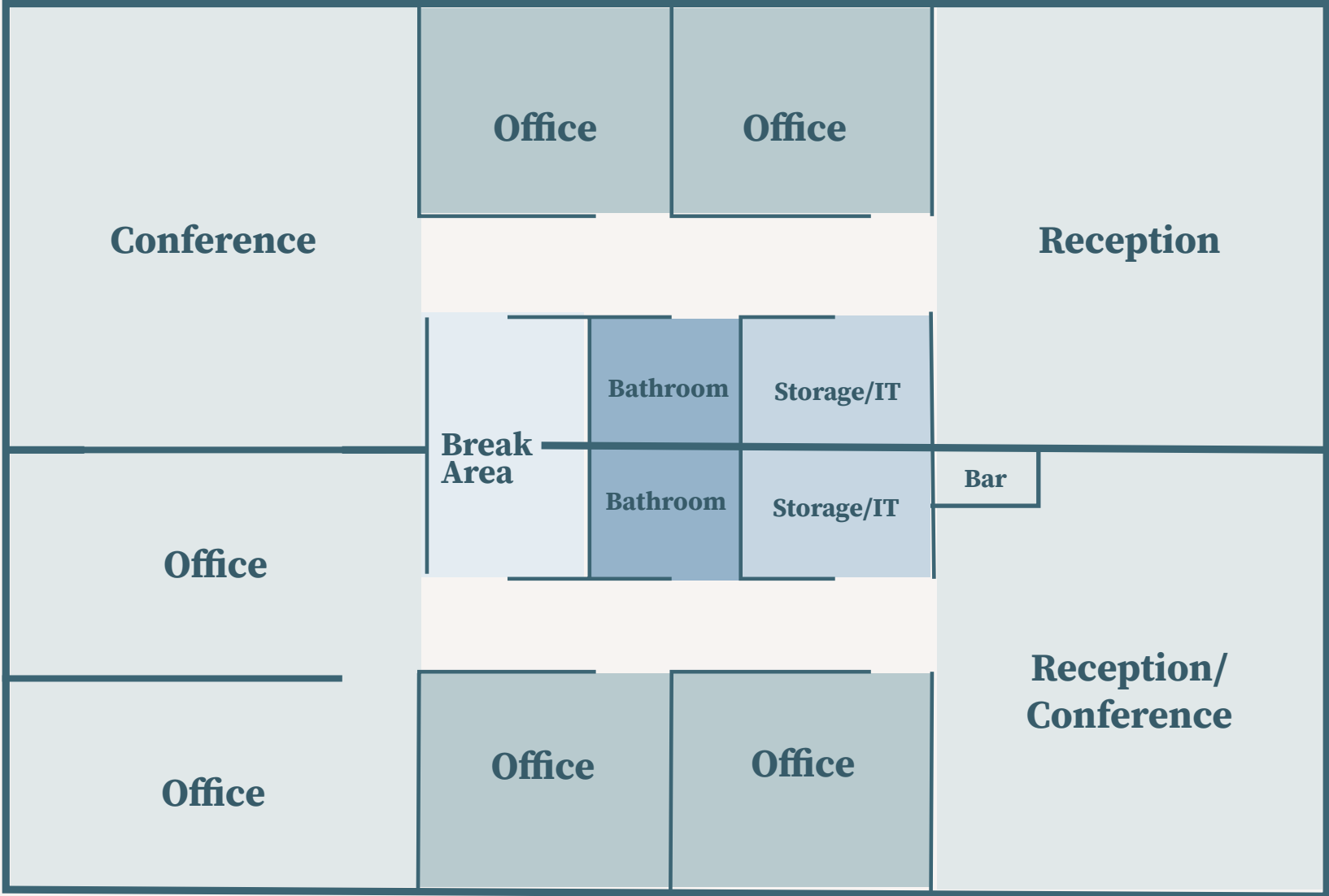
Flexible Layout Options

Note: Layout is approximate

Suite 101
~1,000 SF

Combined
2,000 SF

Suite 102
~1,000 SF

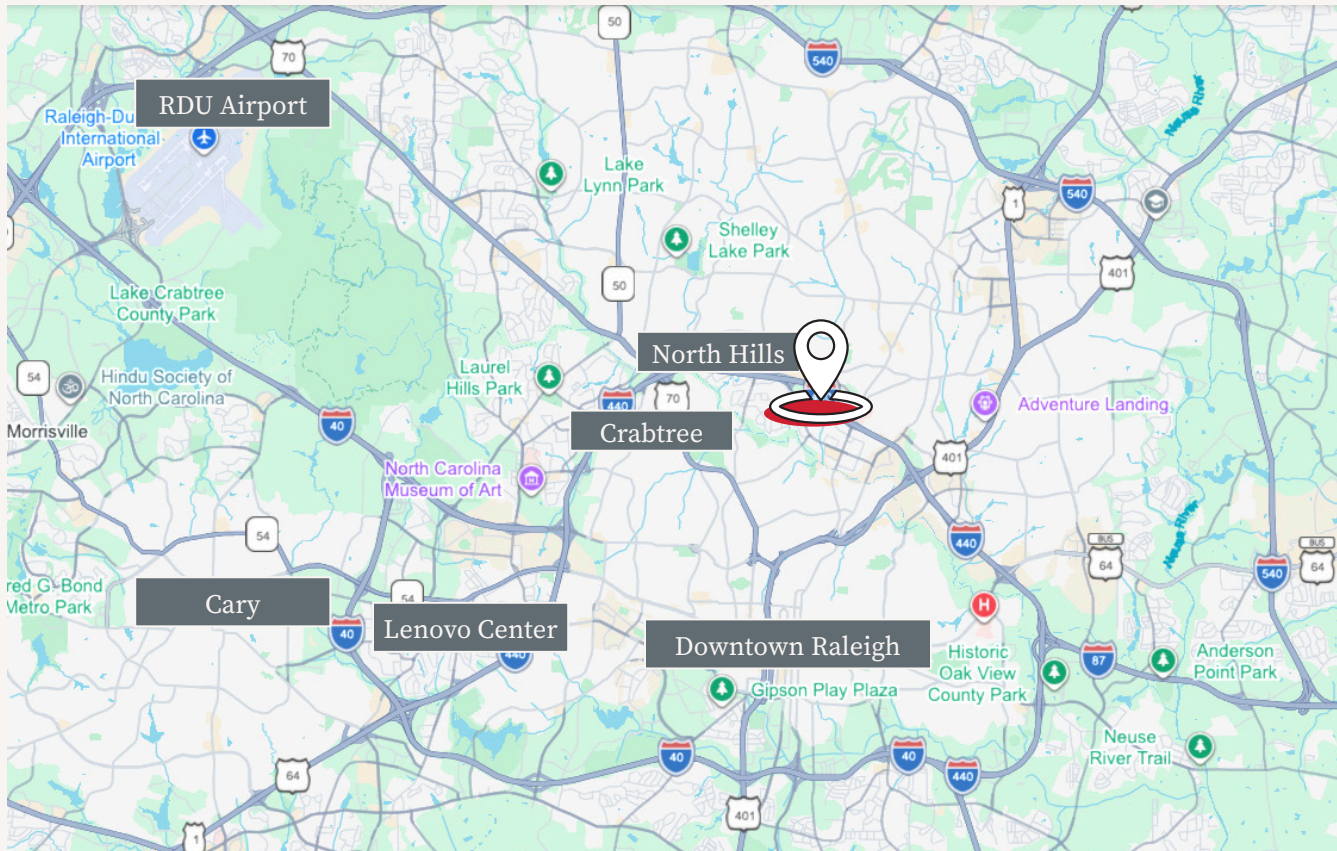


Interior Photos




Location Overview


Easy access to I-40 and I-440 and 1 mile to major I-440 Interchange




Key Distances

Prime West Raleigh Location


 **North Hills**
1.5 Miles | ~4 Mins

 **Crabtree**
3.3 Miles | ~7 Mins

 **RDU Airport**
16.6 Miles | ~17 Mins

 **Downtown Raleigh**
3.5 Miles | ~10 Mins

 **Lenovo Center**
7.3 Miles | ~12 Mins

 **Cary**
11.7 Miles | ~19 Mins

Amenities Nearby

Everything You Need, Minutes Away





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