

PROFESSIONAL OFFICE BUILDING

1100 Dresser Court , Raleigh, NC 27609



AVAILABLE SF:	4,250 SF
LOT SIZE:	0.2 Acres
BUILDING SIZE:	8,500 SF
BUILDING CLASS:	B
YEAR BUILT:	1979
RENOVATED:	1999
ZONING:	O&I-3
MARKET:	North Raleigh
SUB MARKET:	Midtown
CROSS STREETS:	Wake Forest Road

PROPERTY OVERVIEW

Two story professional office building, ideally suited for two tenants, one per floor with 4250SF per floor. The building is currently built out for medical or general office with reception areas on each floor as well as three dedicated restrooms per floor.

PROPERTY FEATURES

- \$16 PSF Negotiable
- 4250 SF per Floor
- NNN Lease - Full Service Lease Negotiable
- Tenant Improvement Allowance for Credit Worthy Tenant/s
- Immediate Occupancy Available
- Perfect for Medical/Legal or General Use
- Plenty of Parking
- Elevator well maintained
- Front and rear entrances
- Dedicated lot for building

KW COMMERCIAL
4700 Homewood Court ,
Suite 200
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OFFICE FOR LEASE

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1100 Dresser Court , Raleigh, NC 27609



PROPERTY NAME:	Professional Office Building
STREET ADDRESS:	1100 Dresser Court
CITY, STATE, ZIP:	Raleigh, NC 27609
PROPERTY TYPE:	Office
APN:	1715287381
LOT SIZE:	0.2 AC
BUILDING CLASS:	B
ZONING:	O&I-3
PARKING SPACES:	40
CROSS STREETS:	Wake Forest Road
YEAR BUILT:	1979
NUMBER OF STORIES:	2
NUMBER OF UNITS:	2
ROOF:	Membrane



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LOCATION OVERVIEW

Total estimated population within 1 mile radius is 14,124 - 5666 of which is estimated households with average income of \$56,920 with 44.5 median age. Surrounding businesses includes Duke Raleigh Hospital, Residence Inn by Marriott Raleigh, Office Depot, North Hills, Starbucks, Panera Bread, Chick-fil-A, Target, Wells Fargo Bank. Also very convenient to I440

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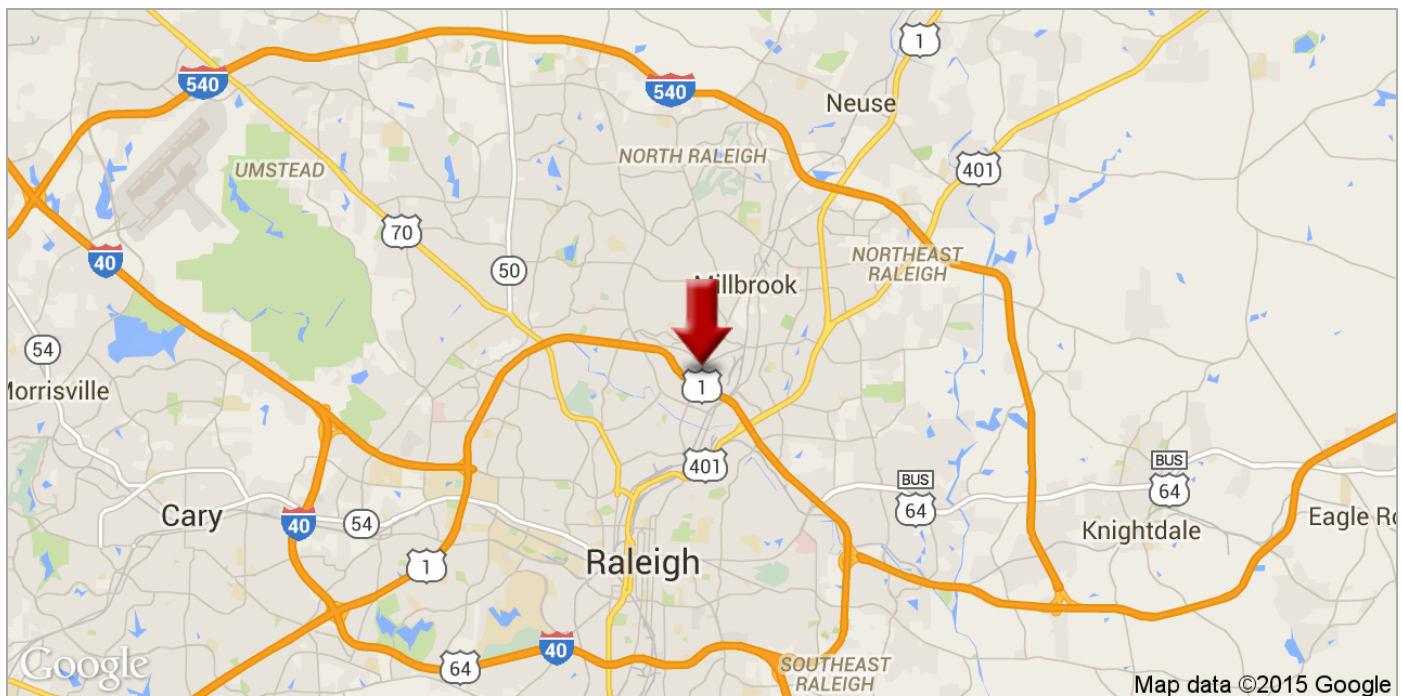
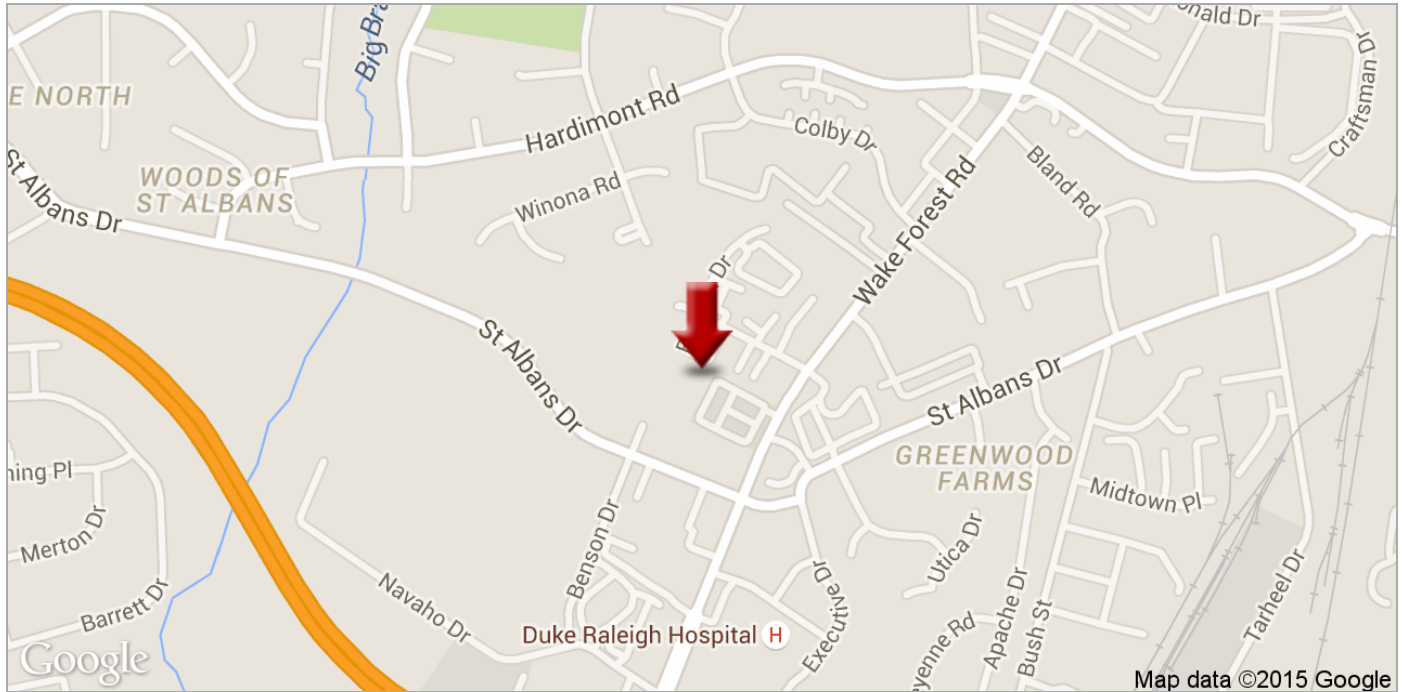
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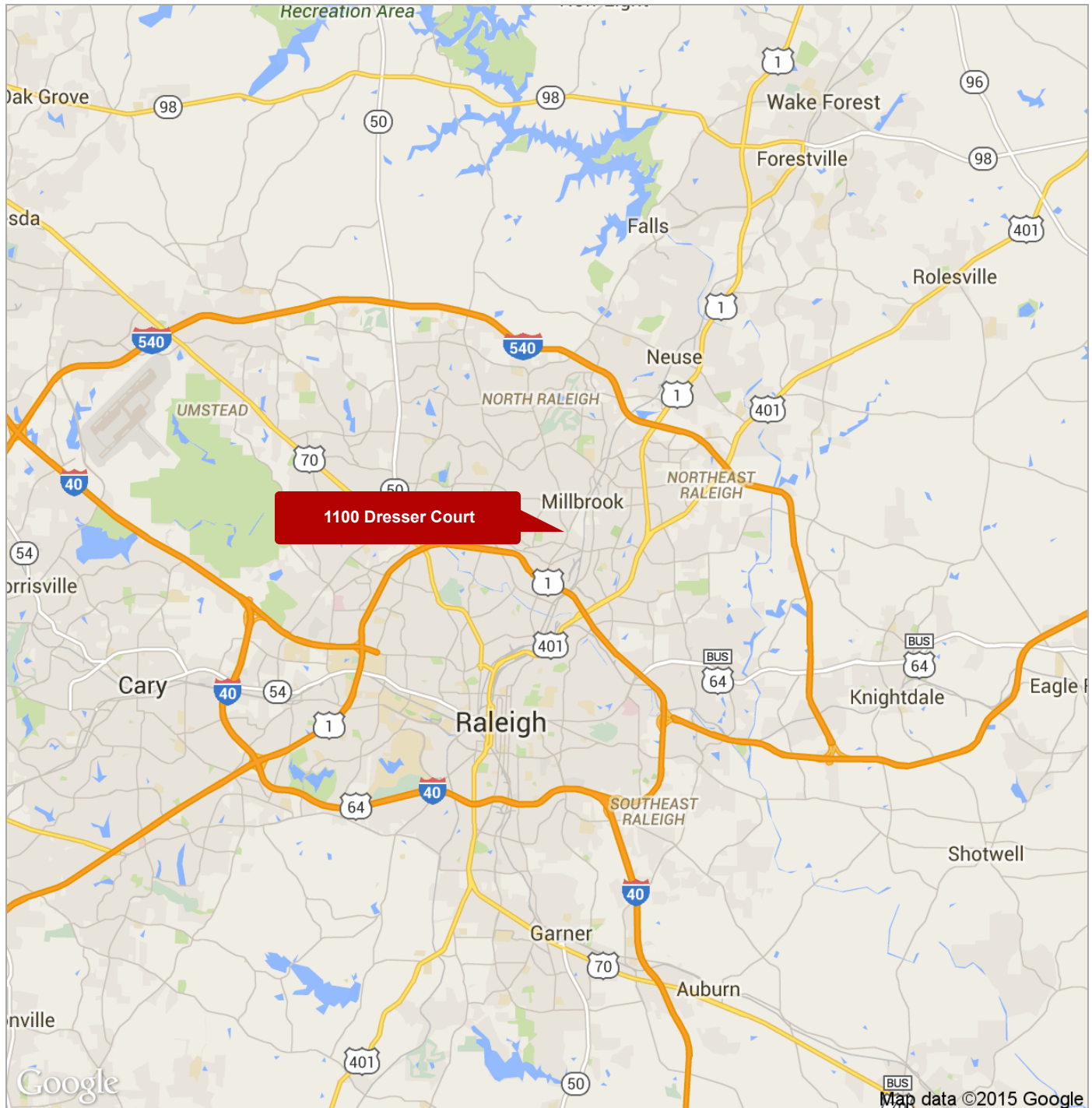
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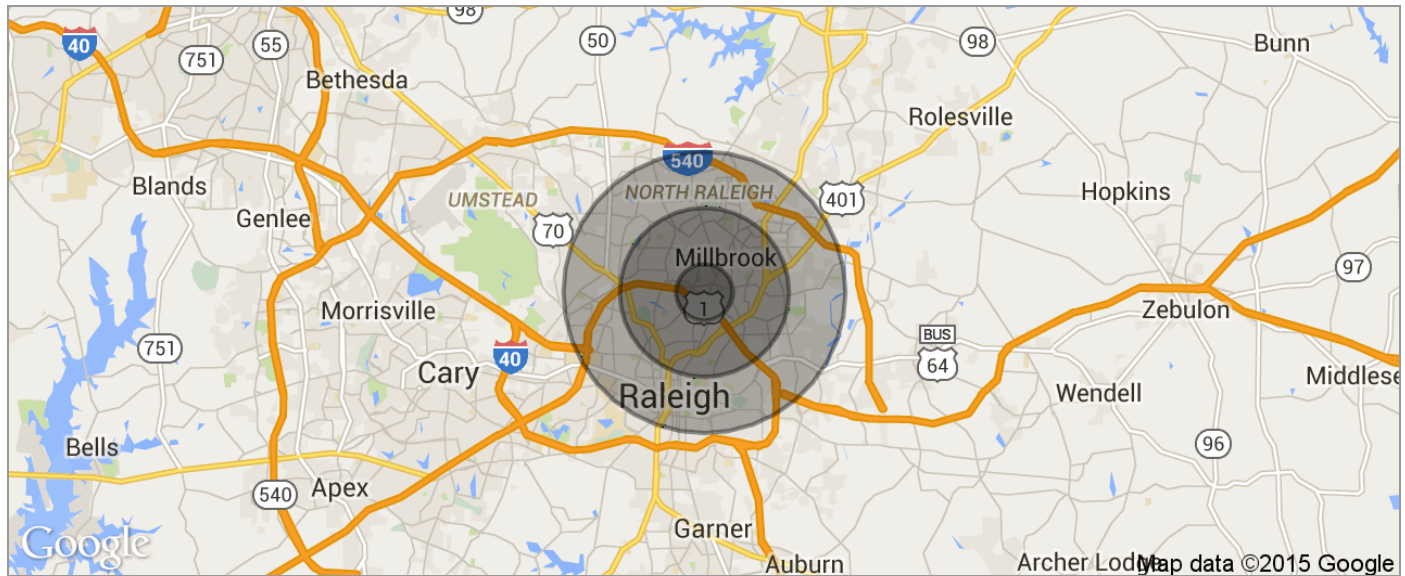
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,409	74,591	219,603
MEDIAN AGE	37.5	36.6	35.0
MEDIAN AGE (MALE)	34.8	35.6	34.1
MEDIAN AGE (FEMALE)	39.9	37.7	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,921	32,940	91,065
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$63,392	\$72,056	\$73,577
AVERAGE HOUSE VALUE	\$266,504	\$334,056	\$323,013
RACE	1 MILE	3 MILES	5 MILES
% WHITE	60.0%	65.2%	61.1%
% BLACK	17.6%	23.9%	28.5%
% ASIAN	2.3%	2.8%	3.1%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.2%	0.3%
% OTHER	18.2%	6.7%	5.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	18.0%	13.7%	11.4%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1100 Dresser Court	Office Building	NEGOTIABLE	NNN	4,250 SF	VACANT
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Diego Munoz

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BACKGROUND

SUMMARY

Shaped by the foundation of his faith and family, Diego is a consummate leader with strong values in integrity, collaboration, communication and success. Throughout Diego's career, he has engaged and elevated those around him with his passion for optimism, drive for learning, commitment to coaching and resilience for strategic results. Those that know Diego best recognize that he gives of himself abundantly with and through the relationships he fosters.

A FEW WORDS...

I'm excited to bring my extensive base of knowledge and expertise in sales, coaching, and organizational management from my 6 years in commercial real estate brokerage and 20 years in corporate and nonprofit management experience to The REAL Team and its elite list of clients and business partners.

Together we will grow our brand into a dominant force with great strength in property sales, lease executions, and land development, locally, regionally and nationally.

BACKGROUND

- Commercial Brokerage & Sales: Serving scores of clients across multiple asset classes in the acquisition, sale and lease of commercial real estate throughout North Carolina through right pricing strategies, exhaustive marketing, and diligent negotiate to close tactics.
- Coaching: Serving small and medium business owners with consultative coaching and mentorship while in the CRE process via client assessment, business profiling, and industry leading best practices. Additionally, serving elite youth athletes in their growth and development through soccer.
- Organizational Management: Directed and served multiple nonprofit organizations in varying leadership positions that promoted national, regional and local efforts for memberships ranging from tens to hundreds of thousands.
- Recognition and Service: Keller Williams Associate Leadership Council (Raleigh) 2013 to 2015, certified Keller Williams Market Center Instructor, Two-Time Keller Williams BOLD Graduate, Founding Member of Viking Marketing, Member of NC Hispanic Chamber of Commerce
- Personal: Husband and father of two girls, Nominated for NCYSA Coach of the Year in 2014, NSCAA Advanced National Coaching License, Member and mission volunteer at Bayleaf Baptist.

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