

# 216 & 218 W. MILLBROOK

RALEIGH, NC ■ OFFICE CONDO ■ FOR SALE



**york**

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# Submarket

The Six Forks/Falls of Neuse submarket is midtown Raleigh's premier office node, featuring walkable, mixed-use districts, and trophy office towers. The area is well-known for North Hills, an affluent section of high-end shopping and dining and upscale residences and hotels. The submarket's tenant base includes a number of well-known firms including KPMG, Merrill Lynch, and Allscripts Healthcare Solutions. Medical offices also make up a significant portion of inventory, especially near the Duke Raleigh Hospital and WakeMed's North Healthplex. Because the area attracts a lot of demand for Class A office space, rent growth in 4 &

5 Star assets has outpaced the submarket average over the past few years.

Located in the heart of Midtown, 216 and 218 W. Millbrook offers a suburban setting while being just minutes from the restaurants, retail and amenities located at the well-known North Hills, a high-end mixed-use district.

“ Just minutes from a high-end mixed-use district.



# Condo Details

Built in 1983, The Park on Millbrook is very well located and benefits from the fast growing and amenity rich North Hills/Midtown area. With easy access to I-440, this location provides superb convenience to all of the Triangle and is just 20 minutes from RDU Airport.

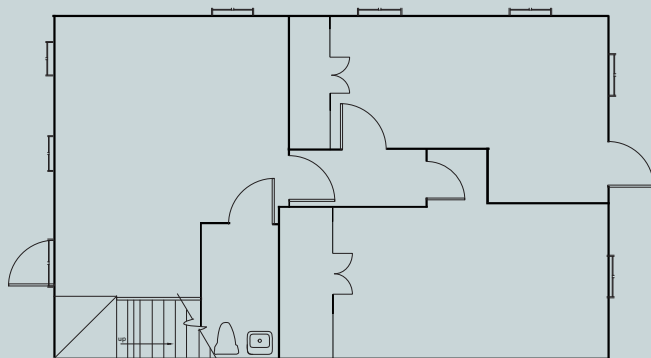
Units 216 and 218, totaling 4,000 square feet, are **being sold together** and present a unique opportunity. An end user can purchase and occupy one unit while having a second unit to lease out for investment purposes or future growth. See floor plans for additional information.

- ▶ **UNIT 216 - 2,000 SF**
- ▶ **UNIT 218 - 2,000 SF**
- ▶ **ASKING PRICE - \$495,000**
- ▶ **HOA DUES - \$280/UNIT PER MONTH**

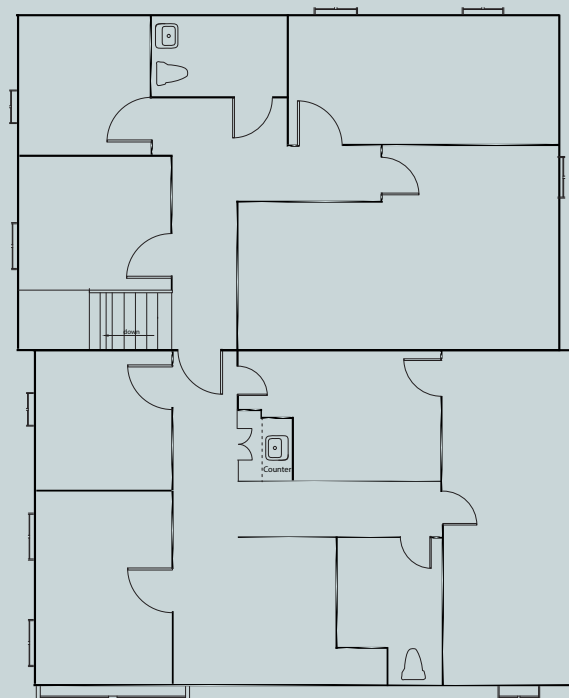


# Floor Plans

Downstairs Unit 216



Upstairs Unit 216

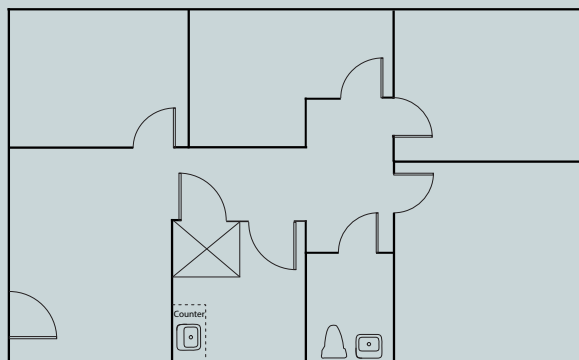


Upstairs Unit 218

## CONNECTED UNITS

Connected Units total 3,000 square feet and include the following: Downstairs Unit 216, Upstairs Unit 216 and Upstairs Unit 218.

Downstairs Unit 218



## SEPARATE UNIT

Downstairs Unit 218, consisting of 1,000 SF, does not share a connection to the other portions of the property. Connected Units and Separate Unit are being sold together.

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# RALEIGH ACCOLADES

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2020 2nd Best in Quality of Life

2020 Raleigh Ranks in The 10 Most Recession Resistant Cities

2020 #3 in The 50 Best Places in America for Starting a Business

2019 Most Educated City Award for the State of NC

2019 11th Big City to Live in

2019 14th Among America's Top 150 Most Dynamic Urban Centers

2019 4th Among 6 Incredible US Cities Hiding in Plain Sight

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## 2019 DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
Population	11,417	92,516	232,995
Households	5,767	42,972	105,944
Avg. Household Income	\$84,657	\$101,152	\$102,058
Daytime Population	5,817	73,424	164,860