



**AVISON
YOUNG**



FOR SALE

INVESTMENT, OWNER-USER OR LEASING OPPORTUNITY

8701

Wadford Drive
Raleigh, NC 27616

Partnership. Performance.

Investment Opportunity

Avison Young is pleased to offer for sale to qualified investors, the opportunity to purchase a Strayer University property located at 8701 Wadford Drive in Raleigh, North Carolina. The property totals $\pm 17,600$ sf on ± 2.54 acres. The tenant, Strayer University, is operating under a 10-year base lease term with less than one year remaining.

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Owner-User/Leasing Opportunity

The tenant, Strayer University, indicated that they no longer needed to occupy the entire 17,600 sf building and may consider a lease extension provided they can occupy a smaller space within the building. This property is ideal for multi-tenant leasing or for an owner-user. This two story building was originally constructed so that all common elements are vertically stacked allowing for an easy multi-tenant application.

 **CANADA
BEST
MANAGED
COMPANIES**

Platinum member

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Confidential Disclaimer

Avison Young ("Agent") has been engaged as the exclusive agent for the sale of 8701 Wadford Drive, Raleigh, NC 27616.

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this brochure. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Agent as a "Registered Potential Purchaser" or as "Purchaser's Agent" for an identified "Registered Potential Purchaser". The use of this brochure and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this brochure.

The enclosed materials are being provided solely to facilitate the Prospective Purchaser's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller

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Property Overview

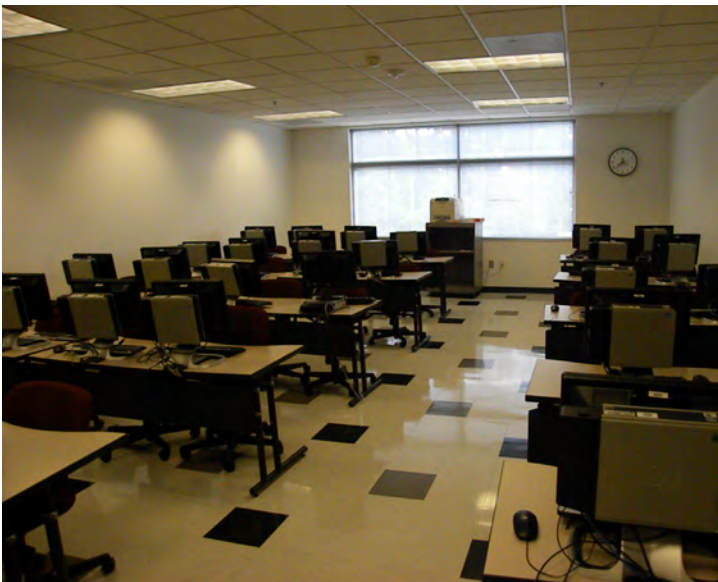
Address:	8701 Wadford Drive, Raleigh, Wake County, North Carolina 27616
Location:	Intersection of Capital Boulevard (US Hwy 1) and Perry Creek Road in northern Raleigh, adjacent to CarMax automotive dealership and Auto Bell car wash
Owner/Landlord:	CMS EDU II Raleigh, LP
Parcel:	1738009515; REID 0374466
Property Type & Zoning:	Class A/B Office/School; single tenant; X-3-PK-CU; commercial mixed-use
Rentable Building Area:	17,600 sf
Construction:	Two-story, steel frame, masonry and glass, fully sprinklered
Year Built:	2010
Parking:	140 surface spaces, 7.95/1,000 sf
Land Area:	2.54 acres
Frontage, Visibility & Access:	165' on Capital Boulevard, 235' on Wadford Drive, 250' on Perry Commons Drive High traffic volume on Capital Boulevard Good visibility from Capital Boulevard Restricted access (no direct access from Capital Boulevard)
Occupancy:	100% until 1/31/2020
Purchase Price:	\$3,700,000
Lease Rate:	\$23.00/sf, MG (<i>tenant pays utilities and janitorial for premises</i>)
Available:	First Floor - 8,800 sf Second Floor - 8,800 sf Entire Building - 17,600 sf



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Floor Plan | First Floor



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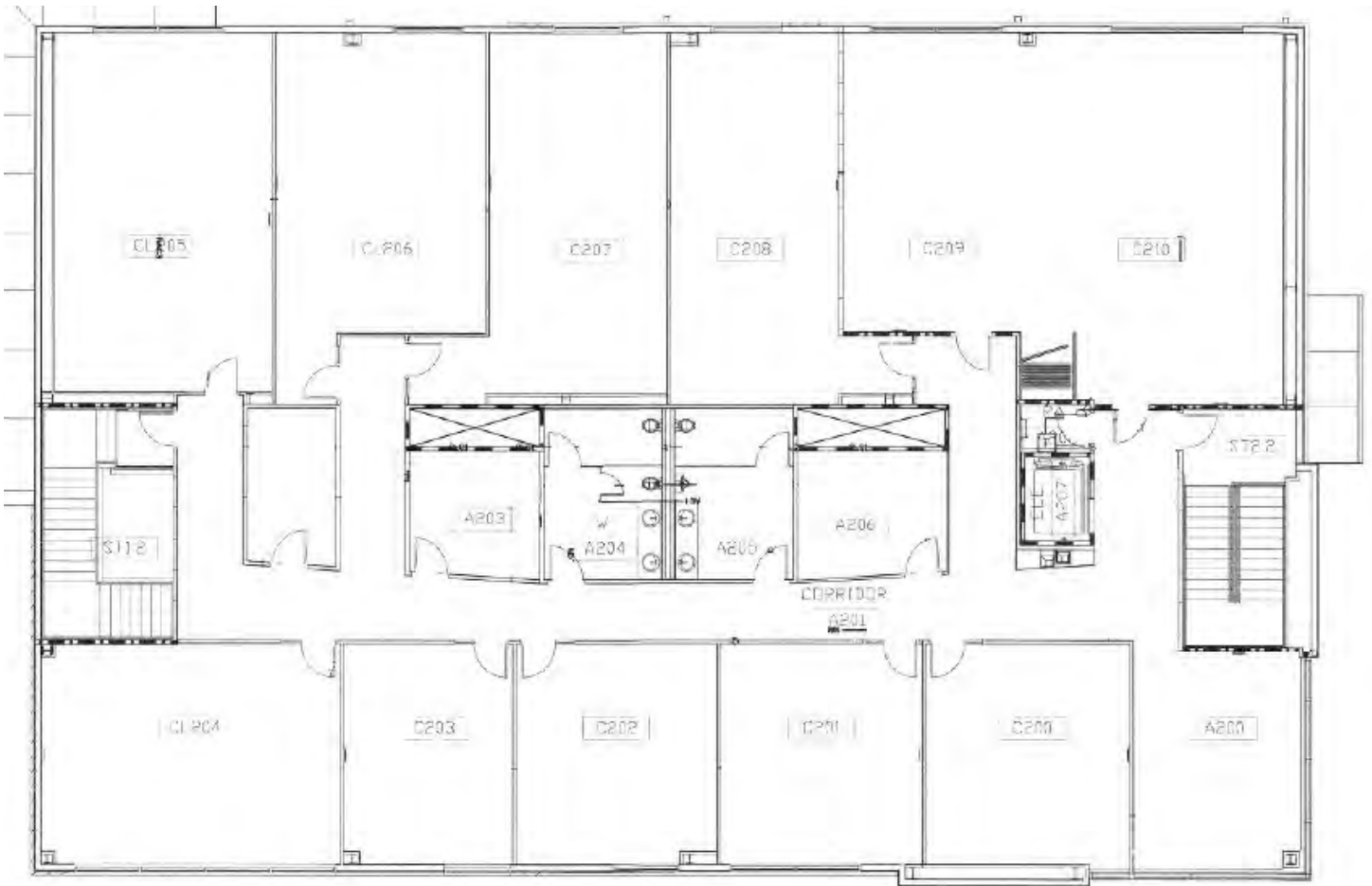
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Floor Plan | Second Floor



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Lease Abstract

Tenant:



Rentable Area: 17,600 sf
Commencement: January 15, 2010
Initial Lease Expiration : January 31, 2020
Base Lease Term: Ten years
Renewal Options: Two five-year options at market rent
Landlord Expenses: Roof, structural, foundation and parking
Rent Escalation: 2.0% annual increase



Rent Schedule

Lease Year	Rent Per SF	Annual Rent	Monthly Rent
1	\$24.00	\$422,400.00	\$35,200.00
2	\$24.48	\$430,848.00	\$35,904.00
3	\$24.97	\$439,464.96	\$36,622.08
4	\$25.47	\$448,254.25	\$37,354.52
5	\$25.98	\$457,219.33	\$38,101.61
6	\$26.50	\$466,363.71	\$38,863.64
7	\$27.03	\$475,690.98	\$39,640.92
8	\$27.57	\$485,204.79	\$40,433.73
9	\$28.12	\$494,908.88	\$41,242.41
10	\$28.68	\$504,807.05	\$42,067.25



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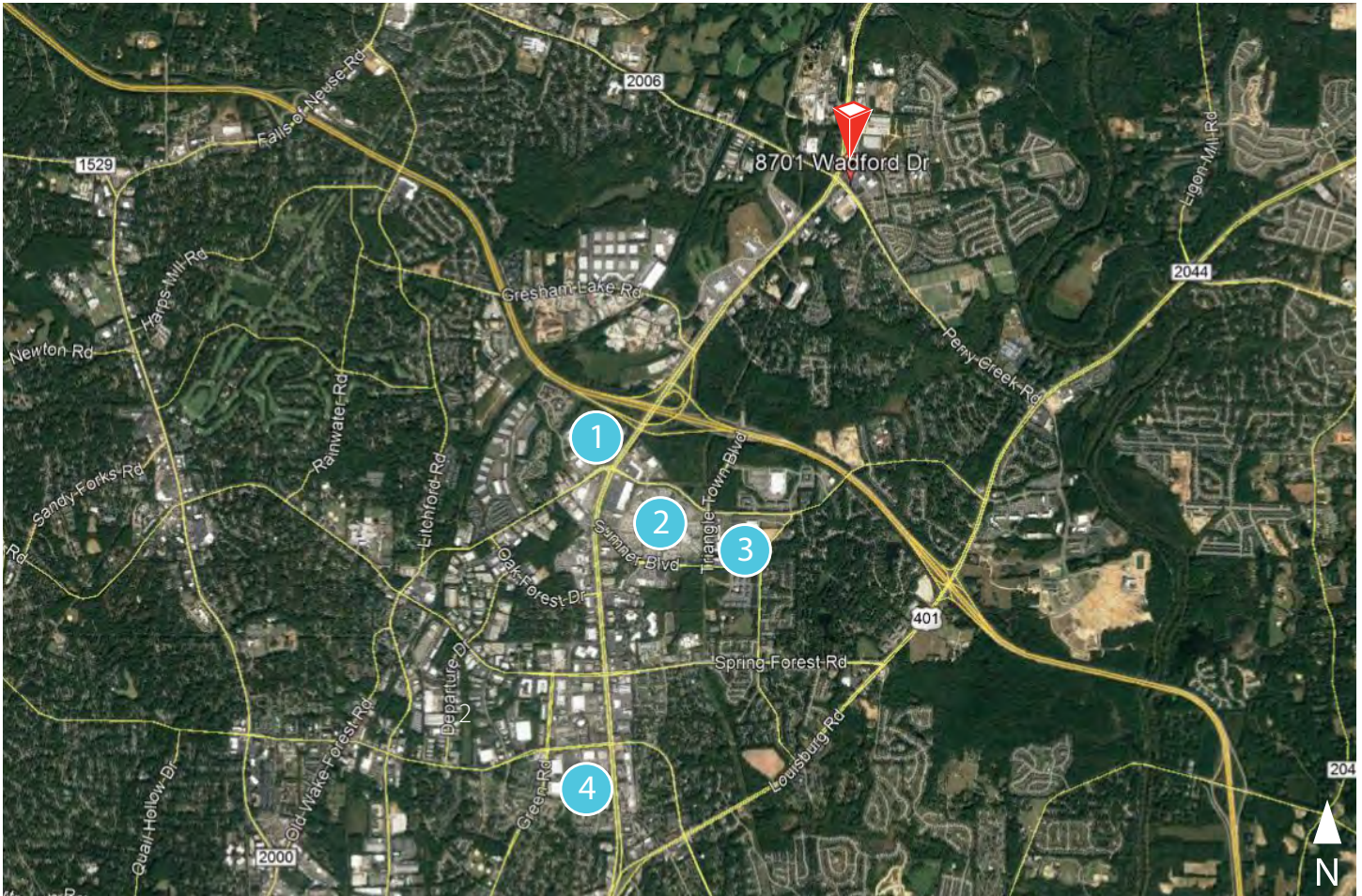
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Area Amenities



1 Plantation Point



2 Triangle Town Center



3 Poyner Place



4 Capital Crossing



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Location Overview

The Raleigh-Durham region, more commonly referred to as the Triangle, is a vibrant collection of diverse communities working together to create one of the best places in the world to live, work and play. Residents are drawn to the Triangle from across the U.S. and the globe. The region consistently earns accolades for its outstanding quality of life, business environment, job opportunities, and its rich talent pool.

Rapidly Growing, Highly Educated Population

With a population of nearly 2 million people, the Triangle region is one of the fastest growing metros in the country. Since 2000, its population swelled by 55%, and more than 70 people move to the Triangle every single day. Major industries include Information Technology, Healthcare, Life Sciences, Advanced Manufacturing, Education, and Business Services. The Triangle is home to one of the world's largest and most respected research and development parks - Research Triangle Park. The 7,000-acre park hosts more than 170 companies and 60,000 workers. The region is also home to three tier 1 research universities – The University of North Carolina at Chapel Hill, Duke University, and North Carolina State University. Heavy in-migration, combined with more than 200,000 college students across the region provides a strong talent pipeline and intellectual capital for growing businesses. The area is one of the most educated metros in the nation with 46% of the population holding a bachelor's degree or higher.

Favorable Business Climate

The Triangle's favorable business climate has led new and expanding companies to announce thousands of new jobs in recent years. MetLife, Fidelity Investments, Credit Suisse, Infosys, Citrix, INC Research, DB Global Technology, and Novo Nordisk are just a few of the businesses that have recently relocated to or expanded in the area. Since the Great Recession, more than 100,000 private sector jobs have been added in Raleigh alone, ranking fourth in the U.S. Triangle-wide employment grew by more than 36,000 jobs in 2016 for an impressive growth rate of 4%.



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Location Overview (cont.)

Accessibility

The Triangle's Central East Coast location places it within a 1-hour flight or 1-day drive of half of the U.S. population. North Carolina has the second-largest state-maintained highway system in the nation, and two major interstates run directly through the Triangle. With expansion plans underway, RDU International Airport offers daily direct flights to most major U.S. cities as well as international destinations such as Toronto, London, Paris and Cancun.

Quality of Life

The Triangle is one of the nation's most affordable places to live and offers an incredible quality of life. For sports enthusiasts, the Triangle region offers an array of events each year from NHL hockey to minor league baseball and numerous collegiate sports including what many have dubbed the nation's #1 rivalry in college sports – Duke vs. UNC basketball. The Triangle offers a rich arts and culture scene with abundant museums, theaters, music venues and festivals. The Durham Performing Arts Center consistently ranks among the top five venues in the nation in box office sales. Numerous state and local parks and more than 100 miles of greenway trails offer a wealth of opportunities for hiking, biking, boating, swimming, camping and more. The region offers easy access to North Carolina's Blue Ridge Mountains just three hours to the west and the state's crystal coast just two hours to the east.



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