



FLEX / SINGLE-STORY OFFICE INVESTMENT OPPORTUNITY

OASIS COMMONS

4154 SHEARON FARMS AVENUE | WAKE FOREST, NC

> THE OFFERING

Trinity Partners is pleased to offer the opportunity to acquire a 100% leased, stand-alone single-story office / flex building located in Wake Forest, NC. The investment offers a fee-simple interest in an approximately 30,000 SF building situated on 4.7 acres. This property is leased to six (6) stable, economically viable tenants with a weighted average lease term of 3.5 years.

> INVESTMENT HIGHLIGHTS

- NNN lease structures
- Quality construction / 10-year old building
- Visible from Capital Blvd. / US-1, just 2.8 miles north of I-540
- Adjacent from Capital Chevrolet's new dealership complex

> INVESTMENT SUMMARY

RENTABLE AREA	30,000 SF
PROPERTY	Stand-alone flex / single-story office
% LEASED	100% to 6 tenants
LEASE TERM	3.5 years, weighted average
NOI	\$338,642
ADDITIONAL REVENUE	\$23,195
SALE PRICE	\$4,750,000

CONTACT

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