

1008 BULLARD COURT

RALEIGH, NC 27615

OFFICE BUILDING FOR SALE

1008

york

JOHN KERR

SENIOR VICE PRESIDENT, BROKERAGE SERVICES

919.645.2766

JOHN.KERR@YORKPROPERTIES.COM

SALES PRICE

- \$1,650,000

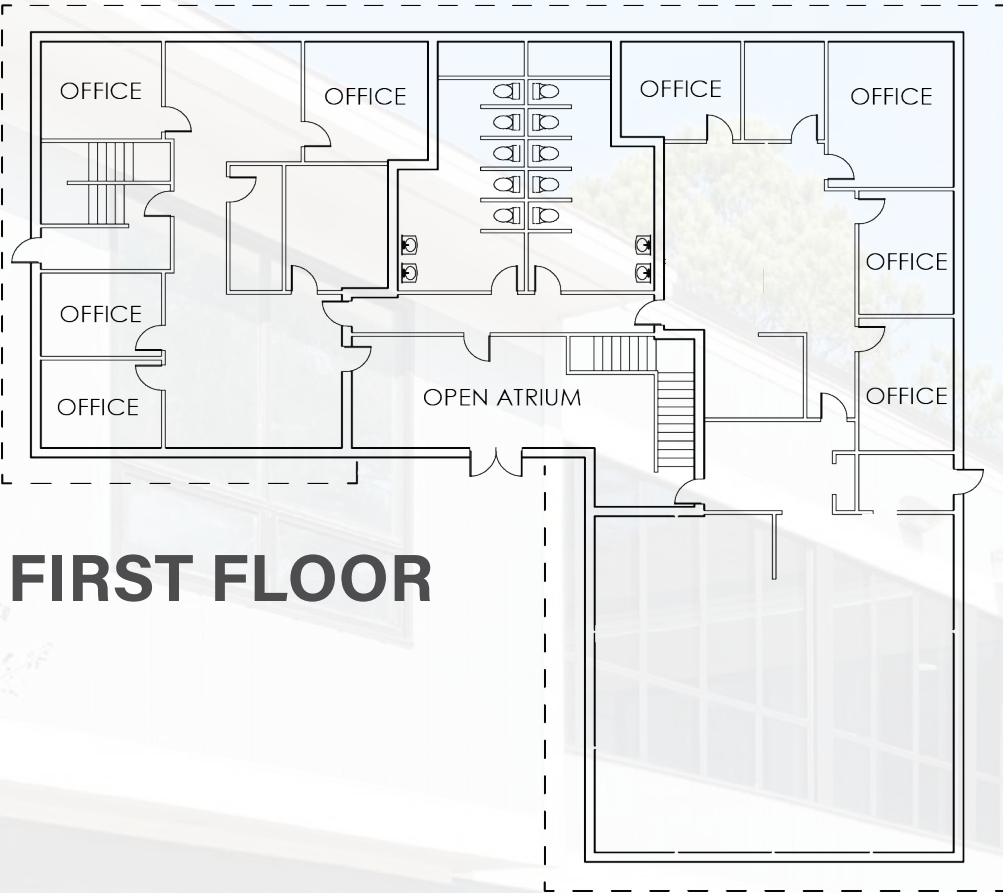
BUILDING HIGHLIGHTS

- +/- 14,419 SF on +/- 1.24 acres
- Two-Story (2) office building with open glass atrium
- Some short term leases are currently in place
- Owner occupant opportunity
- Multiple suites with prominent office glass lines
- Great access to surrounding restaurants, banks and retail
- Building signage is available
- Building sold "as is"

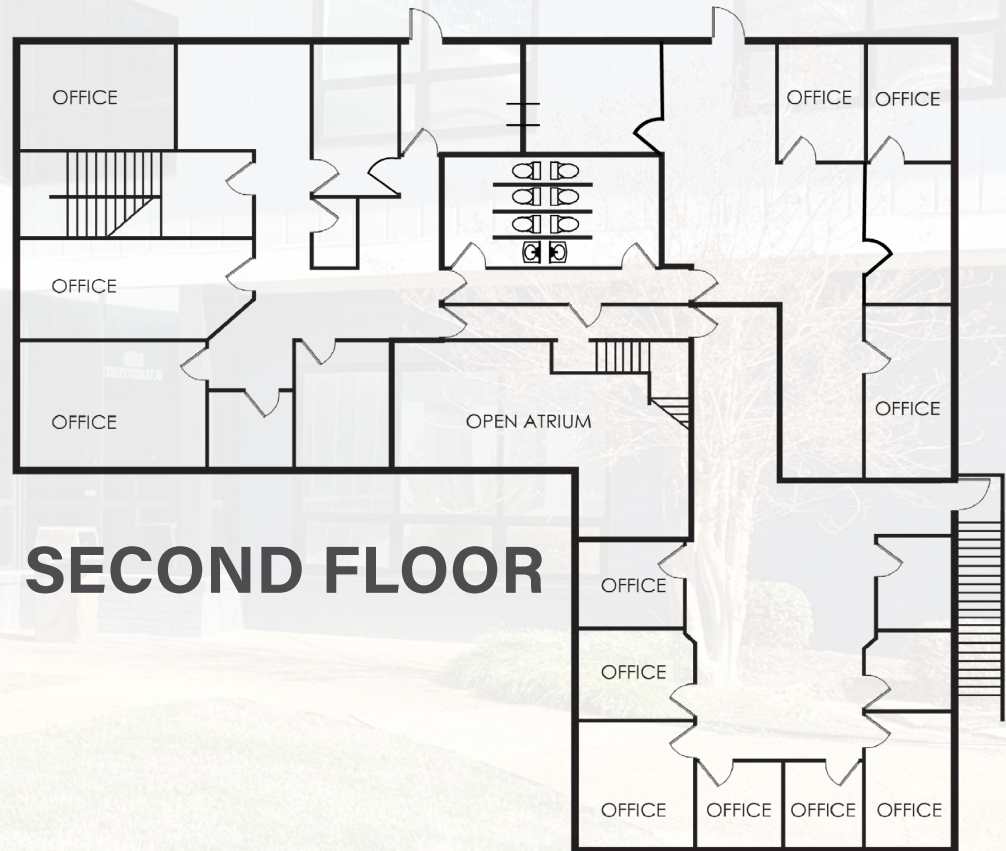
LOCATION

Conveniently located in the intersection of Falls of Neuse Road and Spring Forest Road. Approximately seven (7) miles from Downtown Raleigh and approximately 2 miles from I-540





FIRST FLOOR



SECOND FLOOR

Note: Some inaccuracies contained in these drawings



Chick-fil-A

Falls Village Shopping Center

Smashburger

North Ridge Country Club

Metro Diner

Cook Out

Rise

Taza Grill

KFC

Jason's Deli

Sutton Square Shopping Center

Winston's Grille

1008 Bullard Ct

McDonalds

PDQ

Pen Station

Spring Forest Rd

Burger 21

Spring Forest Rd

Starbucks

Saint Jacques

Chipotle

North Ridge Shopping Center

Chopt

Falls of Neuse Rd

Salt & Lime Cabo Grill

RALEIGH ACCOLADES

2020

2nd Best in Quality of Life
- NUMBEO

2019

Most Educated City
Award for the State of
North Carolina
- Insurify

2019

11th Best Big Cities to Live In
- wallethub.com

2019

14th Among America's Top 150
Most Dynamic Urban Centers
- Point2Homes

2019

The Best Weekend Get-
aways Near Atlanta: Best
Food Getaway
- Thrillist

2019

4th Among 6 Incredible U.S.
Cities Hiding in Plain Sight
- Matador Network

ABOUT THE AREA

"Raleigh was founded in 1792 as N.C.'s capital city. It was named for Sir Walter Raleigh, who attempted to establish the first English colony on the shores of the new world in the 1580s. It is the only state capital to have been planned and established by a state as the seat of state government, and it is the largest city in a combined statistical area known as Raleigh-Durham-Chapel Hill (the Research Triangle Region). The city's founding fathers called Raleigh the "City of Oaks" and dedicated themselves to maintaining the area's wooded tracts and grassy parks. Home of the N.C. State Fair, N.C.'s largest annual event."

- visitraleigh.com

