

2,400 SF OFFICE CONDOMINIUM FOR LEASE**8303 SIX FORKS ROAD SUITES 101 & 107 RALEIGH, NC 27615**

Beautiful, first floor, 2,400 SF office suite available for lease fronting Six Forks Road.

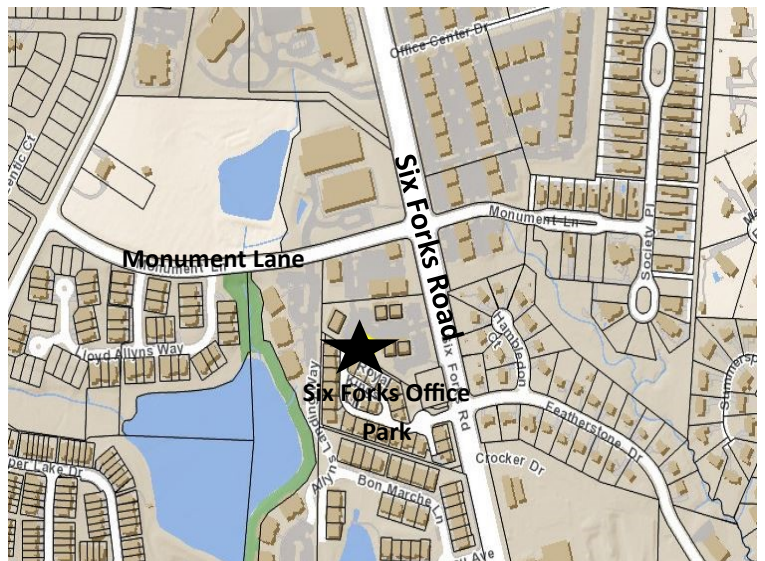
Great visibility and building signage!

Rental Rate \$18.50 SF. Inclusive of taxes, dues and water. Tenant pays electricity, interior janitorial, internet and security.

Layout: Reception area, seven windowed offices, work room or small conference room, large bullpen area/training room or conference room, two restrooms, kitchen with cherry cabinetry, dishwasher and full size refrigerator.

- ◆ New Carpet and Paint.
- ◆ Windows on all four sides with 2" inch blinds for plenty of natural light.
- ◆ Smooth ceilings with double crown moldings, wainscoting and chair rail moldings throughout.
- ◆ Decorative and track lighting.
- ◆ Granite countertops in baths and kitchen.
- ◆ Hardwood flooring and decorative stone wall in large conference room. Tile flooring in baths and kitchen.
- ◆ LED lighting throughout.
- ◆ Ample parking in front and on side of building.
- ◆ Rear entrance/exit with sidewalk from parking lot.
- ◆ Wired for High Speed Internet. Spectrum (Time Warner) available.
- ◆ Built: 2004. Zoned: OX-3-CU.
- ◆ Located near the corner of Strickland and Six Forks Roads next the Forum Office Center. Three minutes to I-540 exit.
- ◆ Close to Whole Foods, Panera Bread, Chick-fil-A, retail and banks.

Amy Bush (Owner/Broker)

**FOR MORE INFORMATION AND A TOUR CONTACT**

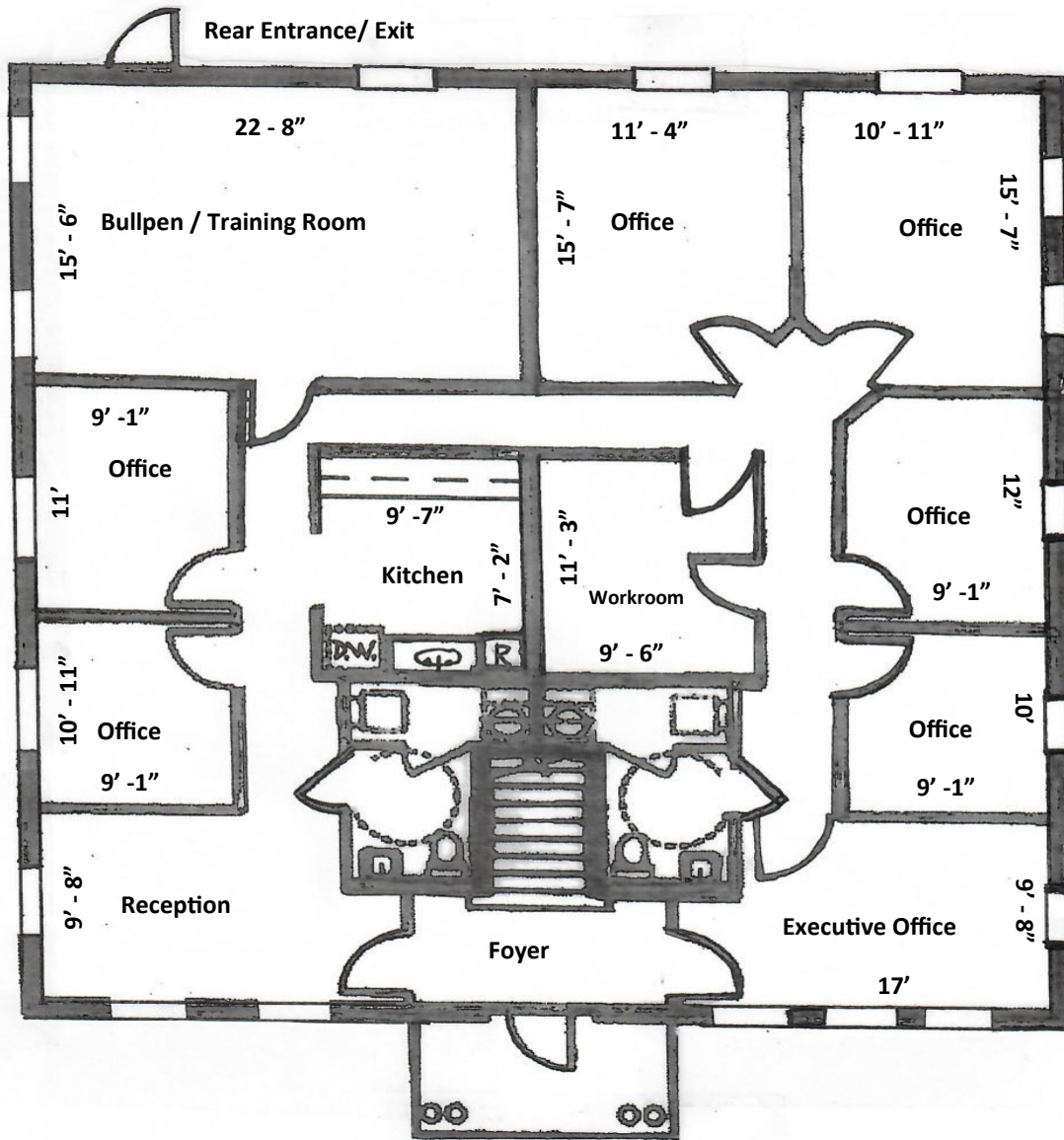
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Anna Acerra
(919) 349-5539
annaacerra@kw.com



Website: <http://www.amybushcommercial.com>



8303 Six Forks Road

Suites 101 & 107

2,400 SF

\$18.50 SF / \$3,700.00 Monthly

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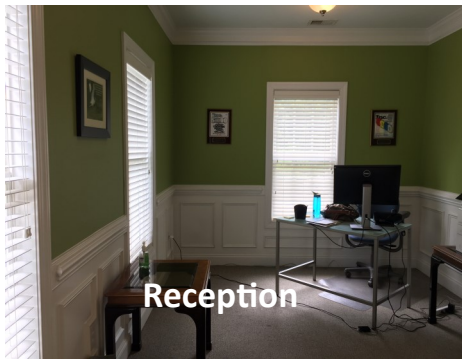
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Reception



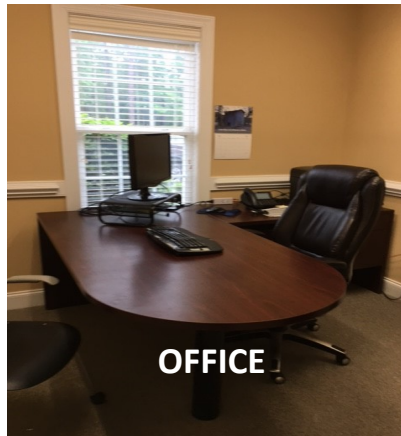
HALLWAY



HALLWAY



CORNER EXECUTIVE
OFFICE



OFFICE



OFFICE



BULLPEN / TRAINING
ROOM WITH EXIT



DECORATIVE WALLS



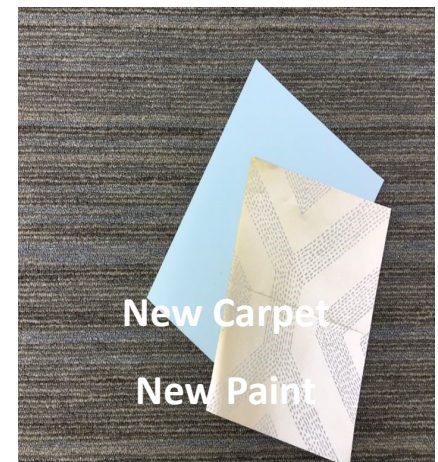
LARGE WINDOWS



KITCHEN



KITCHEN



New Carpet
New Paint



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