



For Lease

# 7850 Brier Creek Parkway Raleigh, NC 27617

## Property Highlights

- > Newly constructed 3-story 30,820 sf Class-A medical office building
- > Monument and building signage available
- > Tenant improvement allowance offered
- > 5:1000 parking ratio
- > 50% of the building is occupied by EmergeOrtho; additional tenants include StemExpress and AvanceCare
- > Strategically located in Brier Creek, a 2,000-acre community with approximately one million square feet of retail, offering an extensive variety of shopping, dining, banking, and entertainment options

## Last Space Available

- > **Ground Floor: 4,586 rsf**  
**Lease Rate: \$21.00, NNN,**  
**\$6.53 psf TICAM**  
Space in shell condition



## CONTACT:

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Raleigh, NC 27617



## Ground Floor | 4,586 rsf



### Suite Layout

- > Ground floor office/ medical office
- > Shell condition

