



COMMERCIALSM

NEW CONSTRUCTION FOR LEASE OR SALE

1772 Heritage Center Drive - Suite 104 Wake Forest NC 27587

Heritage Office Center



1500 SF Suite at front entrance of development for Lease or Sale

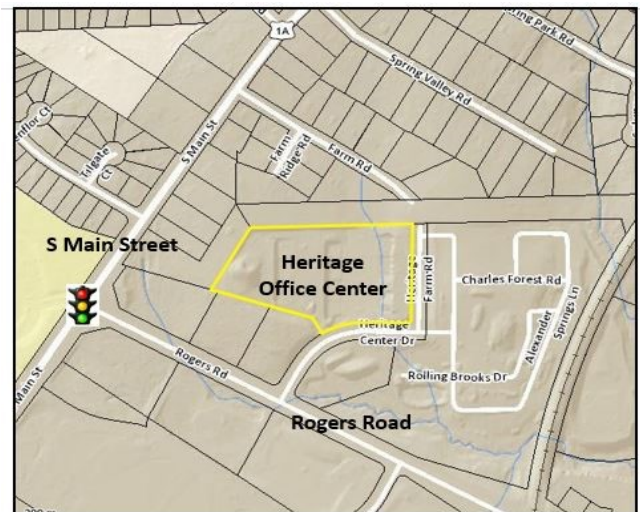
Rental Rate: \$17.80 SF / \$2,225.00 Monthly

Tenant pays electricity, voice and data. Landlord pays water, dues and taxes.

Sale Price: \$275,000.00 Taxes: \$2,890.00 Estimated Taxes.

Association Dues: \$1.30 SF per year.

- ◆ Built by Hawkeye Building Company, locally owned with 27 years of experience.
- ◆ All suites are ground level entry and handicap accessible.
- ◆ Exterior brick construction with attractive stone detailing.
- ◆ Architectural shingle roof with metal portico accents.
- ◆ All suites have private baths with tile flooring and kitchenettes with granite countertops.
- ◆ High-quality, commercial Berber carpet.
- ◆ High ceilings and multiple energy-efficient casement windows
- ◆ All interior walls sound insulated for confidentiality and quiet working environment.
- ◆ Solid core doors and wood trim moldings throughout,
- ◆ TRANE HVAC systems (14-SEER).
- ◆ Pre-wired with CAT 6 voice/data wiring. Spectrum Business Class.
- ◆ Zoned Highway Business.
- ◆ Located in Wake Forest near residential, retail, restaurants, banks and medical offices.
- ◆ Walk to Starbucks!
- ◆ Signalized traffic light at Rogers Road and S. Main Street. Second exit from Heritage Office Center recently added.



FOR MORE INFORMATION AND A TOUR CONTACT

Amy Bush

(919) 272-2047

amybush@kw.com

Keller Williams Realty Cary

201 Shannon Oaks Circle

Suite 101

Cary, NC 27511

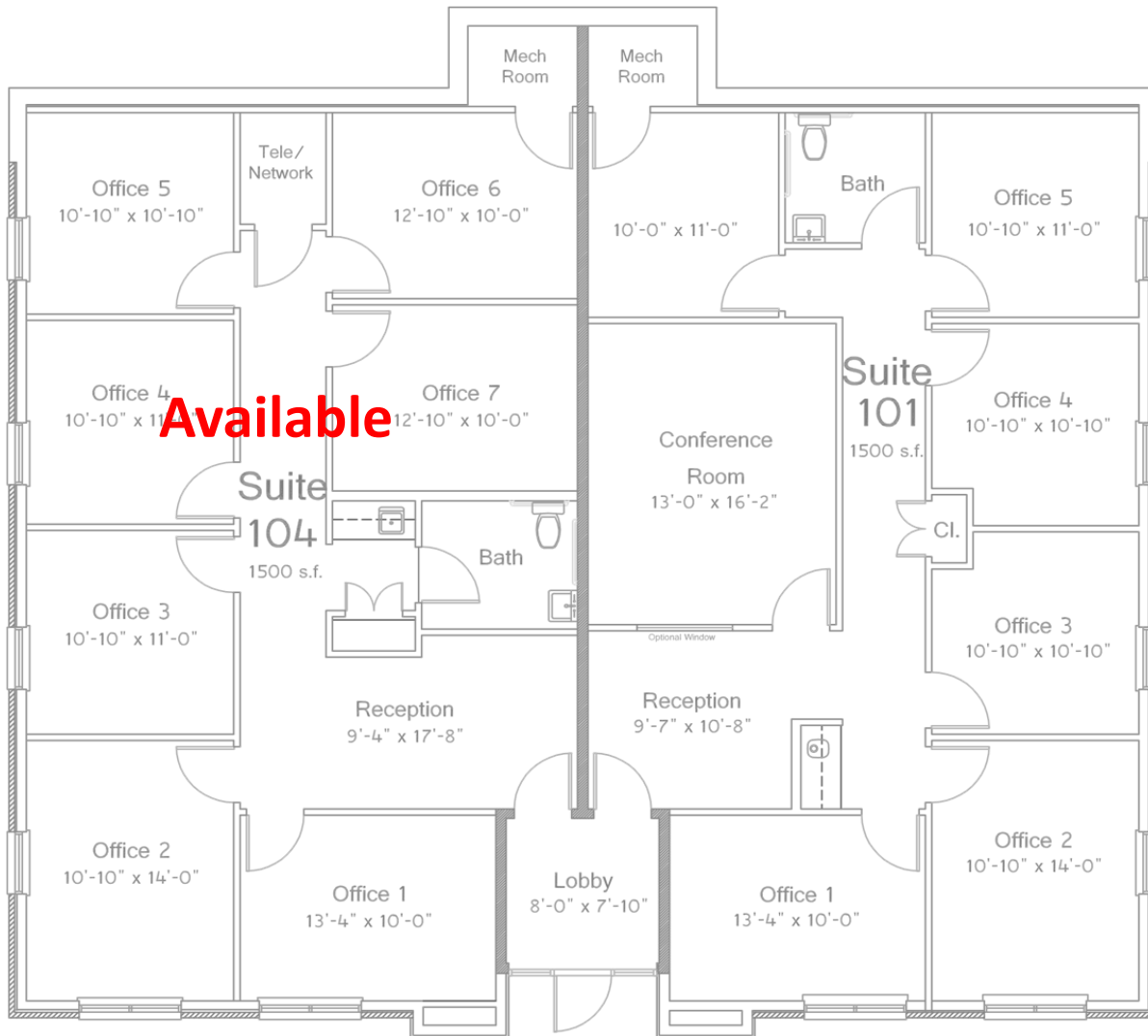
Anna Acerra

(919) 349-5539

annaacerra@kw.com



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



Heritage Office Center
 Building 1772
 1st Floor Plan

1772 Heritage Center Drive

Suite 104

Wake Forest NC 27587

Rental Rate

\$17.80 SF / \$2,225.00 Monthly

Sale Price

\$275,000.00 / 184.00 SF

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

Video Link: <http://tinyurl.com/theheritageslideshow>