

NEW CONSTRUCTION FOR LEASE OR SALE

1772 Heritage Center Drive-Suite 104 Wake Forest NC 27587

Heritage Office Center



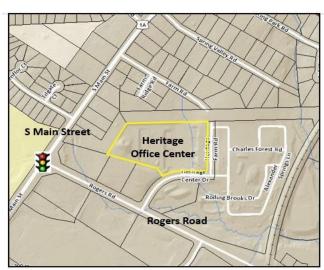
1500 SF Suite at front entrance of development for Lease or Sale Rental Rate: \$17.80 SF / \$2,225.00 Monthly

Tenant pays electricity, voice and date. 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

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FLOOR PLAN



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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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.







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

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