

**CLASS A
MEDICAL OFFICE**
FOR LEASE

5241

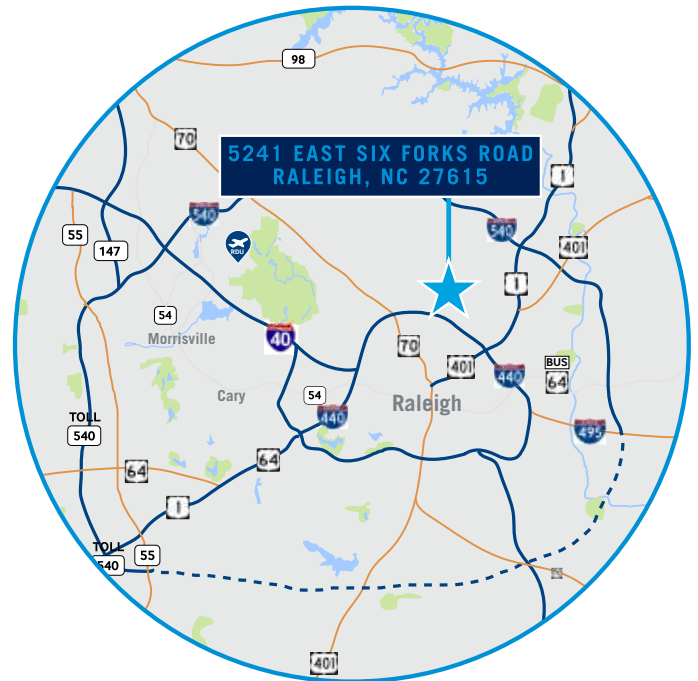
**5241 EAST SIX FORKS ROAD
RALEIGH, NC 27615**

PROPERTY HIGHLIGHTS

First floor opportunity available within Raleigh Neurosurgical's latest ambulatory surgical center delivered in 2020. This new construction Class A medical office building consists of two floors totaling 18,210 rentable square feet. Located in prominent midtown, this building has excellent exposure and signage fronting Six Forks Road.

- » 1st floor available consisting of approx. 8,216 RSF (demisable)
- » Space is offered in shell condition
- » Building signage available
- » Market TI allowance offered to qualified tenants
- » Potential for shared waiting/patient check in area on first floor
- » 2nd floor fully occupied by Raleigh Neurosurgical with an anticipated occupancy date of Q1 2021

RENTAL RATE: \$28.00 PSF, NNN



CONTACT:

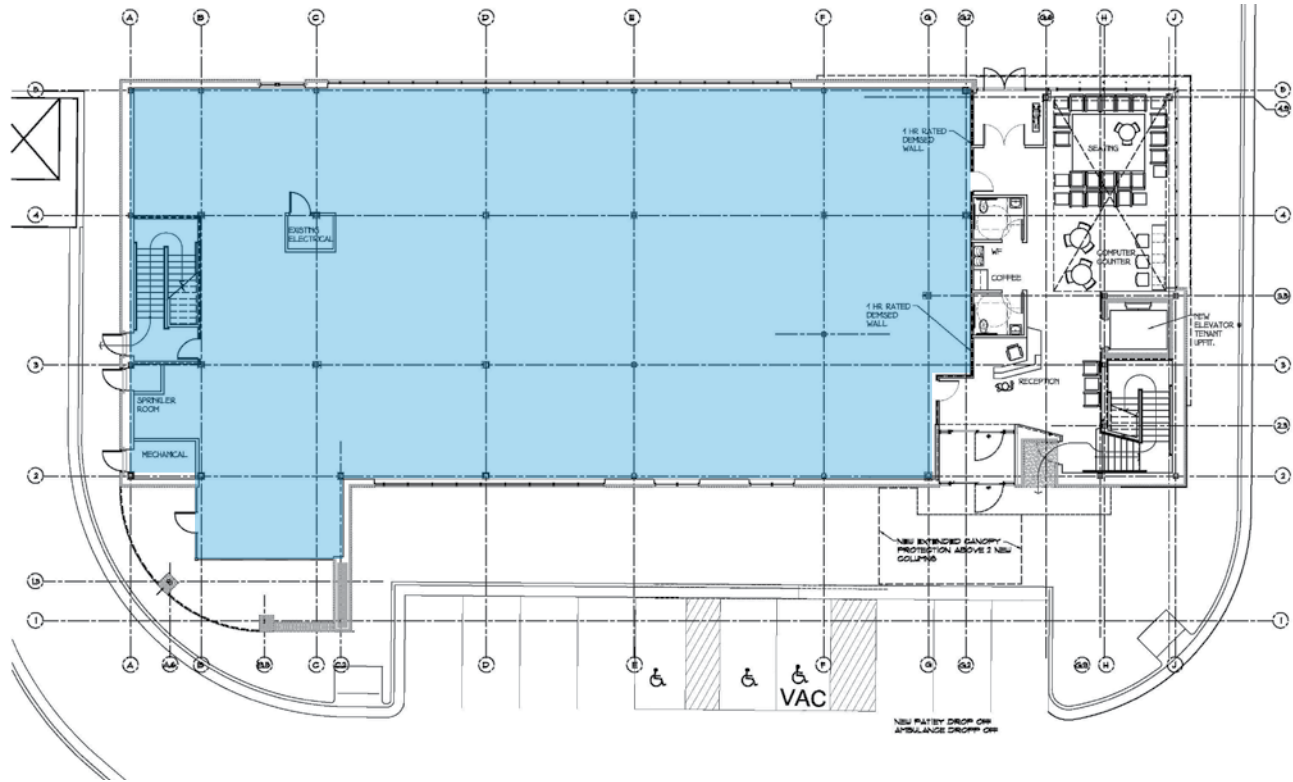
Sam DiFranco, Jr. | 919.674.3699 | sdifrancojr@trinity-partners.com
Dylan Heafner | 919.415.4394 | dheafner@trinity-partners.com

**TRINITY
PARTNERS**

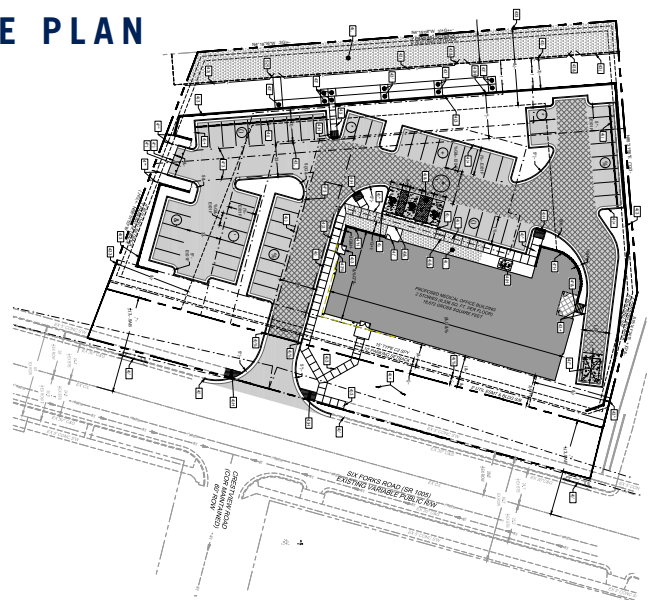
5241 EAST SIX FORKS ROAD RALEIGH, NC 27615

8,216 SF

*may be demised, min. of 4,000 SF



SITE PLAN



CONTACT:

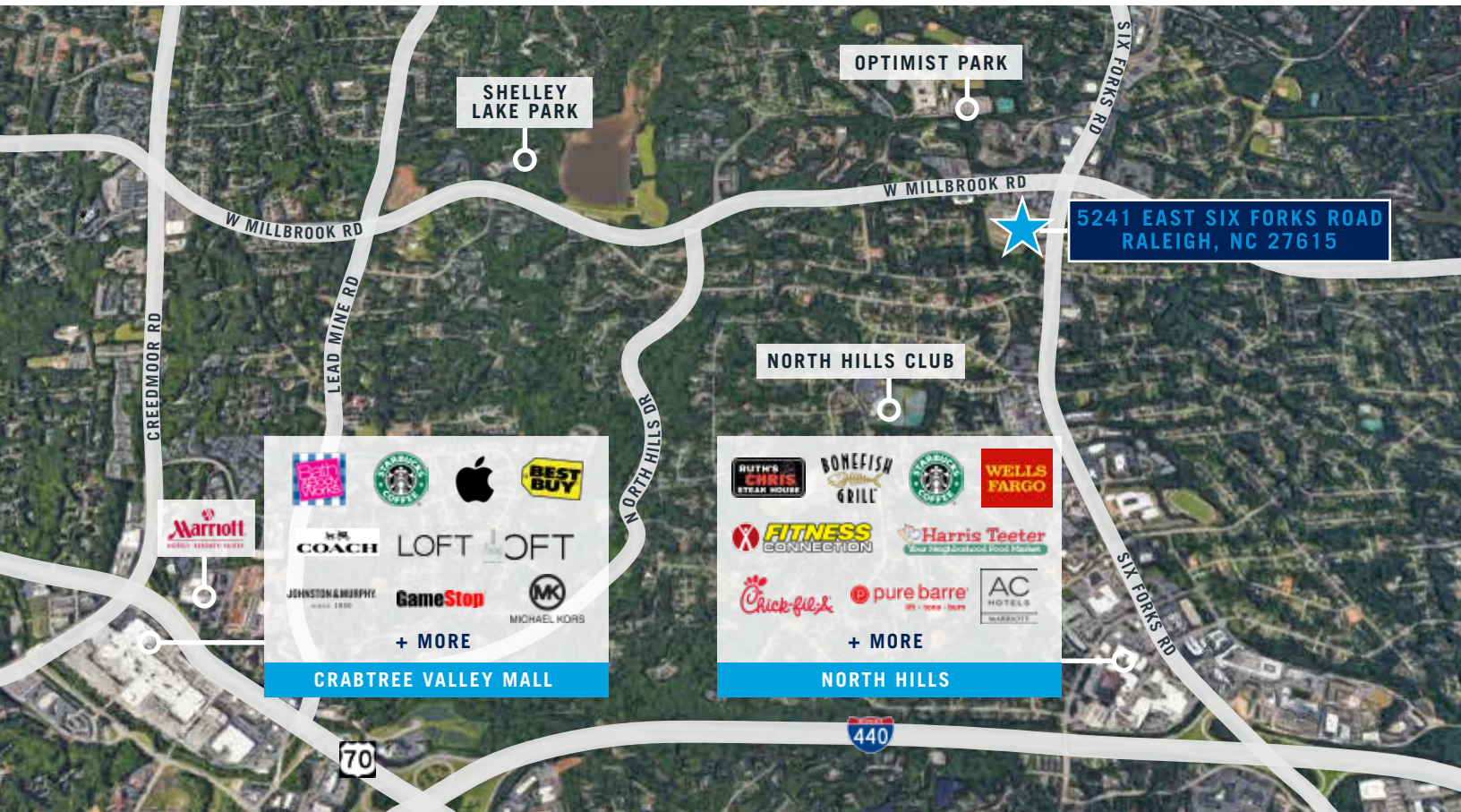
Sam DiFranco, Jr. | 919.674.3699 | sdifrancojr@trinity-partners.com
Dylan Heafner | 919.415.4394 | dheafner@trinity-partners.com



5241 EAST SIX FORKS ROAD RALEIGH, NC 27615

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	789	6,952	15,645
TOTAL EMPLOYEES	8,170	73,428	175,050
POPULATION	10,832	93,825	243,780
HOUSEHOLDS	5,239	41,698	105,585
MEDIAN HOUSEHOLD INCOME	\$72,793	\$74,202	\$70,403



CONTACT:

Sam DiFranco, Jr. | 919.674.3699 | sdifrancojr@trinity-partners.com
 Dylan Heafner | 919.415.4394 | dheafner@trinity-partners.com



**5241 EAST SIX FORKS ROAD
RALEIGH, NC 27615**

NORTH HILLS

Located less than a mile from 5241 East Six Forks Road, is Raleigh's top retail destination, North Hills. The one hundred acre mixed-use development is known as the heart of Raleigh's Midtown, just off I-440 and only 15 minutes from RDU International Airport. This innovative, multi-faceted district offers over 125 upscale retail shops, services, and restaurants; 1,800 luxury rental residences; 500 rooms in luxury hotels; and 930,000 square feet of office space. Over 350 events are held at North Hills each year including the Midtown Farmers' Market, Midtown Beach Music Series, Friday Night Tribute Series, Sunday Bluegrass Series, and many more. North Hills attracted over 8.4 million visitors last year and continues to thrive as a successful, pedestrian-friendly community.

(source: visitnorthhills.com)



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

CONTACT:

Sam DiFranco, Jr. | 919.674.3699 | sdifrancojr@trinity-partners.com
Dylan Heafner | 919.415.4394 | dheafner@trinity-partners.com

