

4905 Professional Court

Raleigh, North Carolina

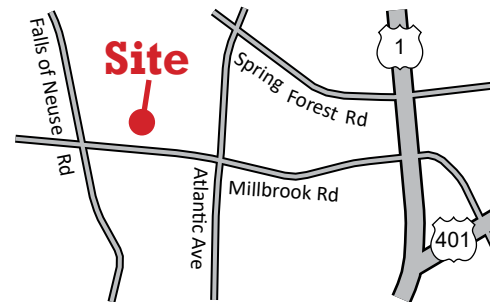
FOR
LEASE



Medical Office Available for Lease in North Raleigh

Features

- 3,771 Square Feet Available (last unit)
- Major renovations completed 1st qtr 2025
- Design your own space!
- Outstanding N Raleigh location convenient to Wake Med(s), Duke Raleigh, and UNC Rex hospitals
- Rental Rate: \$32.00 PSF, NNN



For more information,
please contact:

Jimmy Woody

919.833.2213

*jwoody@
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Don Cate

919.720.4542

*dcate@
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Delivery Information

- Delivered in “Cold Dark Shell” condition with TI Allowance negotiable
- Class A finishes
- Design your own space!
- Complete exterior renovation
- Removal trees to enhance visibility
- Added new sidewalks & landscaping
- New parking lot, roof ,and gutters
- Parking ratio 4/1000 SF
- Monument signage!
- TI Allowance negotiable: Call broker

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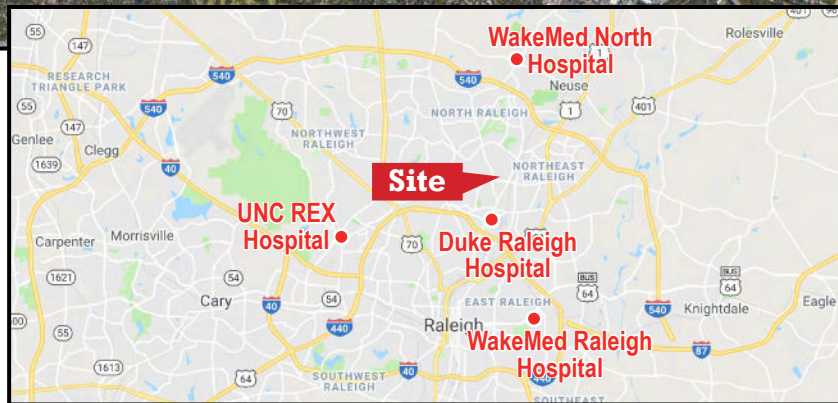


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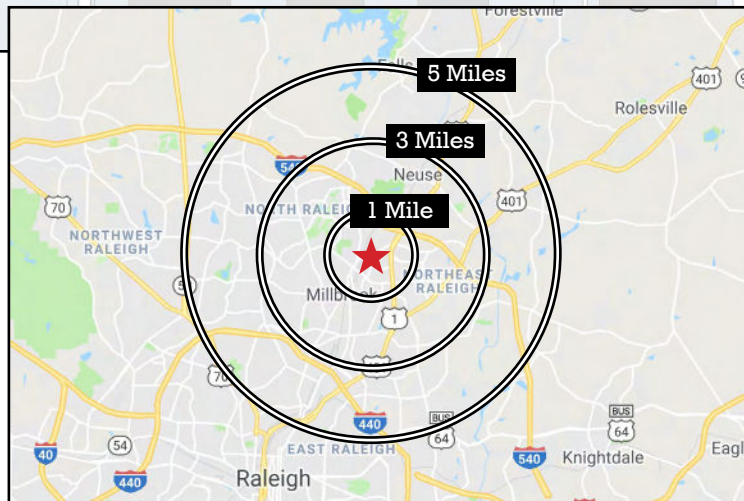
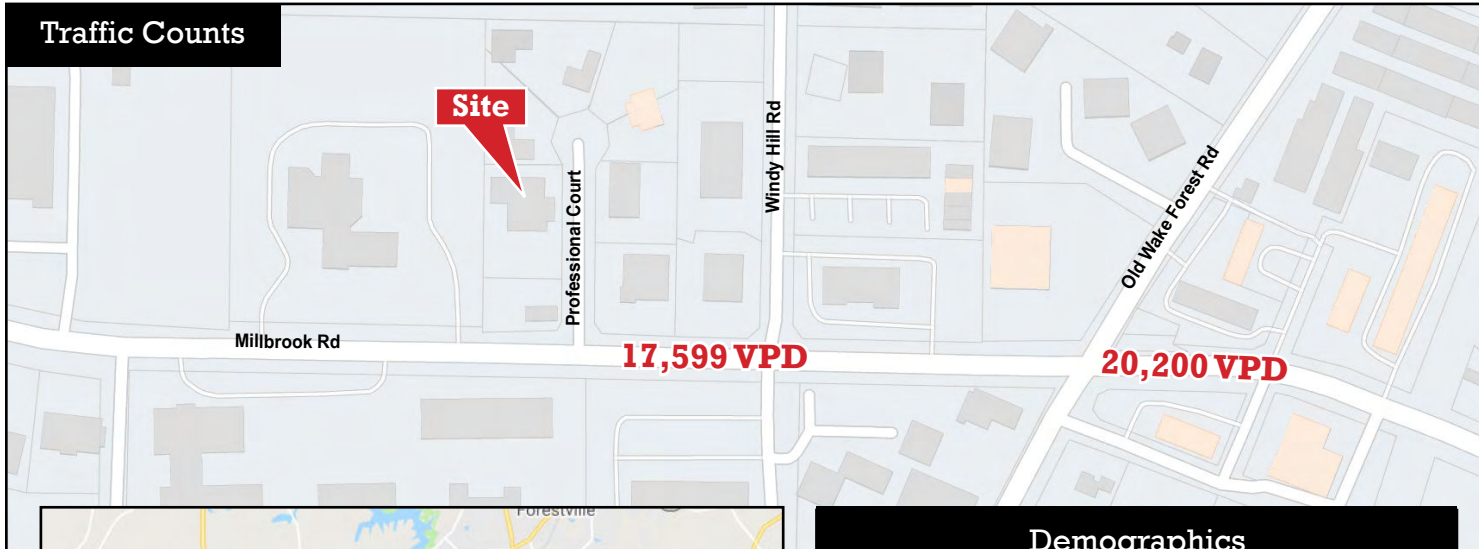
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Demographics			
	1 Mile	3 Miles	5 Miles
2023 Total Population	11,053	94,586	233,845
2028 Population Projections	11,343	98,216	203,126
Pop Growth 2023-2028	2.62%	3.84%	3.44%
Average Age	38.40	38.80	39.10
2023 Total Households	4,715	39,257	97,035
HH Growth 2023-2028	2.42%	3.56%	3.29%
2023 Median HH Income	\$57,340	\$66,850	\$77,847

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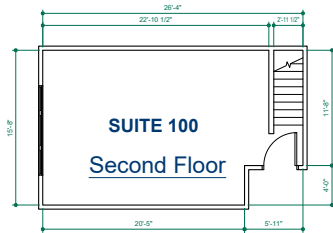


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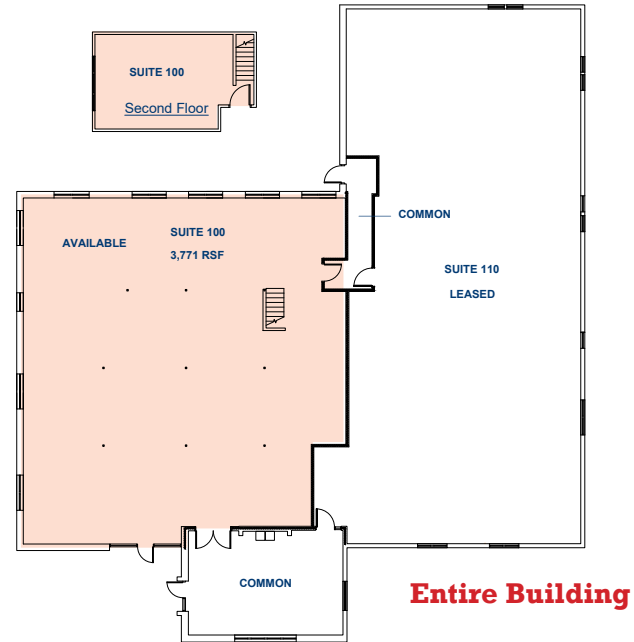
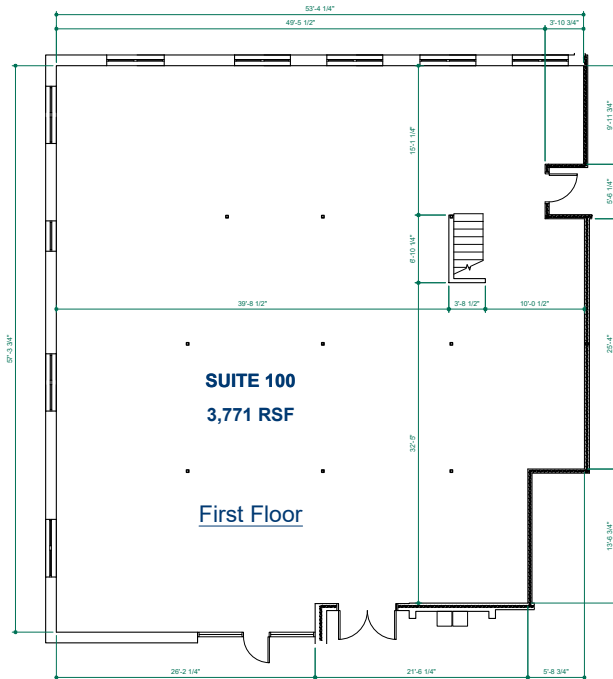
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Available
Space



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