

FOR LEASE



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**3801 WAKE FOREST ROAD**

Raleigh, NC 27609



CAPITAL  
ASSOCIATES®

# 3801 WAKE FOREST ROAD

Raleigh, NC 27609

## ABOUT

3801 Wake Forest Road is a centrally located +/- 45,000 SF medical/general office building with close proximity to the I-440/Wake Forest Road intersection and Duke Raleigh Hospital.

This multi-tenant two-story building is extremely well located and is comprised of efficient floor plans allowing for suites ranging from 1,615 SF up to 4,202 SF in size.



### **BRET MULLER**

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### **PARKING, SIGNAGE, ASKING RATE**

- Ample parking (> 5.0/1,000 SF leased) for medical or general office use
- Monument signage is available based on tenant suite
- Asking Rate: \$25.00 PSF Full Service (net of janitorial)





### RECENT UPGRADES

3801 Wake Forest Road was recently updated and includes a spacious common lobby for visitors.





NORTH  
HILLS



3801 Wake Forest Road



Duke Raleigh Hospital



WAKE FOREST ROAD

POINTS OF INTEREST



TEMPEST DEVELOPMENT, LLC  
DB 0399, PG 225  
BM 1999, PG 525  
PIN: 1715-39-0120

MONTECTO COMPANY, LLC  
DB 7817, PG 222  
PIN: 1715-39-3471

BENSON DRIVE  
(60' PUBLIC R/W)

WILLIAMSBURG, COMMONS, LLC  
DB 11544, PG 2574  
PIN: 1715-36-1729

PIN: 1715-39-4920  
226,730 S.F.  
5.21 AC  
3801 WAKE FOREST RD  
ZONING: OX-3-PL  
LAND USE: COMMERCIAL

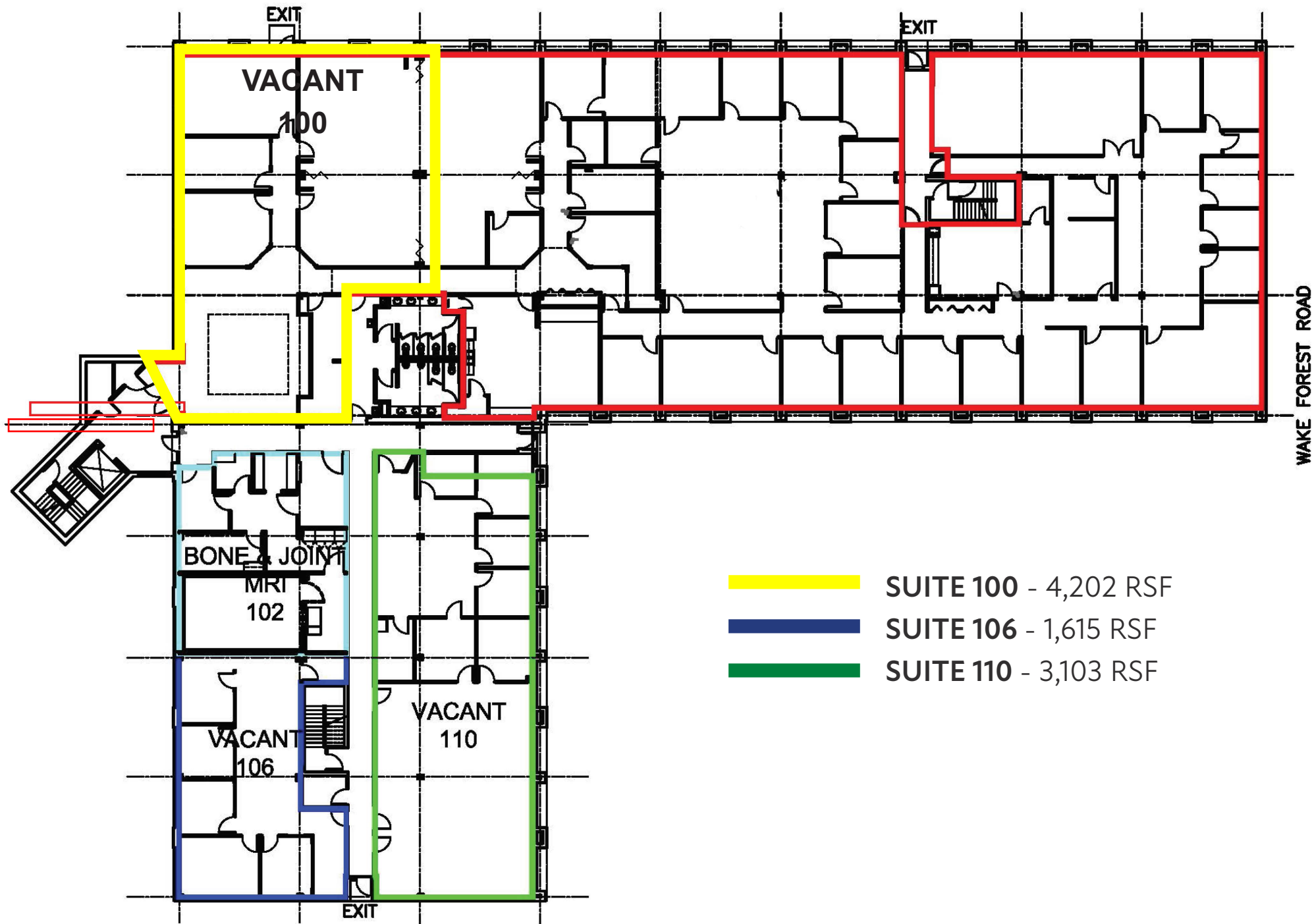
EXISTING 2-STORY  
BRICK BUILDING  
HEIGHT = 16.4'  
24,213 S.F. (FOOTPRINT)

CARPUS DIEM, LLC  
DB 14911, PG 715  
BM 1978, PG 200  
PIN: 1715-36-3475

CONTROL CORNER

WAKE FOREST ROAD  
(ARRANGED WITH PLCE R/W)







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