

FOR LEASE



HARDEN ROAD MEDICAL CENTER
3633 Harden Road | Raleigh, NC 27607



**CAPITAL
ASSOCIATES®**

HARDEN ROAD MEDICAL CENTER

3633 Harden Road | Raleigh, NC 27607

PROPERTY TYPE	Office
BUILDING SIZE	31,540 SF
LEASING RATE	\$20.00 - \$25.00/SF
TICAM	\$7.25/SF
LEASE TYPE	Triple Net
YEAR BUILT	2000
COUNTY	Wake
LOCATION	Raleigh, NC
FLOORS	2
PARKING	3.49/1,000 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



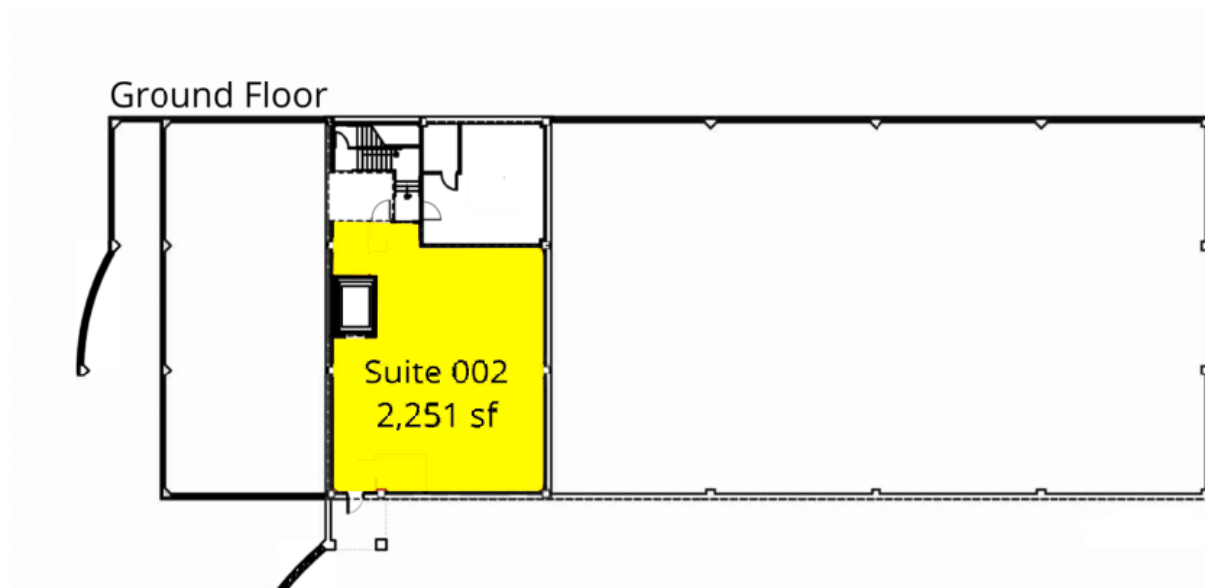
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AVAILABLE

First Floor
Suite 002

2,251 SF



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PROPERTY HIGHLIGHTS

Harden Road Medical Center is a 31,540 square foot two-story medical office. It boasts high-end finishes, updated lobby and restrooms and abundant parking. Walkable to the Market Place at Lake Boone which boasts numerous restaurants, gyms, and retail shops. In close proximity to UNC Rex Hospital, I-440, I-40, Lake Boone Trail and Blue Ridge Road.

- Monument signage available
- Private outdoor area overlooking forest

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ELEGANT LOBBY

High-end finishes throughout





POINTS OF INTEREST

DINING

- Chick-fil-A
- McDonalds
- Starbucks
- Buffalo Brothers Pizza & Wings
- The Oak
- Guasaca Arepa & Salsa Grill
- City Barbeque
- Village Deli & Grill
- Chubby's Tacos
- Randy's Pizza

CONVENIENCE

- Food Lion
- UNC Health Rex
- Walgreens
- CVS

LEISURE

- North Carolina Museum of Art