

FOR LEASE

3909
SUNSET ONE

SUNSET ONE

3909 Sunset Ridge Road | Raleigh, NC 27615



**CAPITAL
ASSOCIATES®**

SUNSET ONE

3909 Sunset Ridge Road | Raleigh, NC 27607

PROPERTY TYPE	Medical Office
BUILDING SIZE	14,756 SF
SPACE AVAILABLE	
Suite 203	1,567 SF
LEASE RATE	\$29.50/SF
LEASE TYPE	Full Service Gross
YEAR BUILT	1999
COUNTY	Wake
LOCATION	Raleigh, NC
FLOORS	2
PARKING	4.0/1,000 SF

BRET MULLER
919.523.4200
bmuller@capitalassociates.com

WES JOHNSON
919.422.4853
wjohnson@capitalassociates.com



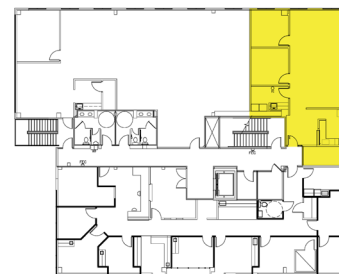
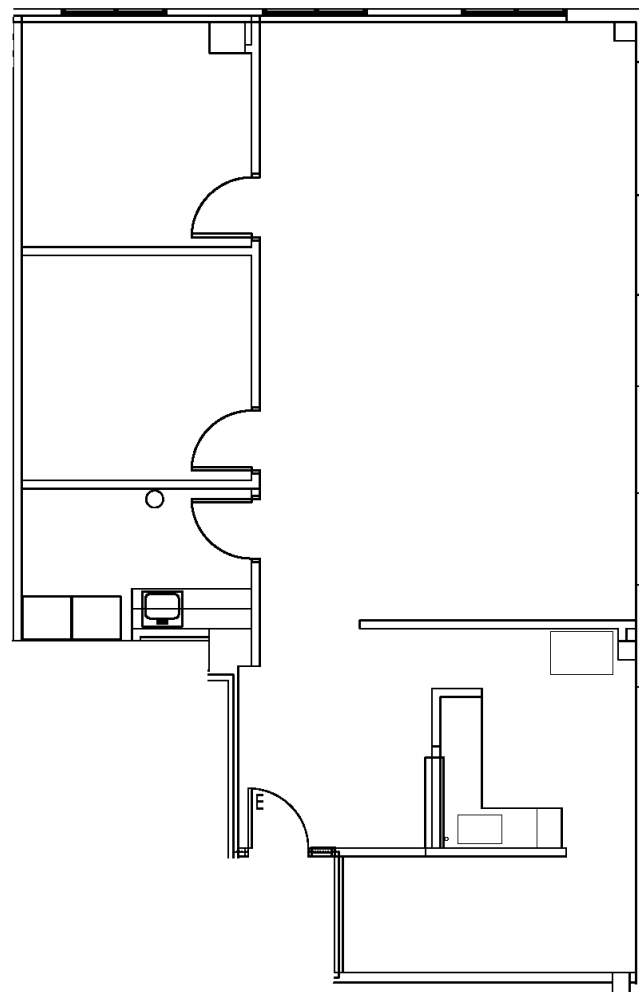
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AVAILABLE
October 1, 2025

Second Floor
Suite 203

1,567 SF



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PROPERTY HIGHLIGHTS

Sunset Two is a 14,756 square foot two-story medical office building adjacent to the Rex Hospital Campus. It is located in the Blue Ridge Corridor conveniently accessible from Blue Ridge Road and is less than 10 miles from Downtown Raleigh and RDU International Airport.

- Conveniently surrounded by retail, restaurants and other services
- Monument signage available

BRET MULLER

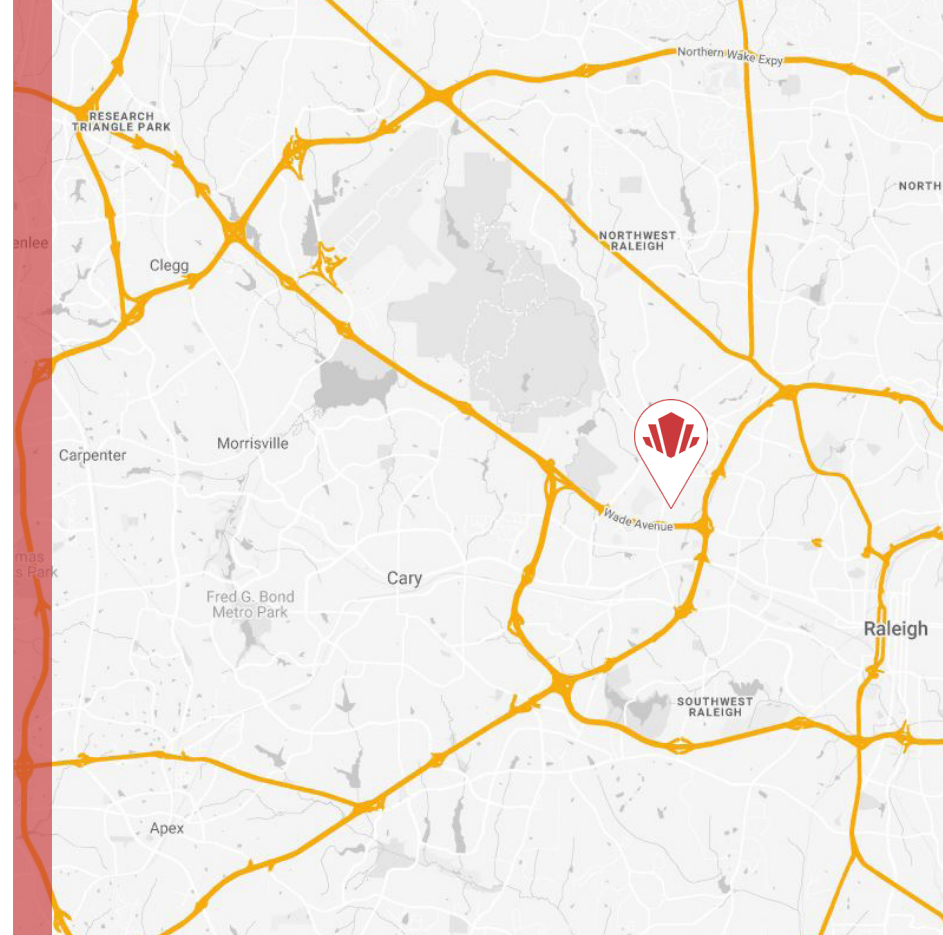
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AMPLE PARKING
4.0/1,000 SF

