

FOR LEASE



**SUNSET TWO**

3921 Sunset Ridge Road | Raleigh, NC 27607



**CAPITAL  
ASSOCIATES®**



# SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607

|                         |                |
|-------------------------|----------------|
| <b>PROPERTY TYPE</b>    | Medical Office |
| <b>BUILDING SIZE</b>    | 21,332 SF      |
| <b>SPACE AVAILABLE*</b> |                |
| SUITE 301               | 2,846 SF       |
| SUITE 302               | 1,087 SF       |
| SUITE 307               | 1,232 SF       |
| <b>LEASING RATE</b>     | \$29.50/SF     |
| <b>LEASE TYPE</b>       | Full Service   |
| <b>YEAR BUILT</b>       | 2001           |
| <b>COUNTY</b>           | Wake           |
| <b>LOCATION</b>         | Raleigh, NC    |
| <b>FLOORS</b>           | 2              |
| <b>PARKING</b>          | 3.31/1,000 SF  |

\*Suites 301 and 302 can be combined for a total of 3,933 SF.

**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

**WES JOHNSON**  
919.422.4853  
wjohnson@capitalassociates.com



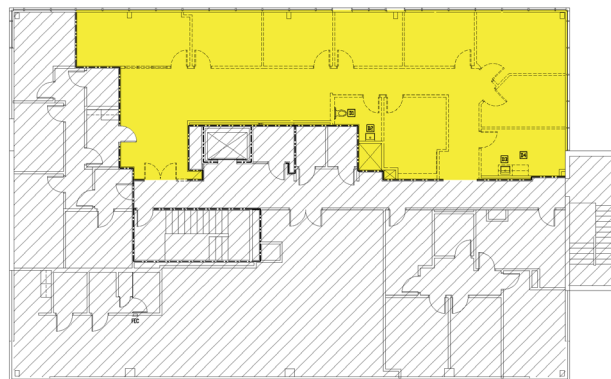
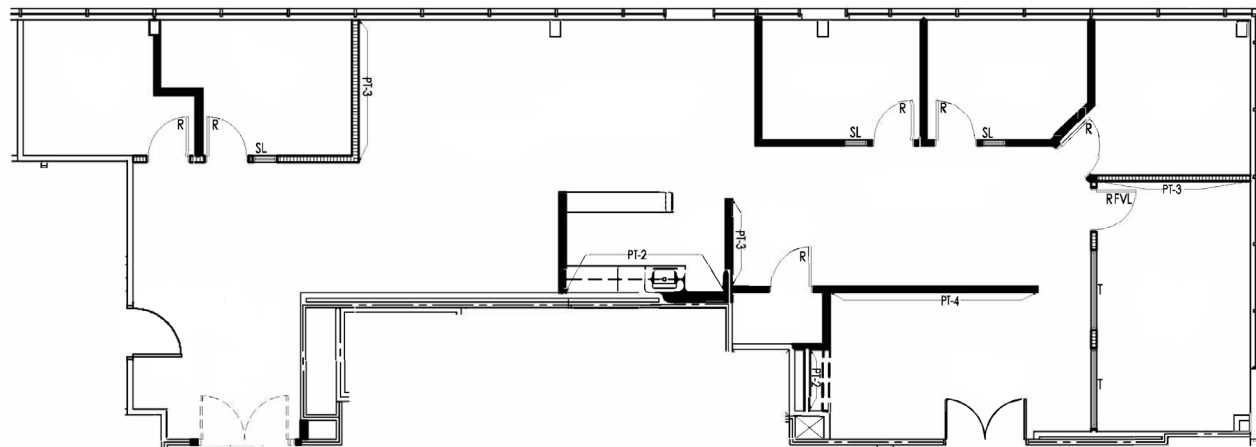
## SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607

**AVAILABLE**

Third Floor  
Suites 301

2,846 SF



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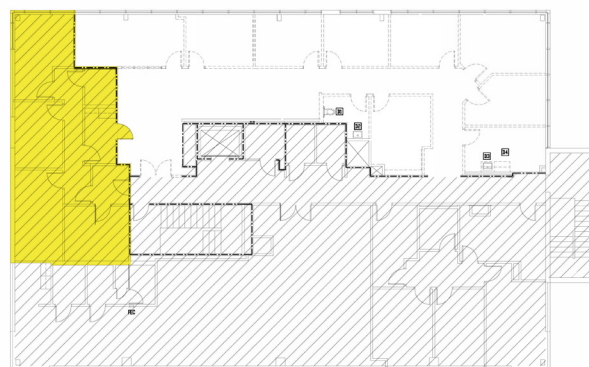
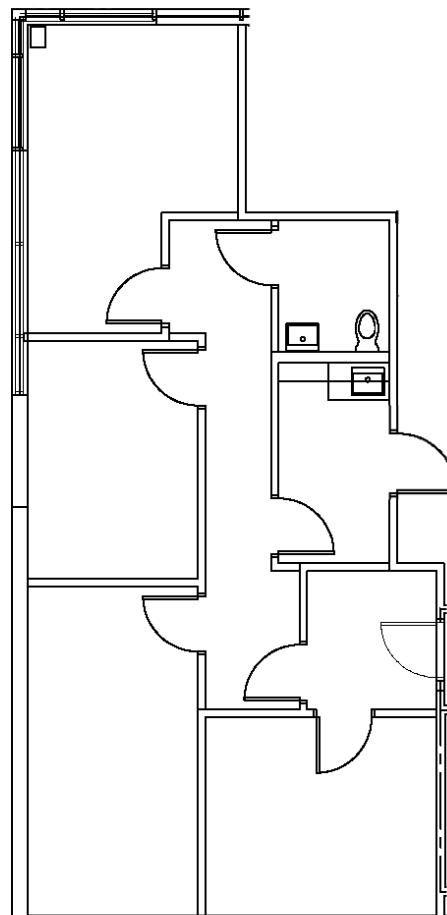
## SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607

**AVAILABLE**

Third Floor  
Suites 302

1,087 SF



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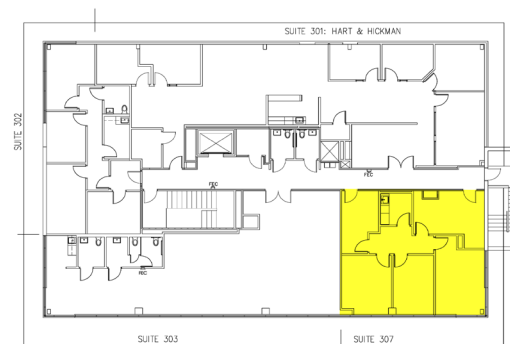
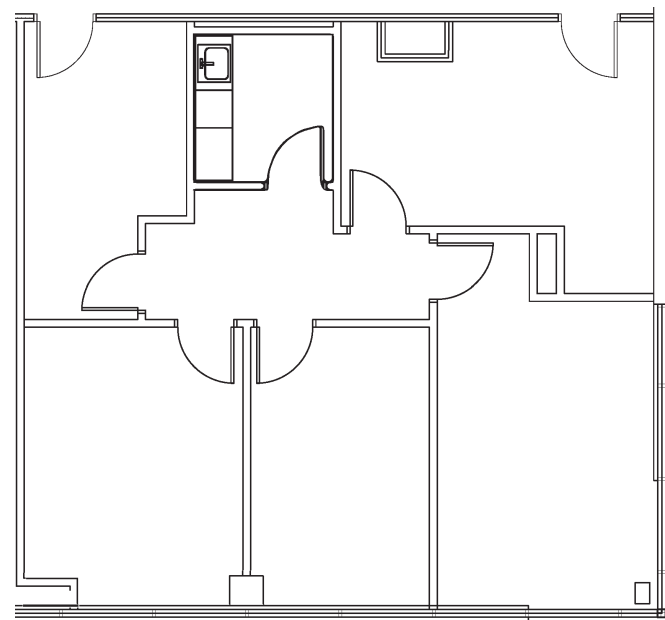
# SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607

**AVAILABLE**  
April 1, 2026

Third Floor  
Suite 307

1,232 SF



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## SUNSET TWO

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### PROPERTY HIGHLIGHTS

Sunset Two is a 21,332 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

### Walk Score®



**32**

#### CAR DEPENDENT

Most errands require a car.



**38**

#### SOME TRANSIT

A few nearby public transportation options.



**55**

#### BIKEABLE

Somewhat bike infrastructure.



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