

FOR LEASE



SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607



**CAPITAL
ASSOCIATES®**

SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607

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



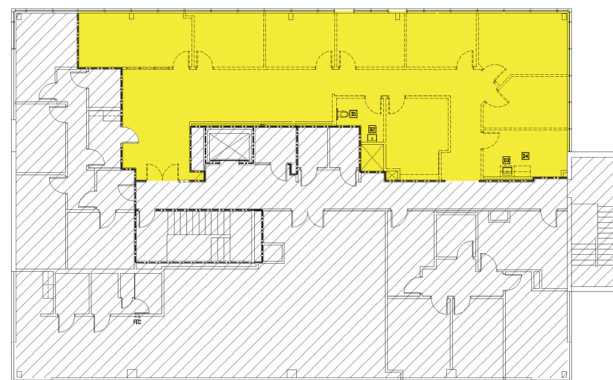
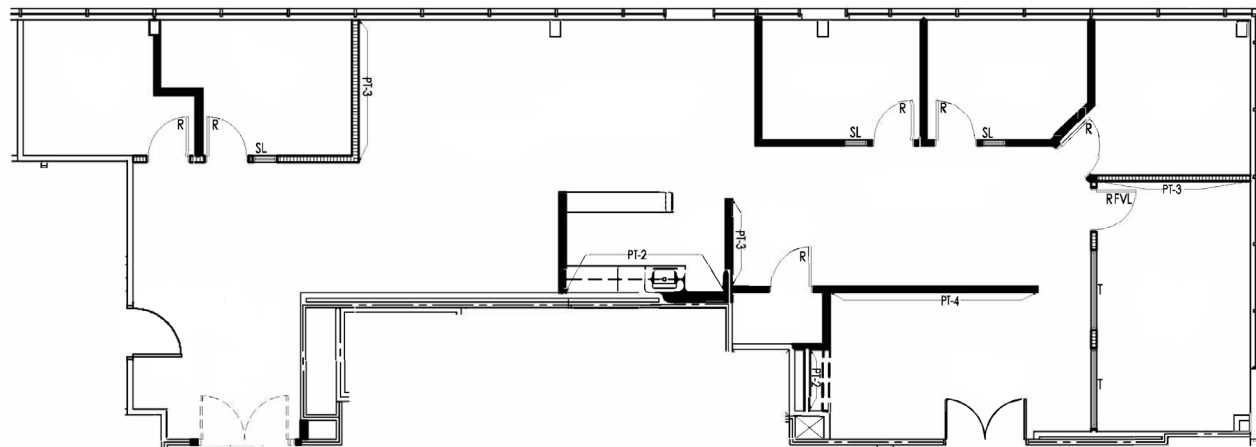
SUNSET TWO

3921 Sunset Ridge Road | Raleigh, NC 27607

AVAILABLE
August 31, 2025

Third Floor
Suites 301

2,846 SF



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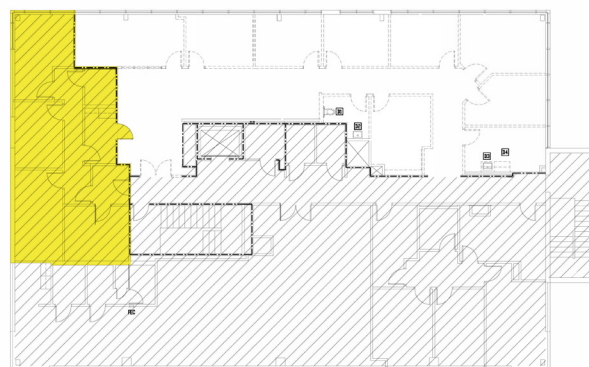
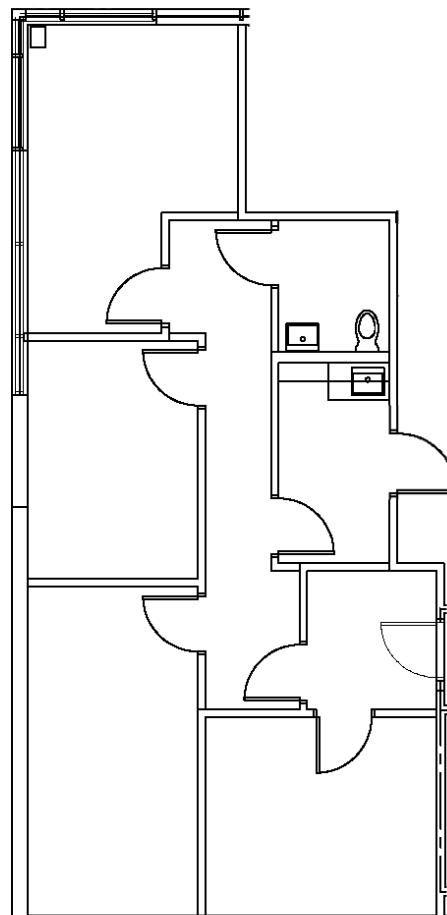
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3921 Sunset Ridge Road | Raleigh, NC 27607

AVAILABLE
August 31, 2025

Third Floor
Suites 302

1,087 SF



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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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