

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	3,933 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

BRET MULLER

919.523.4200

bmuller@capitalassociates.com

WES JOHNSON

919.422.4853

wjohnson@capitalassociates.com



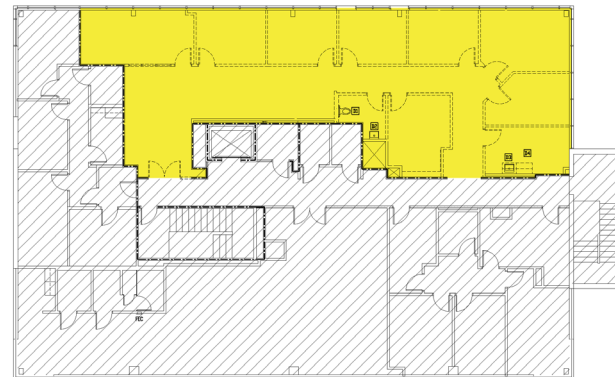
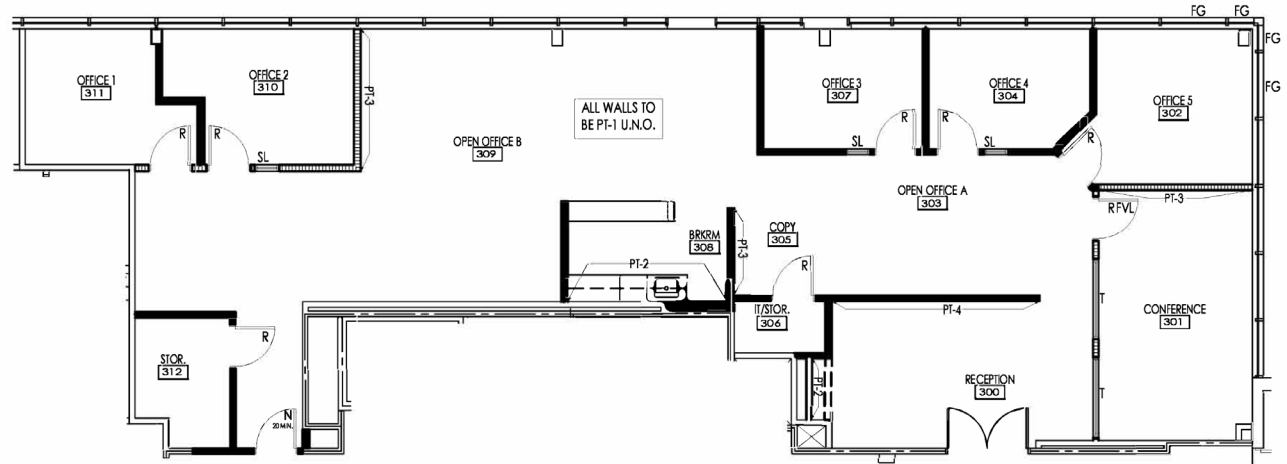
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AVAILABLE
August 31, 2025

Third Floor
Suites 301 & 302

3,933 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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