

MEDICAL SPACE
FOR LEASE



CAPITAL
ASSOCIATES®

THE MACON

AT EDWARDS MILL

4225 Macon Pond Rd | Raleigh, NC 27607

PROPERTY TYPE Medical Outpatient Building
BUILDING SIZE 120,694 SF
SPACE AVAILABLE Up to 30,302 SF
LEASING RATE Contact Broker
LEASE TYPE NNN
TICAM Contact Broker
YEAR BUILT 2024
COUNTY Wake
LOCATION Raleigh, NC
FLOORS 4
PARKING 5/1,000 RSF



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WES JOHNSON
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4225 Macon Pond Road | Raleigh, NC 27607

AVAILABLE | FIRST FLOOR

Up to 6,857 SF



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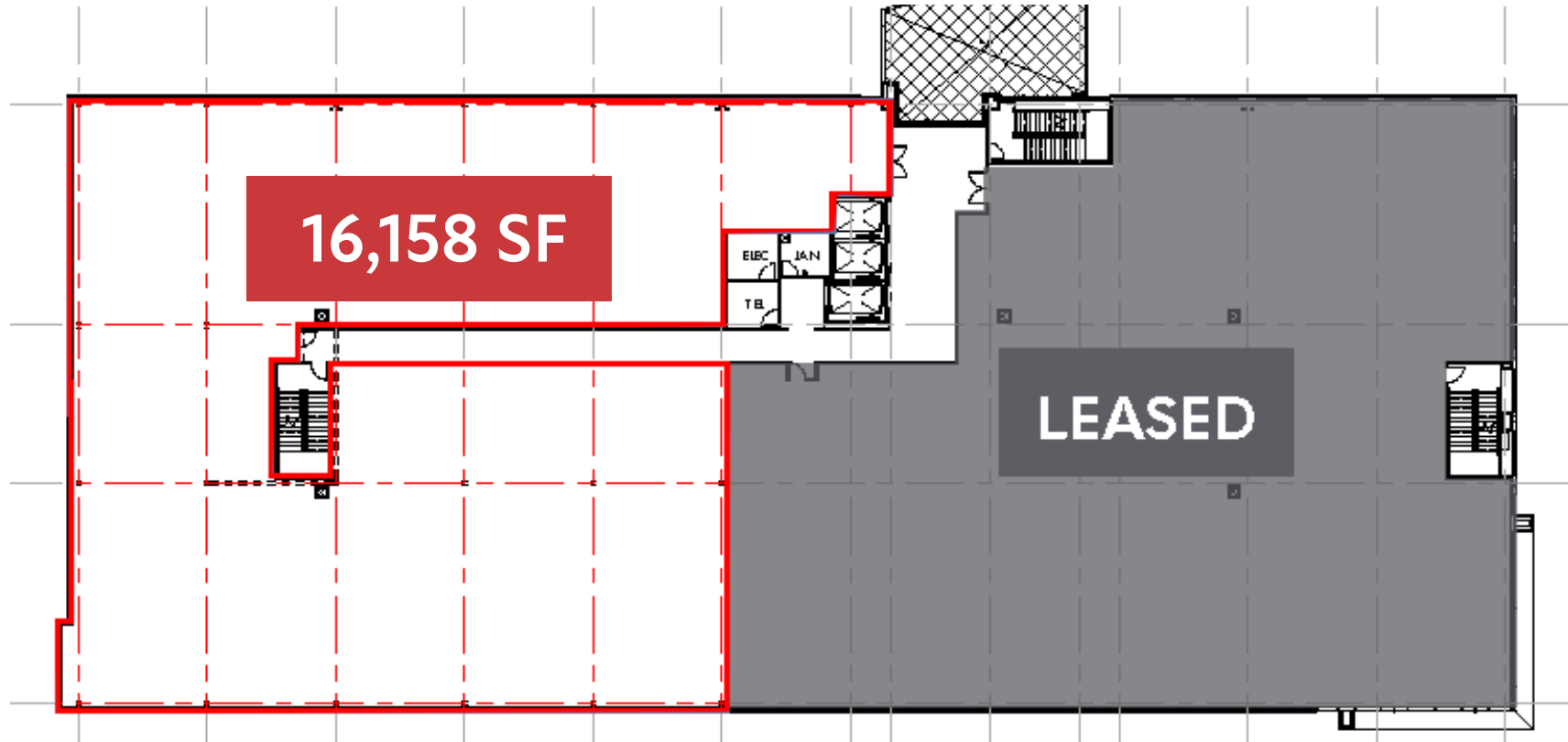
WES JOHNSON
wjohanson@capitalassociates.com
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4225 Macon Pond Road | Raleigh, NC 27607

AVAILABLE | SECOND FLOOR

Up to 16,158 SF



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AVAILABLE | THIRD FLOOR

Up to 8,929 SF



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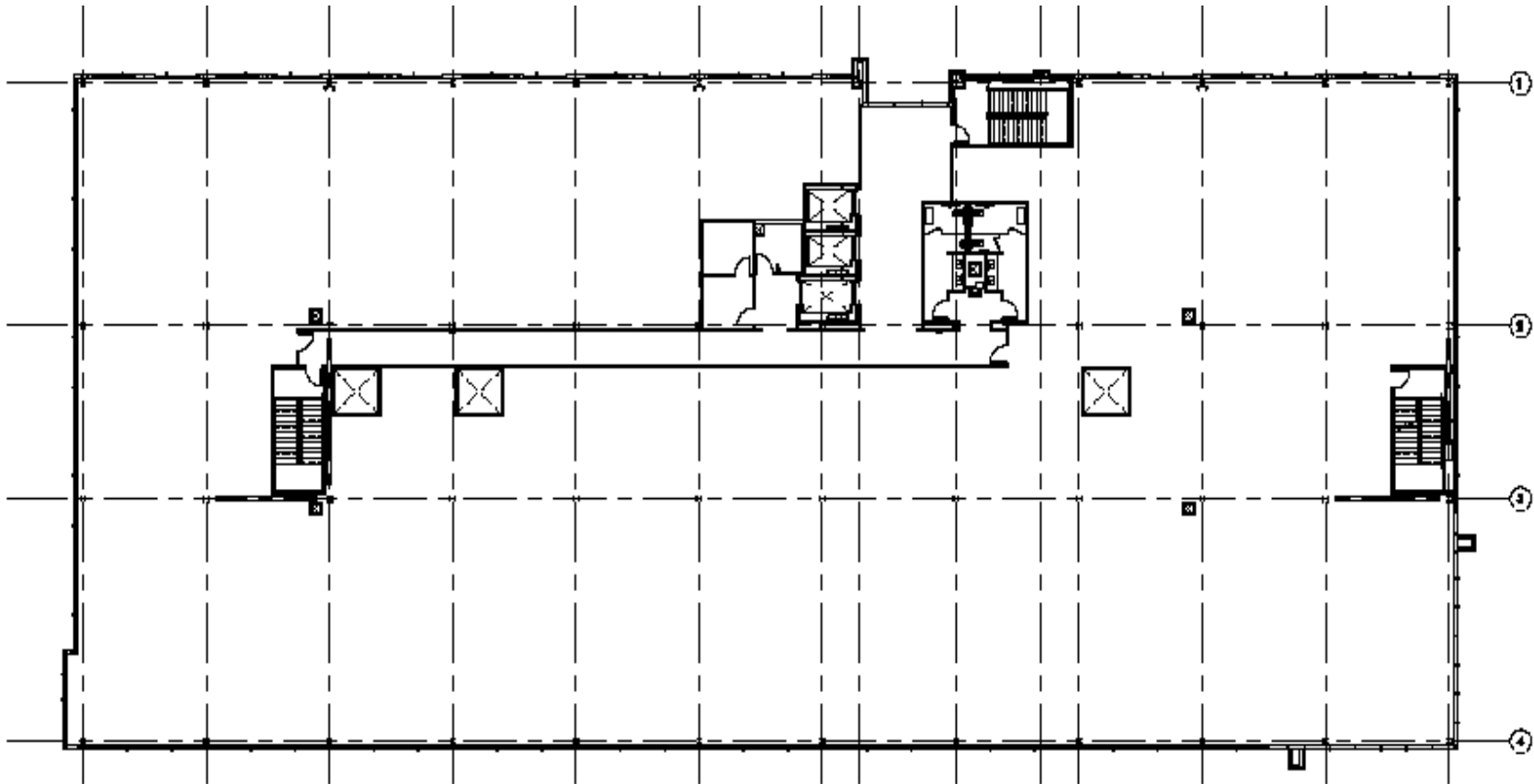
wjohnson@capitalassociates.com
919.422.4853



4225 Macon Pond Road | Raleigh, NC 27607

AVAILABLE | FOURTH FLOOR

Up to 30,302 SF | Full Floor Available



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SITE

- Expansive views of Macon Pond and preserved state-owned land.
- Elevated building with panoramic views from all floors, including the UNC Rex Hospital campus.
- Last remaining project location in the submarket between protected NC State agricultural research land and the expanding Rex Hospital campus, offering a rare blend of nature and convenience.

CLASS A, STATE-OF-THE-ART MEDICAL OUTPATIENT BUILDING

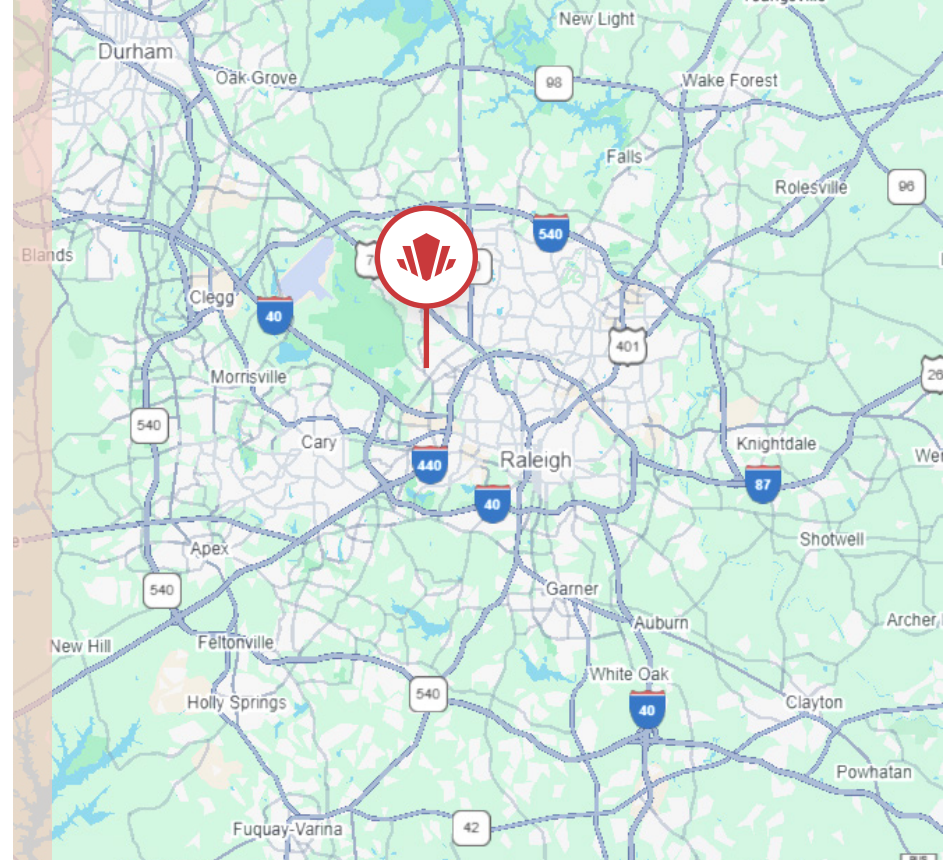
- Prominent signage visibility along Edwards Mill Rd, overlooking entrance to the UNC Rex campus.
- Modern, high-tech exterior façade designed to complement the surrounding area and visible from all floors.
- Exterior façade incorporates detailed concrete and aluminum paneling with stone accents.
- Building design prioritizes environmentally conscious features, including energy-efficient mechanical systems and sustainable materials.
- Four-story concrete parking deck with 539 spaces, plus surface parking, providing a 5/1,000 parking ratio

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NEWLY DELIVERED AND READY FOR TENANT UPFITS!







ADJACENT TO THE RAPIDLY GROWING
UNC REX HEALTHCARE CAMPUS

DEMOGRAPHICS

Within a 3 mile radius



80,308

Total Population | 2024



29

Median Age | 2025



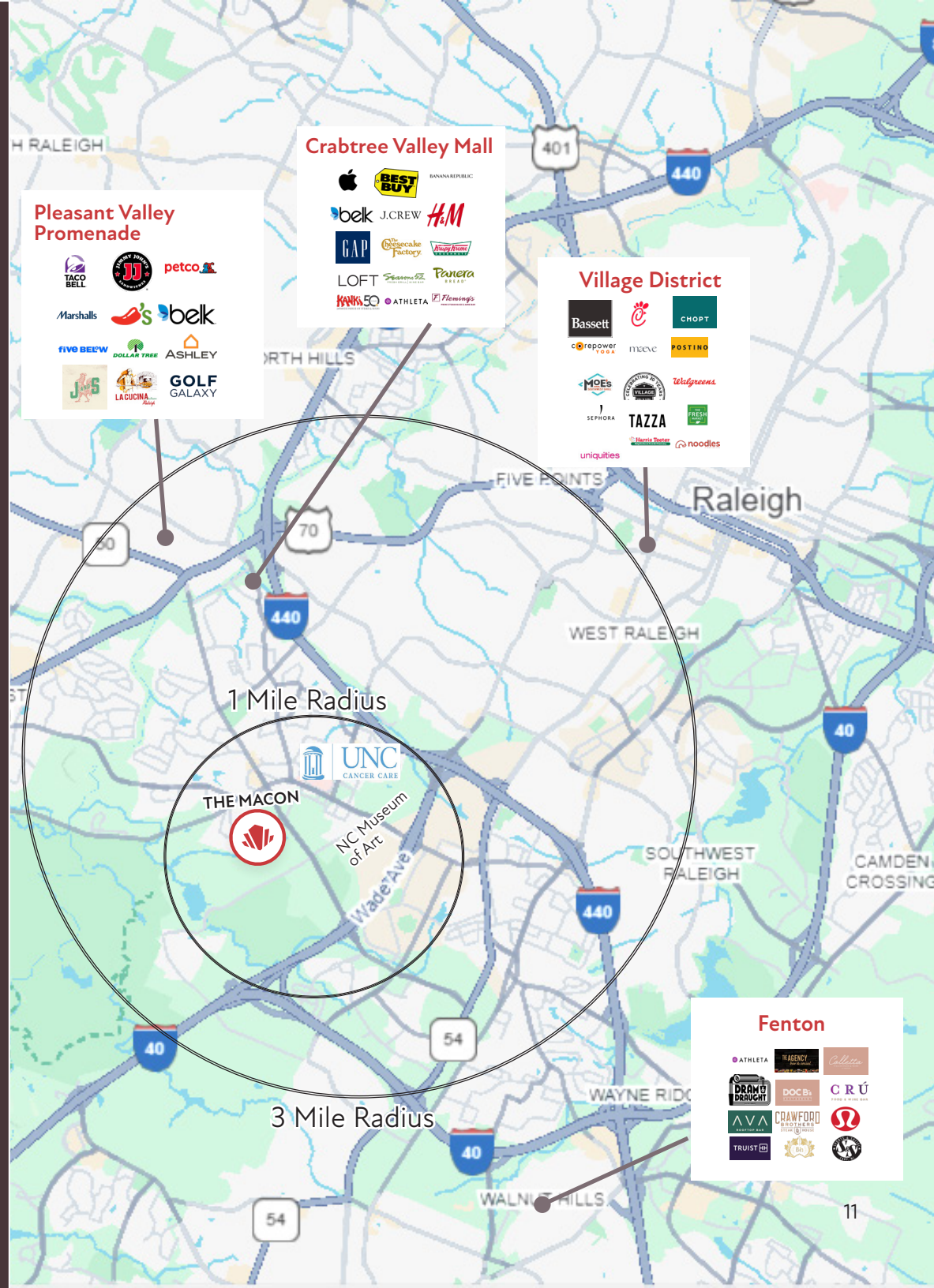
\$118,187

Median HH Income | 2025



1.41%

2024-29 Population Growth | 2025



WHY RALEIGH?

#1

BEST PLACE TO LIVE IN 2025

U.S. News & World Report | 2025

#3

BEST STATE CAPITAL TO LIVE IN 2025

WalletHub | 2025

#5

BEST FOR QUALITY OF LIFE 2025

U.S. News & World Report | 2025

#2

BEST PERFORMING LARGE CITY 2025

Milken Institute | 2025

#1

BEST U.S. CITY FOR RENTERS

U.S. News | 2025

#3

FASTEST-GROWING CITY

CoreLogic/U-Haul | 2025

#5

MOST EDUCATED CITY IN THE U.S.

Raleigh Economic Development | 2025

#1

JOB POSTINGS PER CAPITA

NC Capital Group | 2025

\$19.2 B

TECH SECTOR IMPACT

NC Capital Group | 2025