

LEASE
8406 Six Forks Road
Suite 101

SIX FORKS OFFICE CENTER

Raleigh, NC 27615

PRESENTED BY:

CURT BRITT

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REN POWELL

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Highly desirable North Raleigh location
- Fully furnished and move-in ready
- Brand new renovations
- One mile from I-540
- Well-maintained landscaping and ample parking

OFFERING SUMMARY

LEASE RATE:	\$1,600/MO
FULL SERVICE LEASE:	Tenant responsible for interior janitorial and telecommunications

CURT BRITT

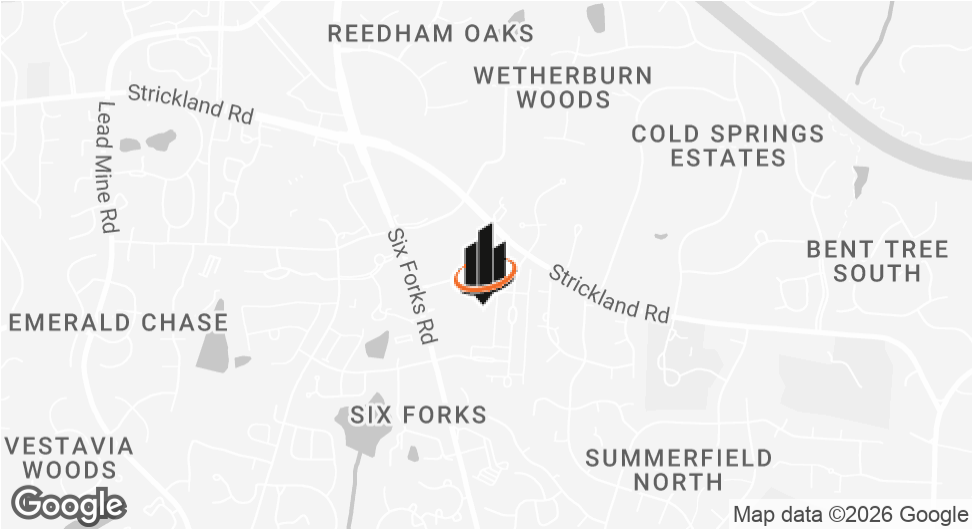
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PROPERTY DESCRIPTION

Suite 101 at 8406 Six Forks Road is a ±544 SF ground-level office condo located in the highly desirable Six Forks Office Center in North Raleigh.

This well-appointed suite features a reception area, two private offices, kitchenette, private restroom, and windows on two sides providing abundant natural light, with convenient parking directly in front of the unit. Fully furnished.

Walkable to Whole Foods and Panera and less than one mile from I-540, the property offers excellent accessibility and visibility. Recent capital improvements include a new roof (2025) as well as new flooring, paint and hardware.

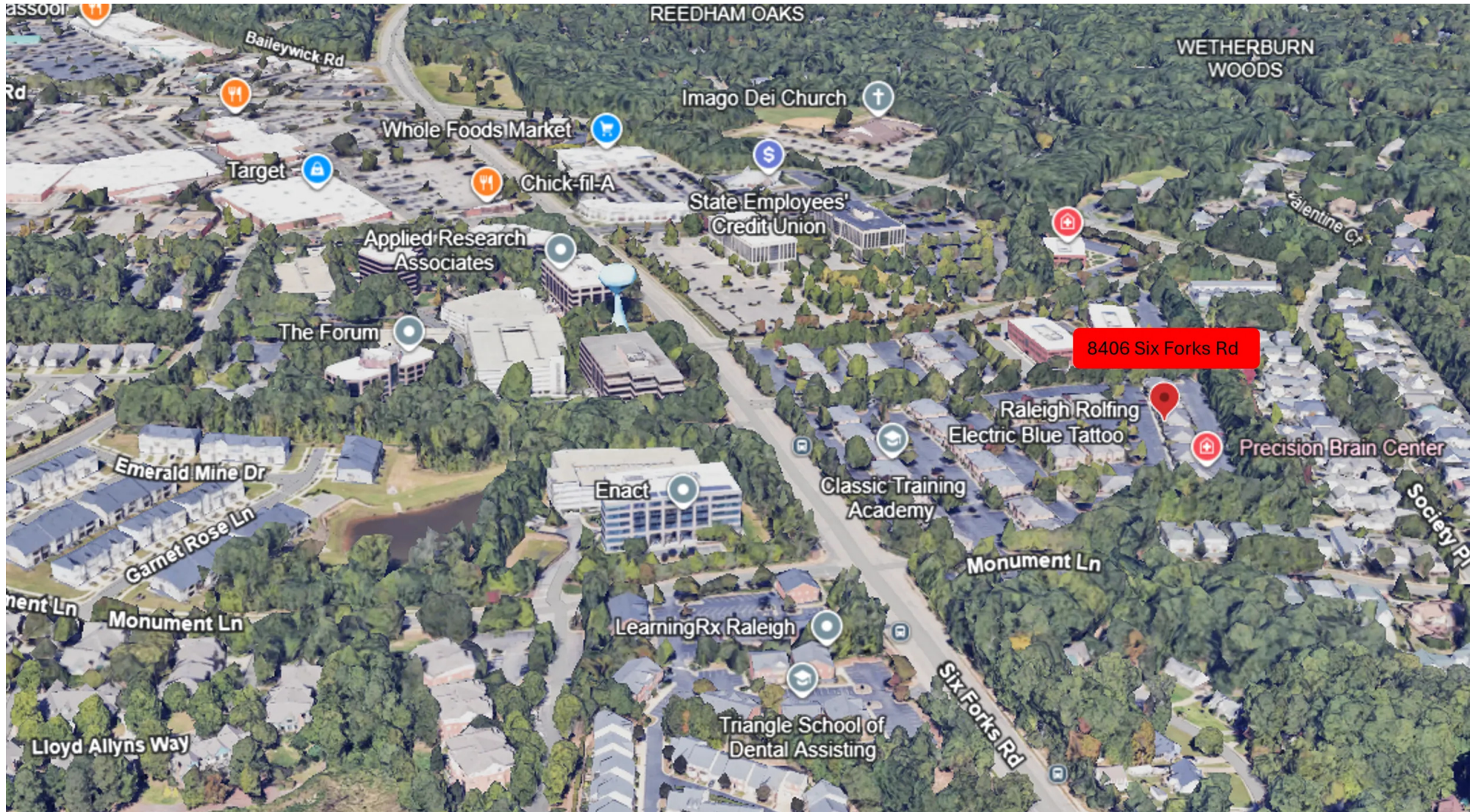
INTERIOR PHOTOS



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RETAILER MAP



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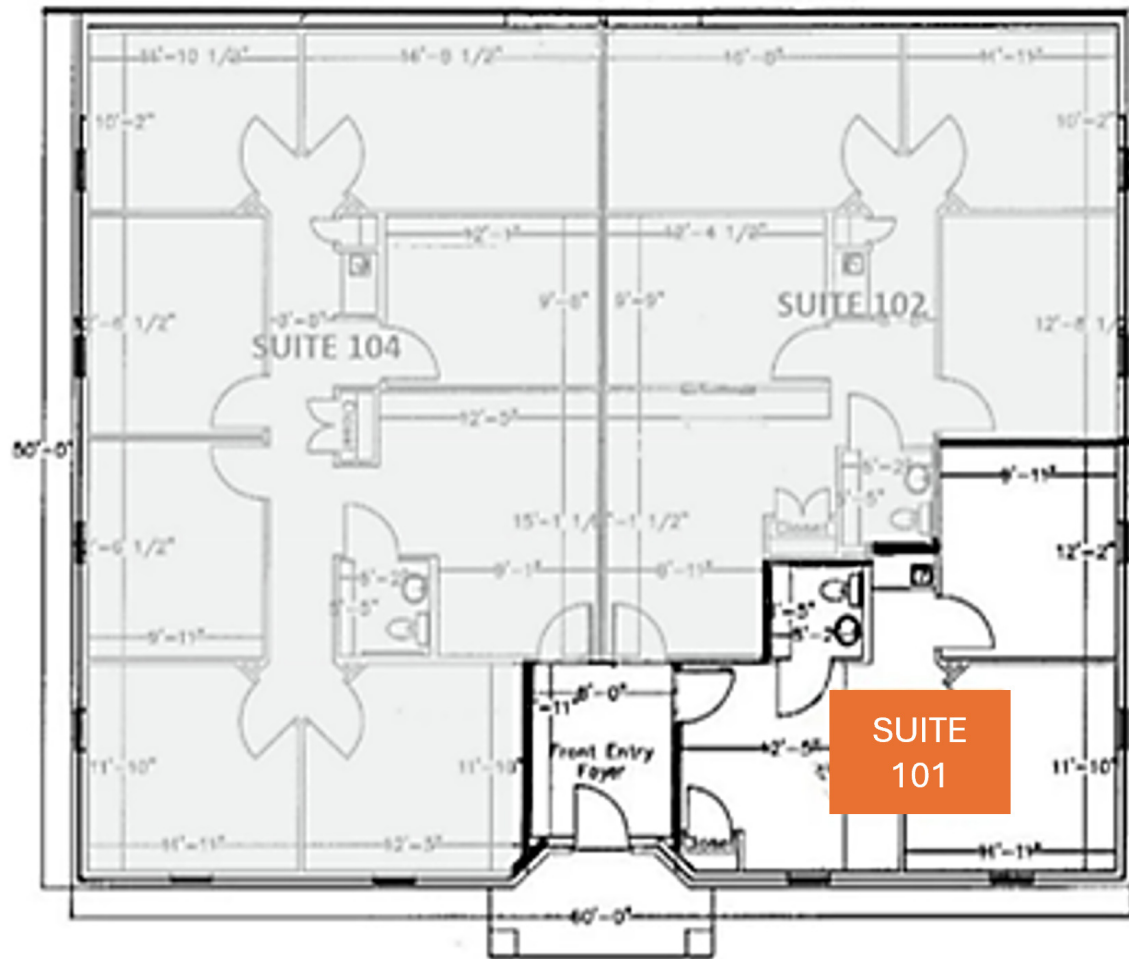
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FLOOR PLANS



FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE

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