

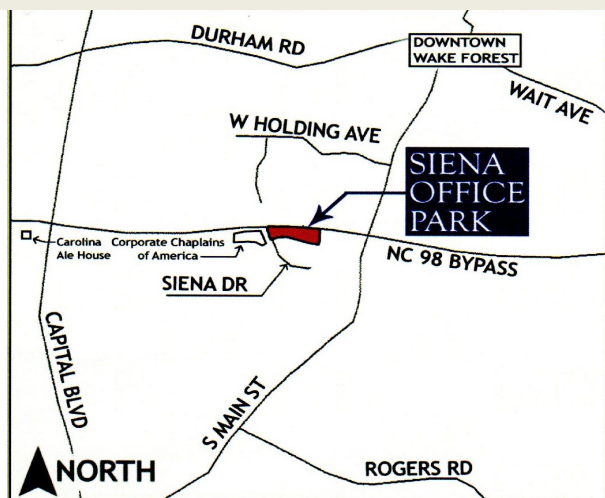
SIENA OFFICE PARK

ON 98 BYPASS, 600-620 DR CALVIN JONES HWY

WAKE FOREST, NC



VICINITY MAP



- FOR SALE OR LEASE
- ALL BRICK GARDEN LEVEL SUITES
- CUSTOM INTERIOR FINISHES AVAILABLE
- SOLD AS SHELL SPACE
- EASY ACCESS, CENTRALLY LOCATED
- MEDICAL / PROFESSIONAL OFFICE SPACE
- FOUR BUILDINGS—40,000 SF
- SUITES AVAILABLE FROM 1600 SF TO 6054 SF



RUSSELL GAY

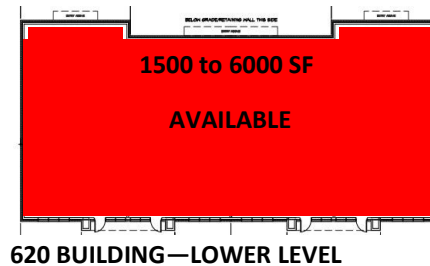
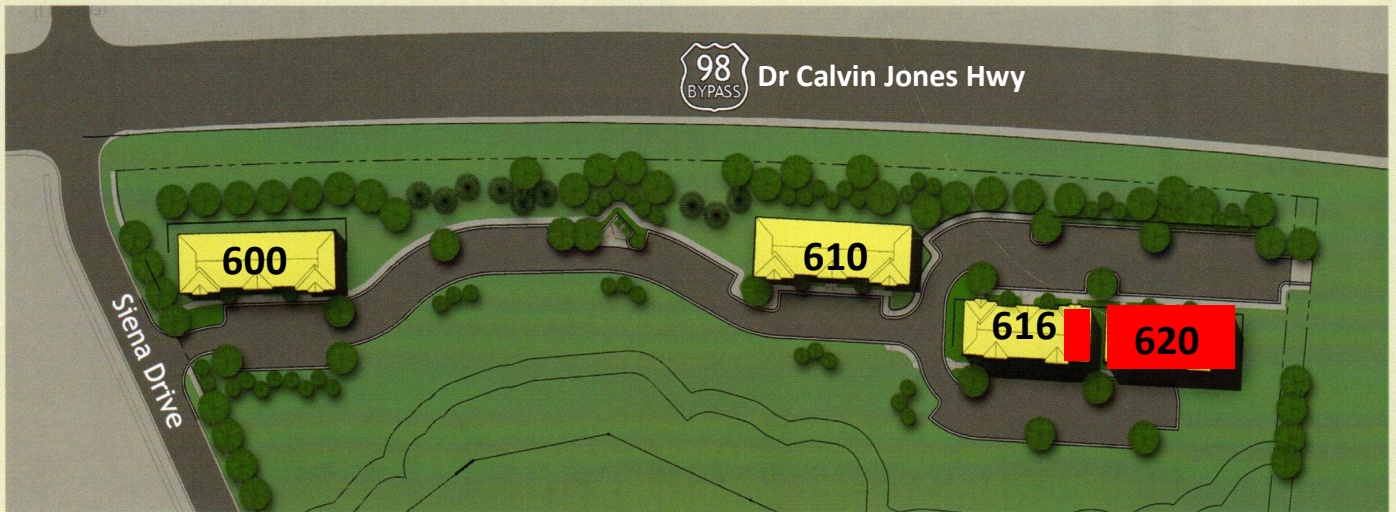
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RUSSELL GAY AND ASSOCIATES
COMMERCIAL REAL ESTATE

919-961-8725

SIENA OFFICE PARK



SIENA OFFICE PARK space is sold as a shell without any improvements. Owners can custom-build their space to their exact specifications and requirements. You can use your contractor or we can assist with architectural plans and building.

LEASING is available in the \$18.00 PSF range plus operating expenses. A \$50 Tenant Improvement allowance on new space is estimated at this rate. Both allowance and rate may adjust per tenants requirements.

OCCUPANCY can typically occur within 90 days of agreement and plan design.

Near the proposed Wegman's project.

NEIGHBORS:

600-100 Coldwell Banker Advantage
600-112 Michael Kretchmer Periodontics
610-100 Wake Forest Endodontics
610-104 Vitality Chiropractic
610-112 Sandra Martin General Dentistry

616-200 Happy Tooth, Orthodontics
616-212 Long Tax & Financial Planning
616-208 Capstone Benefits
616-112 Kemper Insurance
620-204 Edward Jones
620-212 Heritage Urgent Care & Spa

AVAILABLE SPACE

UPPER LEVEL—Built-out— Available June 1, 2019

616-212 1662 sf \$415,000

LOWER LEVEL—

1500 TO 6000 SF- \$155 PSF Interior- \$160 psf Exterior



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Visit our website at russellgay.com