

2621 Spring Forest Road, Suites 101, 102 & 103



- **Total of 6,948 SF—5,423 SF vacant. This offering is for 3 units of a 5 unit building.**
- **1,525 SF (Suite 103) is leased through 12/31/19.**
- **Great North Raleigh location minutes from I-540 / I-440—flexible for many uses**
- **Attractive brick front building with signage, exposure, with ample parking**
- **Multiple private offices, 2 reception rooms, 3 bathrooms, kitchenette and open storage/meeting area**
- **Open space in back of building with drive-in door—See Floor Space Drawing**

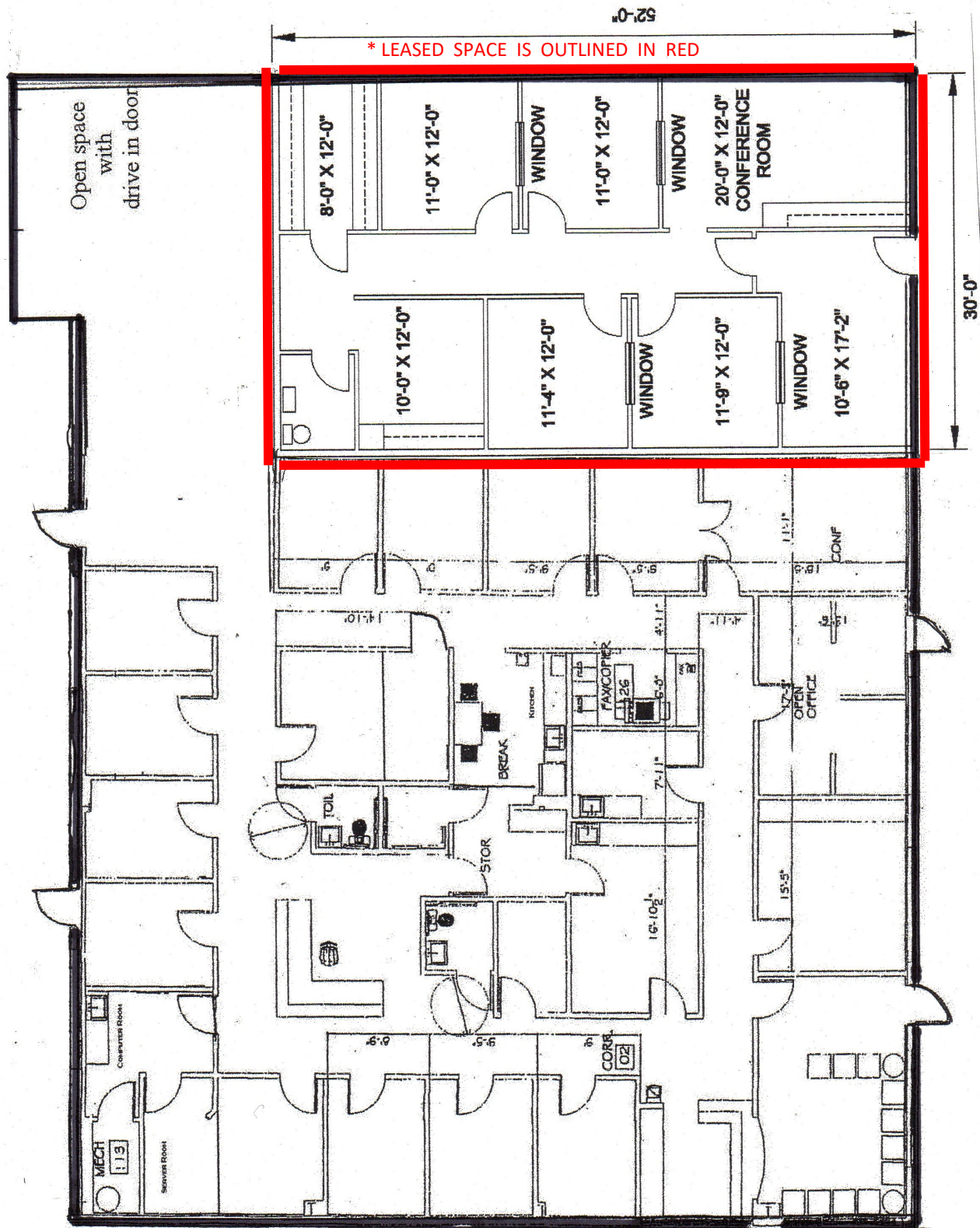


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SPRING FOREST PLACE

2621 Spring Forest Road, Suites 101, 102 & 103



SPRING FOREST PLACE

2621 Spring Forest Road, Suites 101, 102 & 103



NOTES:

- Total square footage of the 3 spaces for sale/lease is approximately 7008 SF.
- 1525 SF is leased to Professional Financial Services through Dec 31, 2019.
- Gross rent is \$2,271 Monthly / \$27,252 Yearly for Suite 103. Expenses (property taxes/ association dues) average \$3.00 psf for a NOI on Suite 103 of \$22,677.00.
- Suite 103 value is approximate \$283,000.
- The vacant space of approximately 5,483 SF can be subdivided.
- Three drive-in doors in the rear are closed off but can be opened.
- Total Property Taxes: \$10,545.00
- Total Association Dues: \$10,512.00