

LEASED INVESTMENT OPPORTUNITY

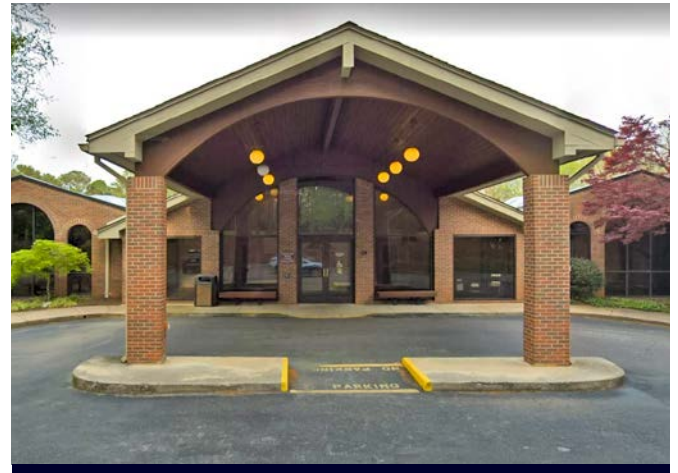
PARK PLACE PROFESSIONAL CENTER

3324 SIX FORKS ROAD, RALEIGH, NC 27609

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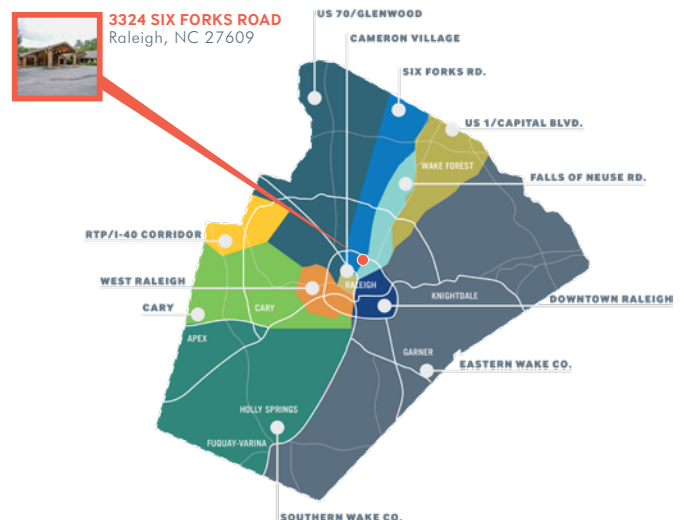
Opportunity to acquire a low risk, low maintenance, fully-leased, office condominium occupied by a major hospital system. The subject property is well-located off Six Forks Rd in Raleigh, North Carolina, adjacent to the I-440 beltline, and just a mile from North Hills, a mixed-use shopping center that includes over 700,000 square feet of retail shops, retailers, and restaurants.

Commencing early 2020, the condominium will undergo significant interior renovations to bring the property up to today's medical standards and ensuring the long-term functionality of the space. Tenant has a substantial investment in the premises.



ADDRESS	3324 Six Forks Road Raleigh, NC 27609
TOTAL CONDOMINIUM SQUARE FOOTAGE	13,416
YEAR BUILT	1986
LEASE TYPE	NNN
LEASE TERM	8.5 years
GUARANTOR	Credit Tenant

Sale Price: \$3,750,000
Cap Rate 6.39%



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