

OFFICE FOR LEASE

3211 Rogers Road, Wake Forest, NC 27587



PROPERTY OVERVIEW

Exceptional FLEXIBLE Office Space perfect for any type of small to medium size business. Located on the second floor, four individual suites available immediately. All suites have access to shared second floor conference room/break room. High Ceilings and multiple windows with views of the wooded landscape, allow ample sunlight pour in creating enjoyable, quiet work environments. Ample parking and popular nearby amenities are minutes away. UTILITIES INCLUDED!!

PROPERTY FEATURES

- Suite 200 - 967 sqft Executive Offices - \$2200 Monthly
- Suite 209 - 240 sqft Corner Office - \$600 Monthly
- Owner Flexible on Up Fit, if applicable
- Ample Parking and Popular Nearby Amenities
- In Renovations

DOT has approved the installation of a new traffic light that will service Heritage Branch Road and Rogers Road and will be installed around the 3rd quarter of this year.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

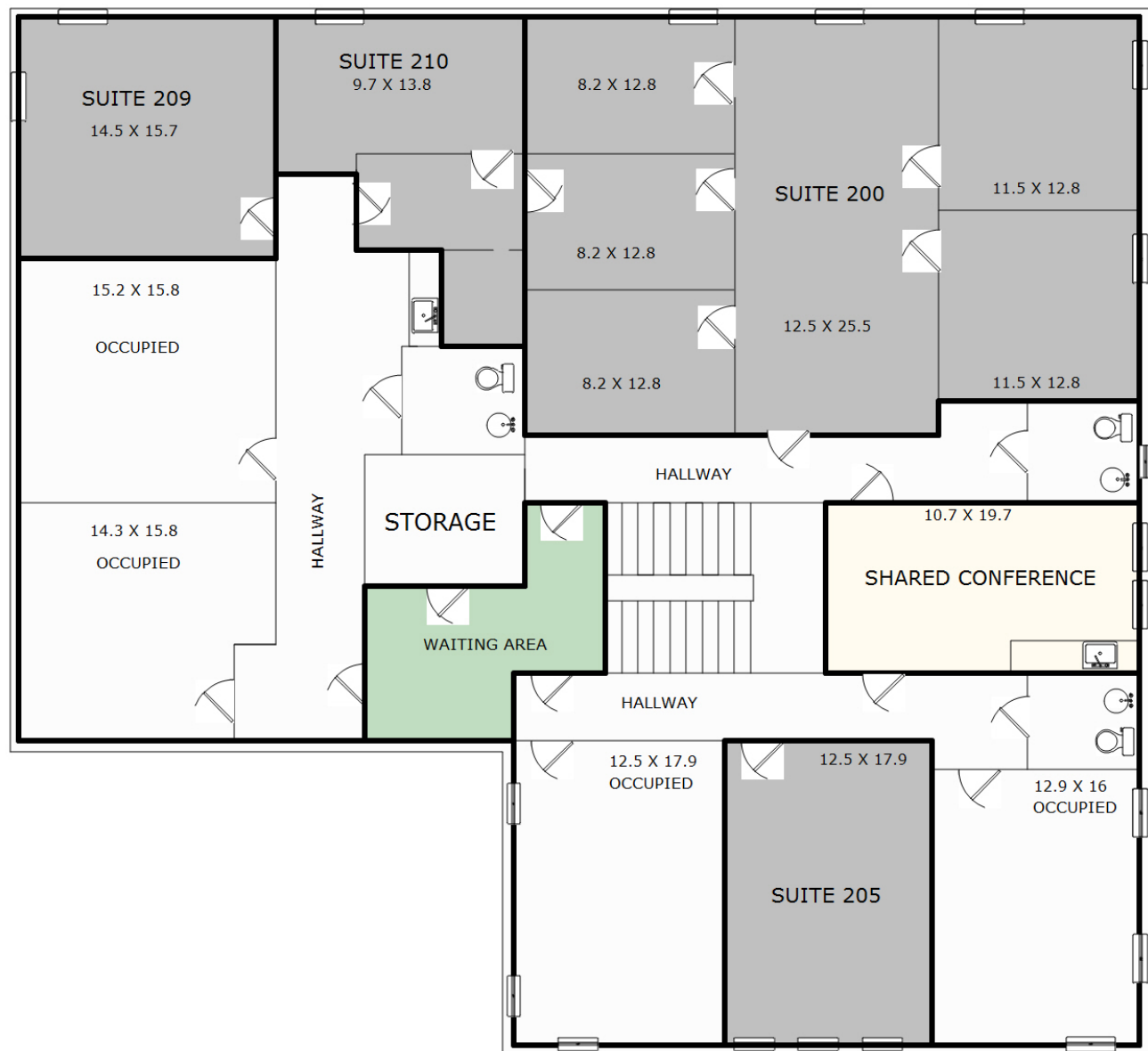
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APPROXIMATE DIMENSIONS
NOT TO EXACT SCALE



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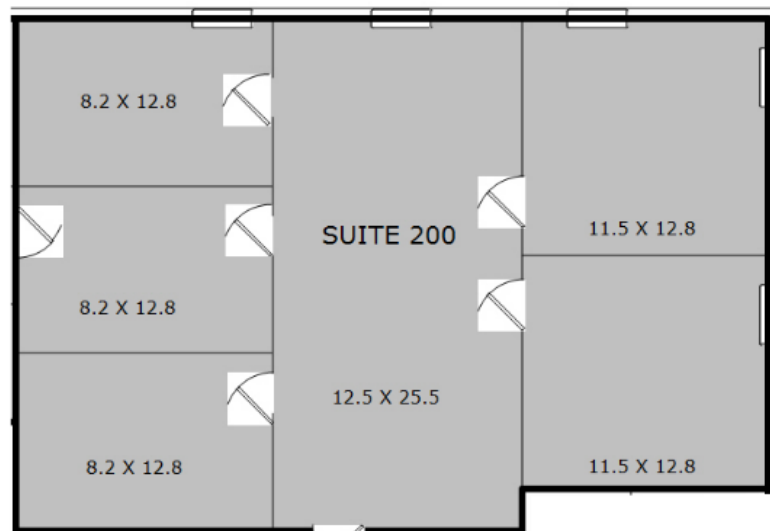
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Suite 200

- 967 sqft
- \$2200 monthly
- Lots of Natural Light
- Beautiful Spacious Office

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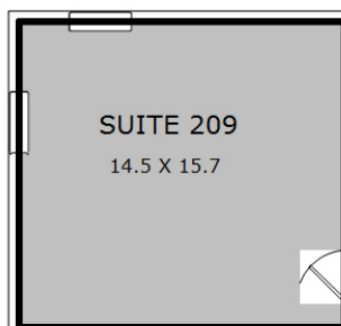
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Suite 209

- 240 sqft
- \$600 monthly
- 2nd Floor Corner Office
- Shared Common Areas

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Common Areas



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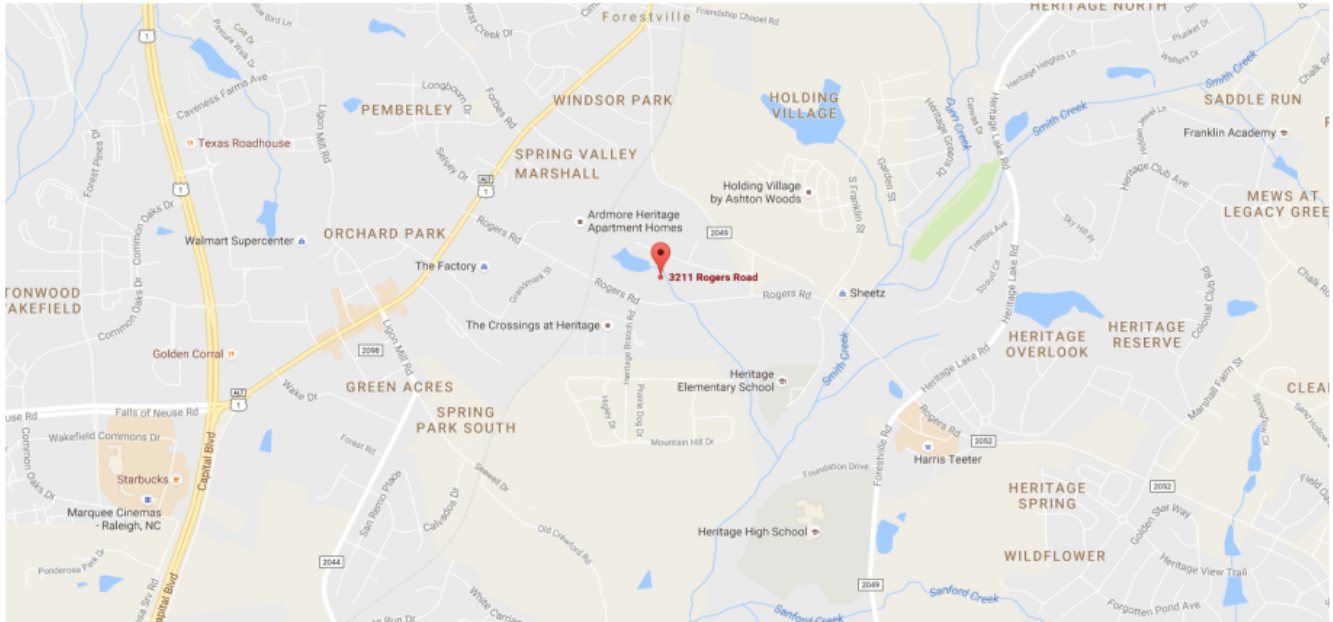
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