

# FOR SALE

2940 FALSTAFF ROAD  
RALEIGH NC 27610

**PHOENIX**  
COMMERCIAL PROPERTIES



## SALES PRICE:

**\$1,250,000.00**

\*+/-2,900 SF MAY ALSO BE AVAILABLE FOR TENANT OCCUPANCY

## BROKER CONTACT

**KIM MILLS** | VICE PRESIDENT

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## PROPERTY HIGHLIGHTS

🏠 **BUILDING SPACE:** +/- 6,000 RBA

🏠 **PROPERTY TYPE & ZONING:** MIXED USE OFFICE

🏠 **YEAR BUILT:** 1985

🏠 **LOT & PARKING:** 0.54 ACRE LOT

PARKING RATIO: 3.50/1000 - 21 FREE SURFACE SPACES

🏠 **CONSTRUCTION:** STUCCO ON MASONRY

🏠 **LOCATION:** GREAT LOCATION SOUTH OF WAKE MED RALEIGH CAMPUS  
LESS THAN 1 MILE TO I-440

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## FLOOR PLAN



\*FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY & IS NOT TO SCALE



## SPACE HIGHLIGHTS

- RECEPTION/OPEN OFFICE AREA
- 7-10 PRIVATE OFFICES WITH SPACE FOR OPEN WORKSTATIONS
- CONFERENCE ROOM
- TWO KITCHEN AREAS & FIVE BATHROOMS
- WORK/FILE ROOMS & PLENTY OF STORAGE
- UPGRADED WITH NEW PAINT, FLOORING, AND WINDOW TREATMENTS



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