

OFFICE CONDOMINIUM FOR LEASE

HERITAGE OFFICE CENTER

1756 Heritage Center Drive - Suites 201,202,203,204
Wake Forest, NC 27587



OFFERING SUMMARY

AVAILABLE SF:	540 SF 960 SF 1,500 SF
LEASE RATE:	\$1000 - \$2437.50 Monthly (MG)
BUILDING SIZE:	6,000 SF
ZONING:	Highway Business

PROPERTY OVERVIEW

Beautiful New 540 SF, 960 SF, 1,500 SF suites available for lease.
Handicap accessible, ground level entry.

Available: 540 SF Suite-Rental Rate:
\$1,000 Monthly

Fully Leased: 960 SF Suite-Rental Rate:
\$18.50 SF / \$1,480.00 Monthly

Fully Leased: 1,500 SF Suite-Rental Rate:
\$19.50 SF / \$2,437.50 Monthly

3 year lease terms.
See page 3 for office layouts.

Tenant responsible for electricity, voice/data, janitorial, security,
and HVAC service agreement.

Landlord pays water, dues, and taxes.

KW COMMERCIAL
4700 Homewood Court,
Suite 200
Raleigh, NC 27609

AMY BUSH
Director
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- Light and bright work environment.
- Beautifully landscaped grounds.
- Exterior brick construction with attractive stone detailing.
- Smooth 10-foot ceilings.
- LED surface mounted light fixtures with motion sensor switches.
- Interior walls sound insulated for quieter work environment.
- Interior wood trim package with crown, base, and case moldings.
- New, 2" inch premium synthetic wood blinds throughout.
- Granite countertops. Solid core office doors.
- High quality commercial grade carpeting throughout suite.
- Trane HVAC (14 SEER). Pre-wired with CAT-6 voice/data wiring.
- Spectrum Business Class or Century link available.
- Ground level entry. Abundant parking. Handicapped accessible.
- One-year warranty parts and labor on new building construction.
- First time building signage provided by builder.
- Located in Wake Forest near residential, retail, restaurants, banks, and medical offices.
- Walk to Starbucks, Mod Pizza, and Culvers.
- Signalized traffic light at Rogers Road and South Main Street.
- Second exit from Heritage Office Center with right turn onto South Main Street.

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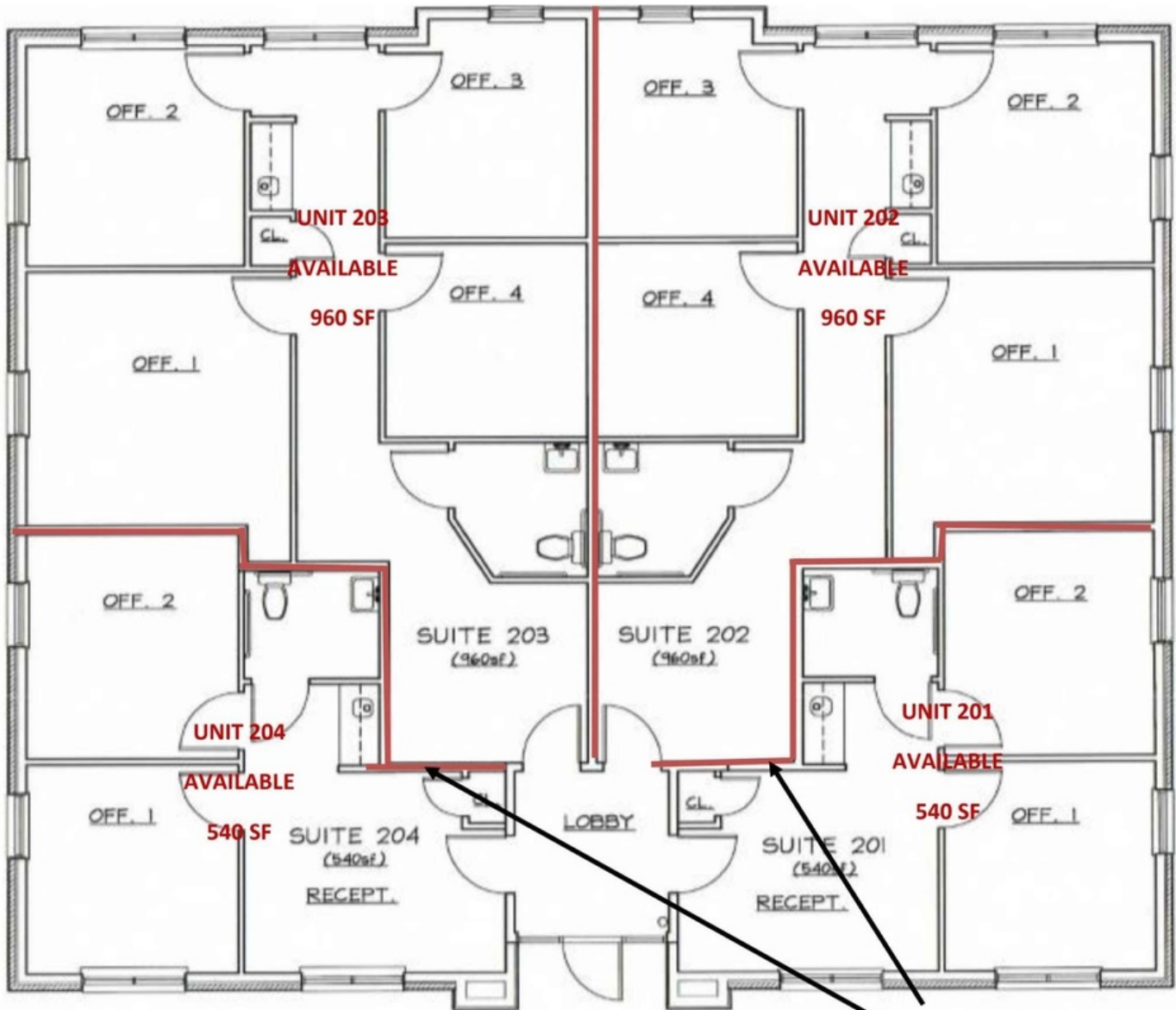
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Option to combine the units

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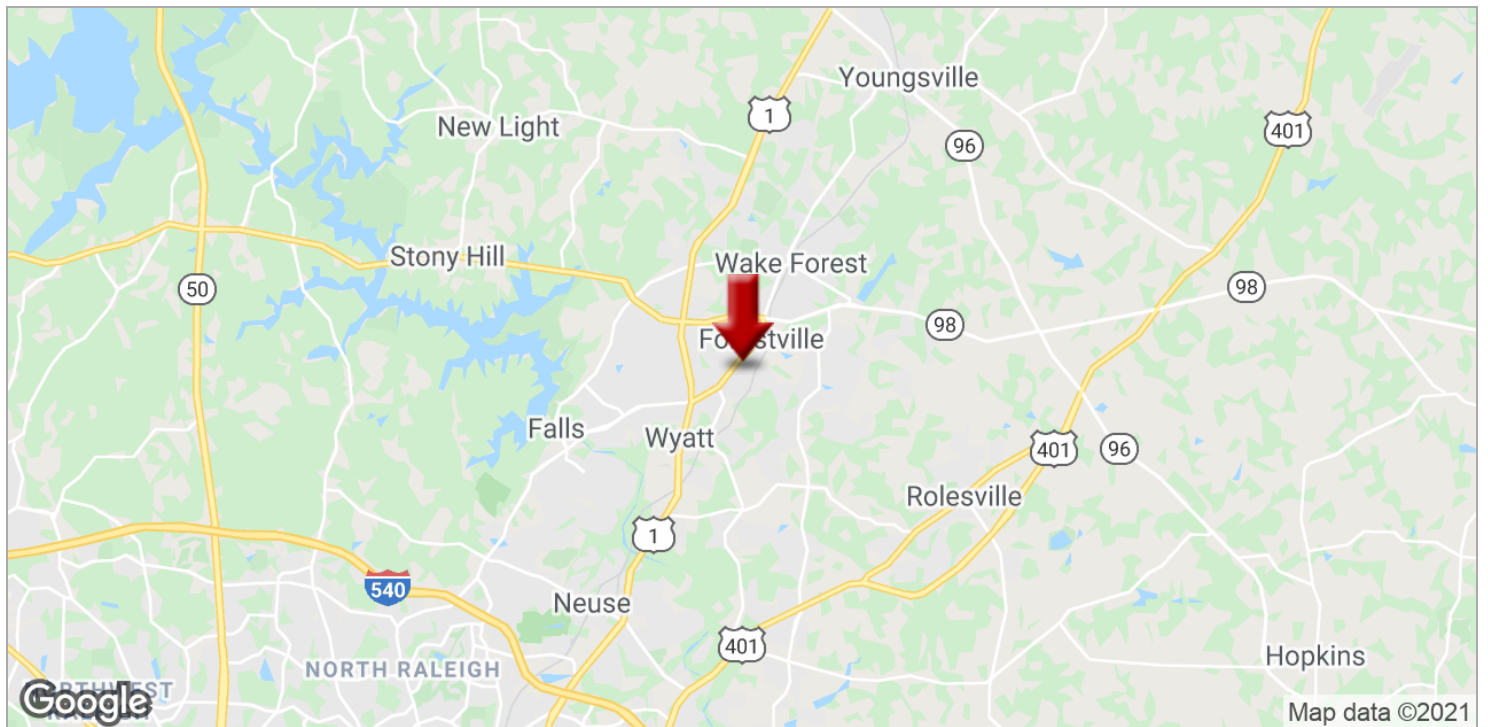
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Each Office Independently Owned and Operated amybushcommercial.com/

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