

2321 BLUE RIDGE ROAD

Raleigh, NC 27607

OFFICE BUILDING FOR SALE



Photo Courtesy of CoStar

SALES AGENT

JOHN KERR

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ADDRESS

2321 Blue Ridge Road Raleigh, NC 27607

SIZE

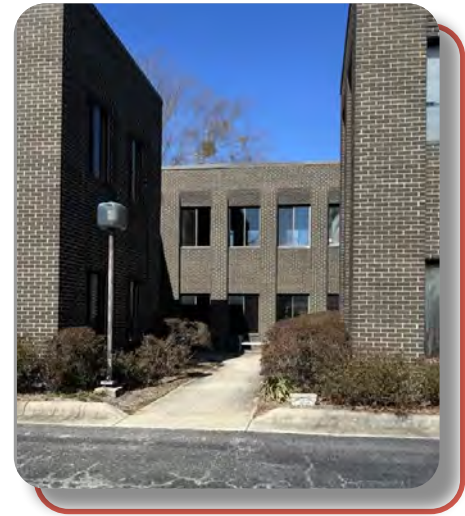
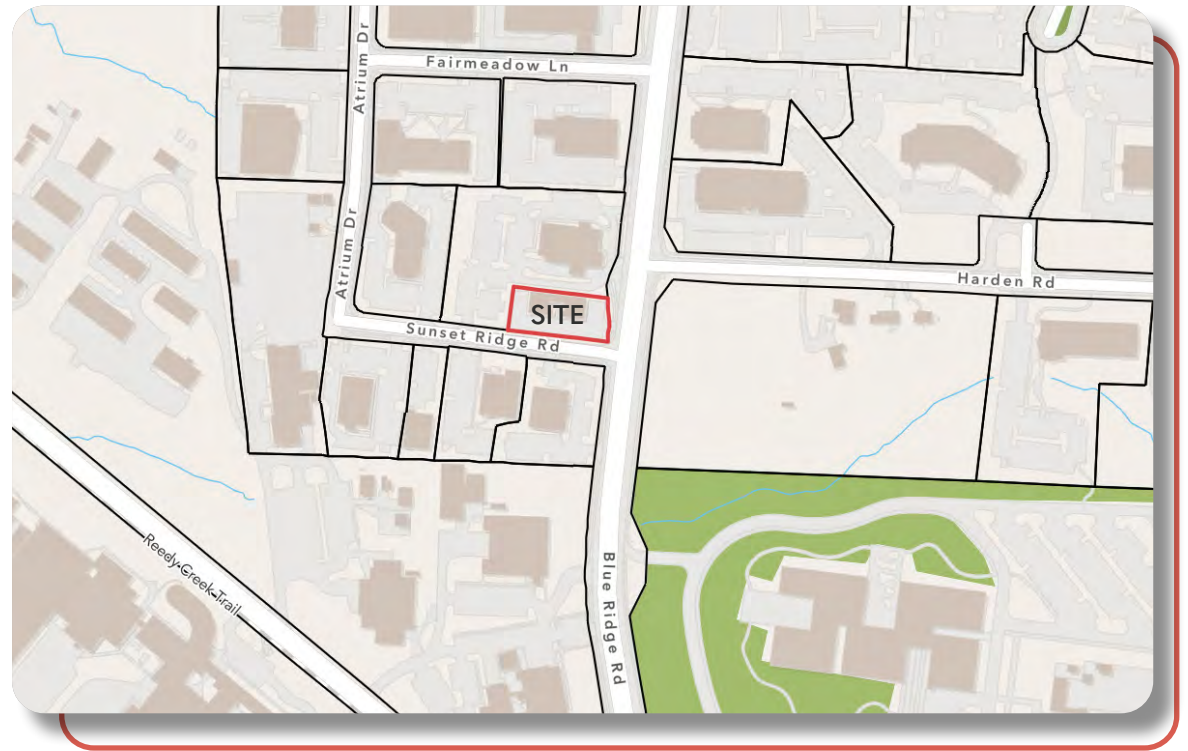
10,296 SF building (± 9,200 RSF Rentable)
.49 Acres (Pin# 0785-70-1946)

PRICE

Market

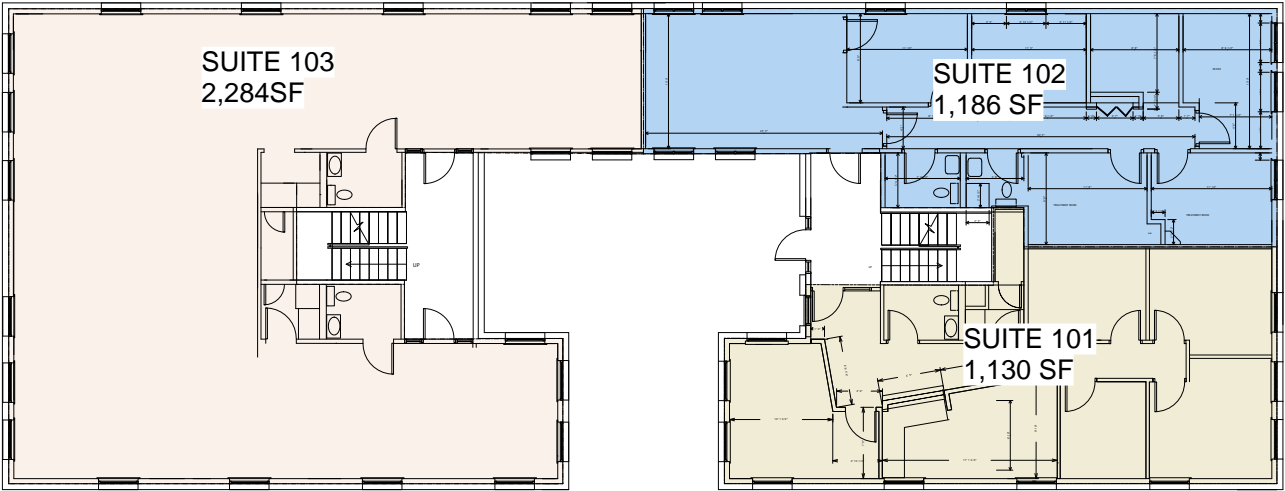
ADDITIONAL DETAILS

- Zoned OX-5 (Office/Mixed-Use up to 5 stories)
- Mostly vacant with no long term leases
- 33 Parking Spaces
- Excellent Owner-Occupant opportunity
- Outstanding visibility on Blue Ridge Road corridor
- Partially renovated with flexible suite size options
- Built in 1983

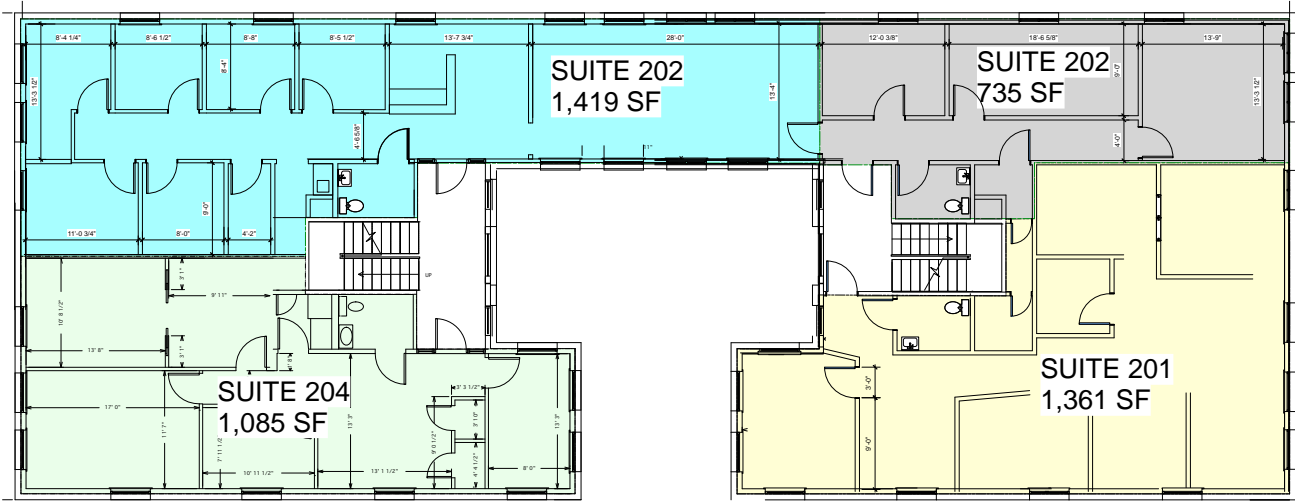


SITE
PLAN

LOWER LEVEL



UPPER LEVEL





UMSTEAD
STATE PARK

SITE

UNC
HEALTH CARE
REX HOSPITAL

2321 BLUE RIDGE ROAD

Harris Teeter

LAKE BOONE
SHOPPING CENTER
McDonald's
FISH & CHICKEN
FOOD LION
STARBUCKS

THE MARKETPLACE AT
LAKE BOONE
FIRST WATCH
TWO ROOSTERS
ICE CREAM

NCMA

CRABTREE VALLEY MALL
APPLE
SEPHORA
GAP

NC STATE UNIVERSITY
MAIN CAMPUS

NC STATE UNIVERSITY
CENTENNIAL
BIOMEDICAL CAMPUS

MEREDITH COLLEGE

LENOVO CENTER

CARTER-FINLEY STADIUM

WADE AVENUE

BLUE RIDGE ROAD

EDWARDS MILL ROAD

GLENWOOD AVENUE

INTERSTATE
40

440

TRAFFIC COUNT
27,876

TRAFFIC COUNT
123,365

TRAFFIC COUNT
76,899

TRAFFIC COUNT
112,710