



FOR SALE AND LEASE

14,016 SF

Medical Office

Close to Wake Med

\$19.80 PSF NNN Lease Rate

or \$3,700,000 Sales Price

5 year term

3305 Sungate Blvd.
Raleigh, NC 27610



PROPERTY OVERVIEW

Located in one of Raleigh's premier medical corridors, 3305 Sungate Boulevard is a well-maintained Class B medical office building designed for healthcare providers, specialty practices, or owner-users seeking a strategic location near one of the region's largest hospitals. The property sits just steps from WakeMed Raleigh Campus, offering exceptional convenience for physicians, patients, and medical support services.

3305 Sungate Boulevard offers a rare opportunity to acquire or occupy a purpose-built medical office facility in one of Raleigh's most desirable healthcare locations. Its strategic setting, functional layout, and immediate access to WakeMed position it as an excellent choice for medical practices looking to expand or establish a presence in the Triangle market.

Property Highlights

- Property Type: Medical Office Building
- Building Size: Approximately 14,016 square feet
- Lot Size: Approximately 1.84 acres
- Year Built: 2006
- Building Class: Class B
- Stories: 1
- Zoning: O&I-1 (Office & Institutional – Medical)
- Parking: More than 70 surface parking spaces
- Configuration: Single-tenant medical office building with an efficient single-story layout

Location Highlights

The property enjoys outstanding visibility and accessibility near the intersection of New Bern Avenue and Sunnybrook Road, with quick access to I-440 (Beltline). Its location within Raleigh's established healthcare district makes it ideal for medical professionals serving patients throughout Wake County and the greater Triangle region.



PROPERTY OVERVIEW

Property Features

- Attractive campus-style setting
- Excellent patient accessibility
- Ample on-site parking
- Professional medical office environment
- Convenient access to public transportation
- Monument signage opportunities
- Strong surrounding medical and professional tenant base

This property is well suited for:

- Multi-specialty physician practices
- Primary care or family medicine
- Physical therapy and rehabilitation
- Behavioral health services
- Imaging or outpatient diagnostic services
- Dental or specialty healthcare providers

Investment Appeal

The property's proximity to WakeMed, combined with Raleigh's continued population and healthcare growth, makes it an attractive asset for healthcare providers and investors alike. The single-story design, abundant parking, and established medical location support long-term occupancy and operational efficiency.

Traffic Count

Street	Cross Street	Count Year	Avg. Daily Volumue	Miles from Subject Property
Sunnybrook Road	Sungate Blvd.	2022	14,882	.06
Sunnybrook Road	Kidd Road	2020	12,902	.09
Sunnybrook Road	Kidd Road	2022	12,302	.10
Sunnybrook Road	Carl Sandburg Ct.	2022	9,641	.34
Poole Road	Cardamon Ct.	2022	15,384	.35
Poole Road	Cardamon Ct.	2021	15,608	.35
Sunnybrook Road	Carl Sandburg Ct.	2022	877	.36
Poole Road	Briarcliff Road	2022	19,347	.37
Falstaff Riad	Swimburne St.	2022	3,278	.37
Sunnybrook Road	Holston Ln.	2022	10,181	.41

PLEASE CONTACT US TO SET UP A TOUR OR TO LEARN MORE ABOUT THIS LISTING:

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FLOOR PLAN



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AERIAL/AMENITY MAP



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VICINITY MAP



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