

GREEN LEVEL MARKET

3651 Green Level W Road • Apex, NC 27523

FOR LEASE



New Development Delivering Premier Office, Medical & Retail Space *In the Heart of Western Wake County*

OFFERING

| | |
|----------------|-----------------------|
| Building Size: | 20,680 SF |
| Available: | 3,419 RSF (Suite 200) |

HIGHLIGHTS

- Rapidly growing area with more than 2,500 new construction homes with average price \$800,000+ and top rated WCPSS Schools.
- Direct access to Greenway & American Tobacco Trail offers great walkability from the surrounding neighborhoods.
- Less than one mile from the new 70 acre Duke Health site Phase 1 under construction
- Easy access to I-540, Hwy 55 and Hwy 64.
- Attractive TI & monument signage available.



Yezen S. Hamad, BIC

919.351.9411

yhamad@trilandproperty.com

Laura Saleh

919.368.0594

laura@trilandproperty.com

919.443.3034

TrilandProperty.com



GREEN LEVEL MARKET

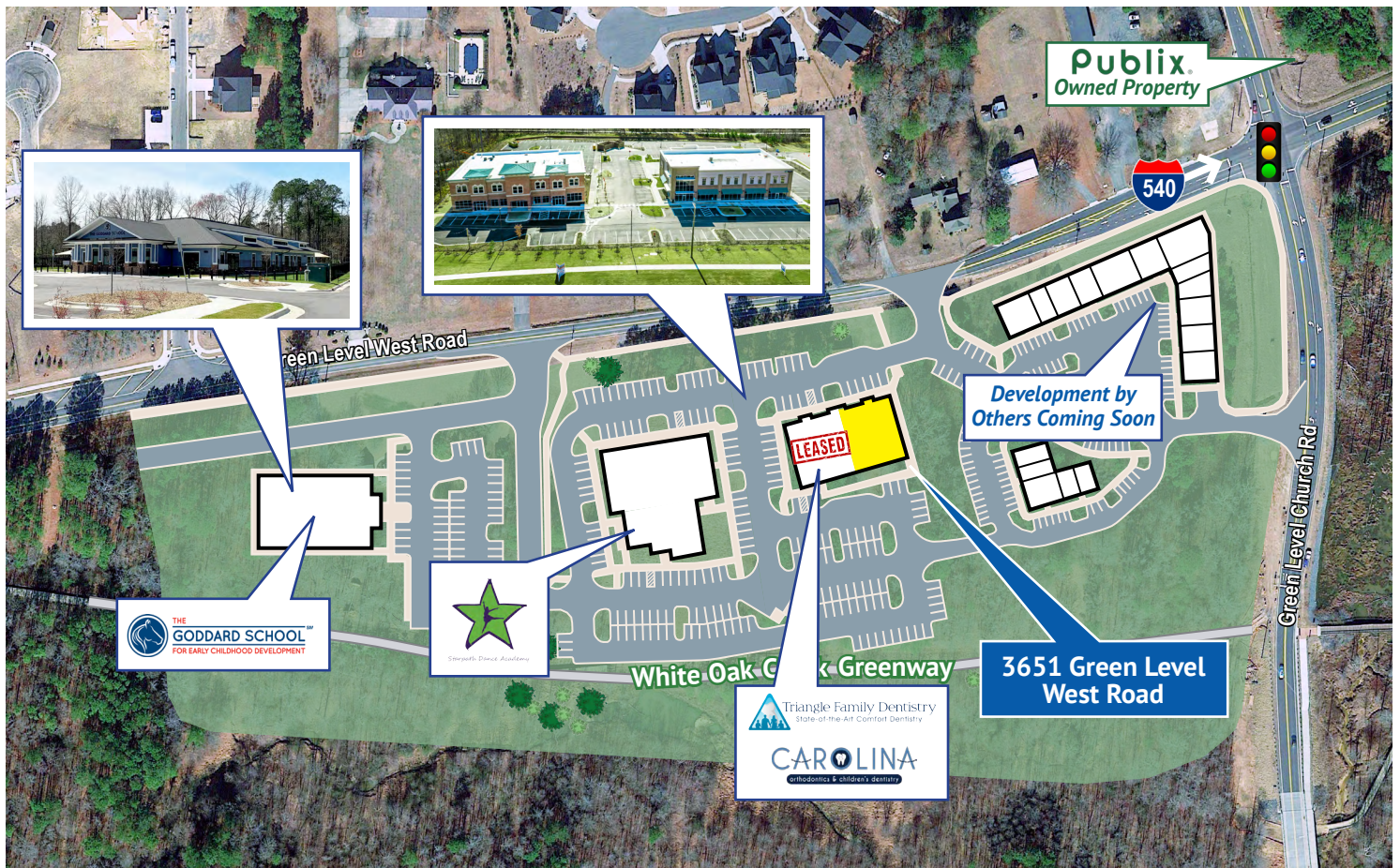
FOR LEASE

3651 Green Level W Road • Apex, NC 27523

PROPERTY INFORMATION

| | | | |
|---------------|--------------------------------|---------------|---------------|
| Building Size | 20,680 SF | Parking | 198 Spaces |
| Lot Size | 2.94 Acres | Parking Ratio | 5 / 1,000 SF |
| Available | 3,419 RSF | Lease Rate | \$28 / SF NNN |
| Property Type | Retail, Office, Medical Office | TICAM: | \$5.50 |
| Zoned | B1-CZ | Lease Term | 5-10 Years |

Tenants: Triangle Family Dentistry, ISI Elite Training and Lune Spark



Yezen S. Hamad, BIC

919.351.9411 • yhamad@trilandproperty.com

Laura Saleh

919.368.0594 • laura@trilandproperty.com

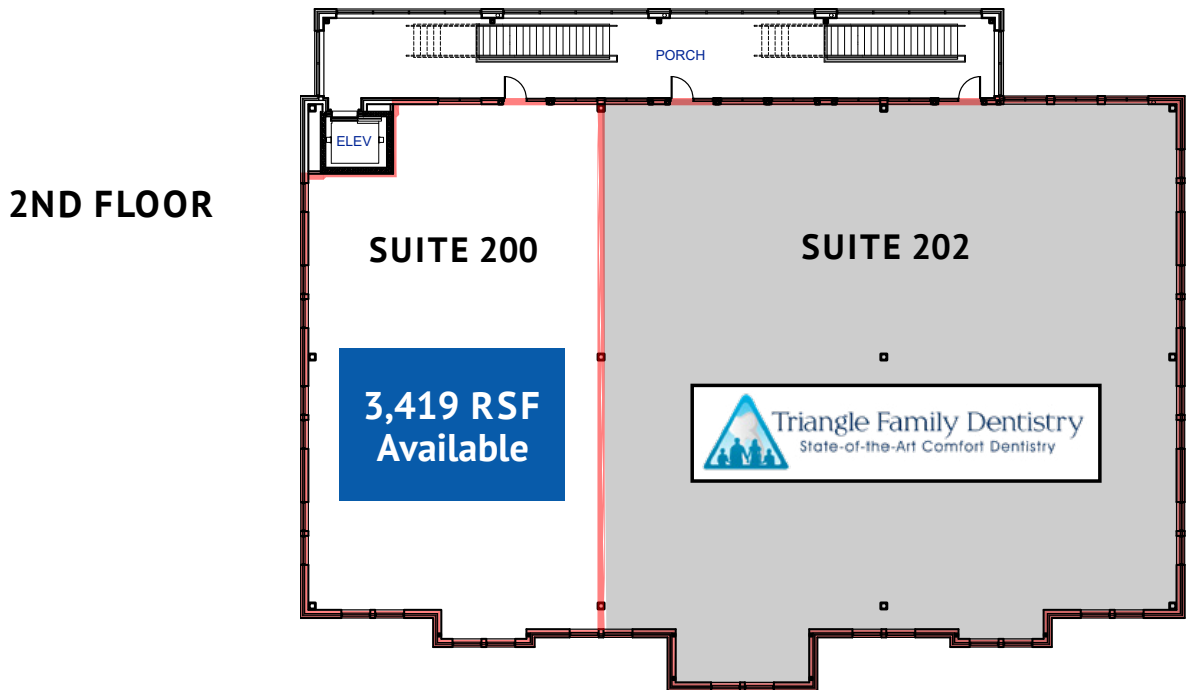
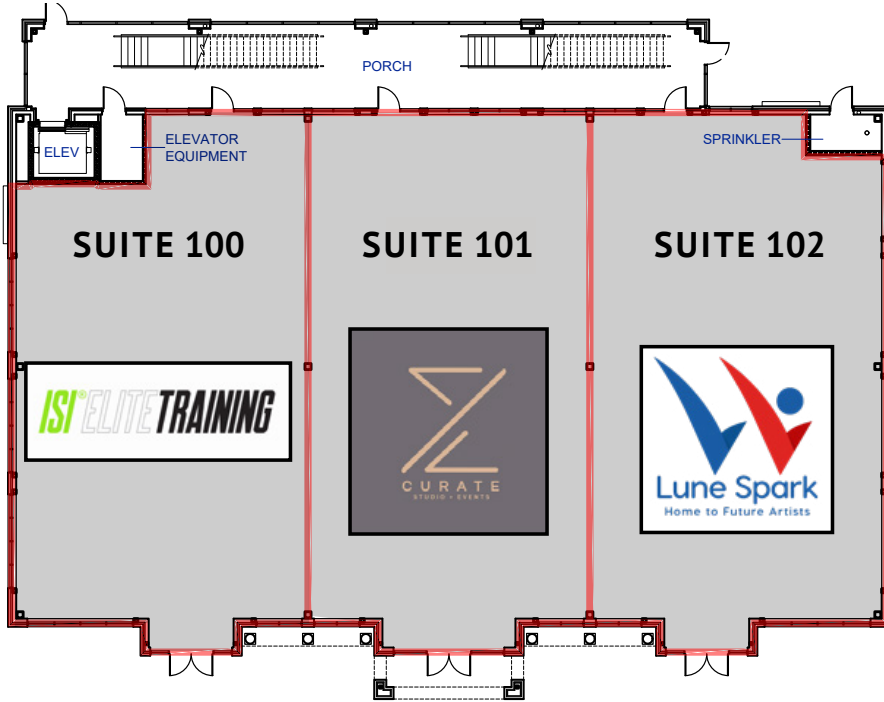


GREEN LEVEL MARKET

FOR LEASE

3651 Green Level W Road • Apex, NC 27523

FLOOR PLANS



Yezen S. Hamad, BIC

919.351.9411 • yhamad@trilandproperty.com

Laura Saleh

919.368.0594 • laura@trilandproperty.com



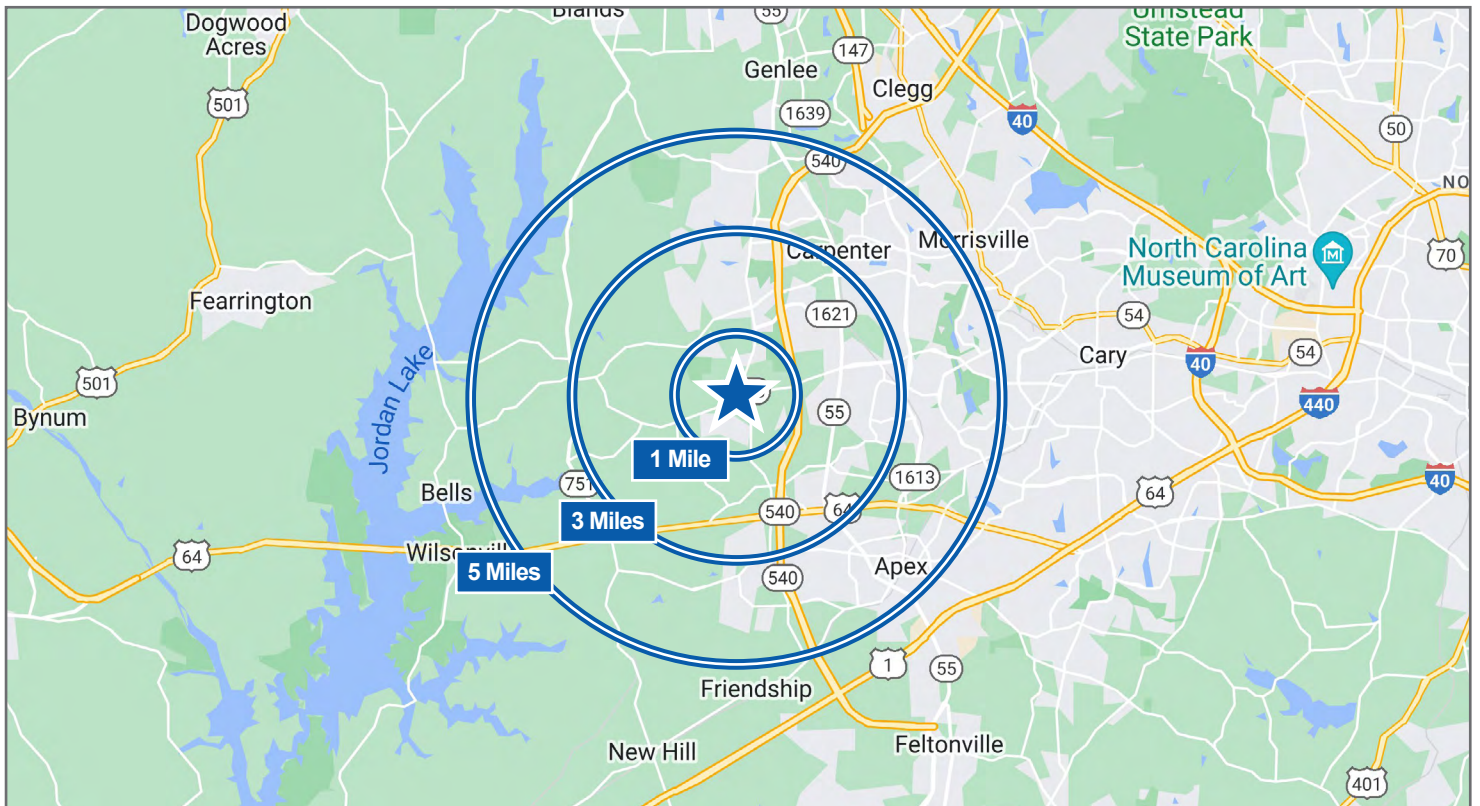
GREEN LEVEL MARKET

FOR LEASE

3651 Green Level W Road • Apex, NC 27523

DEMOGRAPHICS

| | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|------------------------|---------------|----------------|----------------|
| 2020 Population | 2,864 | 48,581 | 139,924 |
| 2025 Population | 3,529 | 56,553 | 159,456 |
| Annual Pop Growth | 4.26% | 3.09% | 2.65% |
| 2020 Households | 1,020 | 15,910 | 49,570 |
| 2025 Households | 1,257 | 18,479 | 56,399 |
| Avg HH Size | 2.81 | 3.05 | 2.82 |
| 2020 Median Age | 37.2 | 35.6 | 36.7 |
| 2020 Average HH Income | \$173,480 | \$171,380 | \$155,497 |
| 2020 Median HH Income | \$143,478 | \$145,632 | \$122,730 |



Yezen S. Hamad, BIC

919.351.9411 • yhamad@trilandproperty.com

Laura Saleh

919.368.0594 • laura@trilandproperty.com



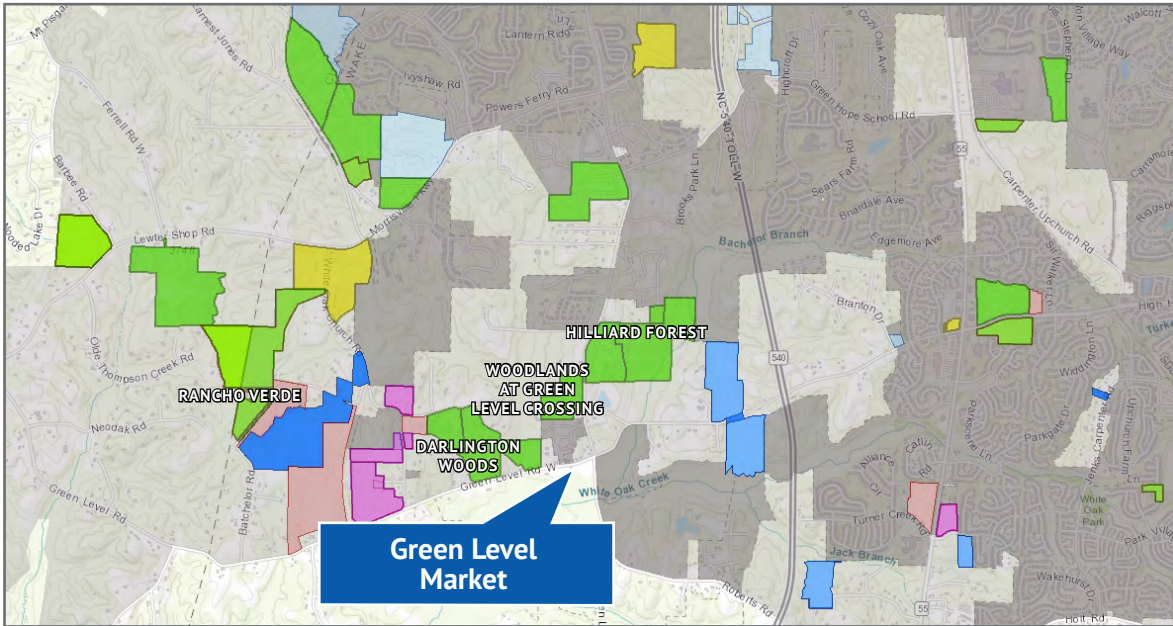
GREEN LEVEL MARKET

FOR LEASE

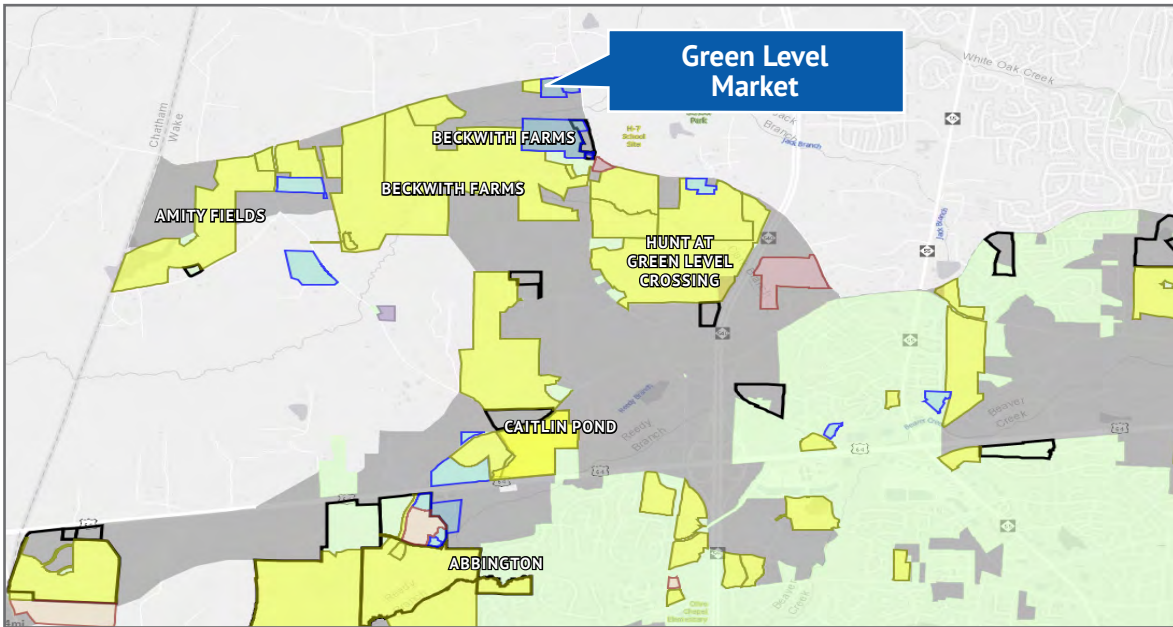
3651 Green Level W Road • Apex, NC 27523

2500+ NEW OR IN CONSTRUCTION SINGLE FAMILY HOMES

CARY NEW DEVELOPMENTS



APEX NEW DEVELOPMENTS



Yezen S. Hamad, BIC

919.351.9411 • yhamad@trilandproperty.com

Laura Saleh

919.368.0594 • laura@trilandproperty.com



GREEN LEVEL MARKET

FOR LEASE

3651 Green Level W Road • Apex, NC 27523

OUTSTANDING LOCATION



Yezen S. Hamad, BIC

919.351.9411 • yhamad@trilandproperty.com

Laura Saleh

919.368.0594 • laura@trilandproperty.com

