

# OLIVE CHAPEL PROFESSIONAL PARK

1400 - 1480 Chapel Ridge Road, Apex, NC 27502



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	948 - 3,750 SF
<b>LEASE RATE:</b>	\$22.00 - 26.00 SF/yr (NNN)
<b>LOT SIZE:</b>	8.7 Acres
<b>YEAR BUILT:</b>	Bldg 1480 in 2018 Bldg 1460 in 2020
<b>BUILDINGS:</b>	Two (2) Buildings Total of 30,000 SF
<b>ZONING:</b>	O&I-CZ
<b>MARKET:</b>	Apex

## PROPERTY OVERVIEW

Highly attractive professional park being built in multiple phases, with a total of five, mixed commercial use, two story buildings totalling nearly 75,000SF. All buildings will have full elevator access with three secondary walk up entrances available. Buildout Allowances are available for credit worthy tenants!

**BUILDING 1480 COMPLETE**

1820 SF remains available

**BUILDING 1460 LEASING**

Floor 1 - 950SF to 7500SF | Floor 2 - 1000SF to 7500SF

Ground floor is available for restaurant, personal services, athletic concepts, general and medical office uses. Upper level is designated for medical and general office use. Visit <http://bit.ly/olivechapel> for more details!

## LOCATION OVERVIEW

Olive Chapel Park is located on 8.7 acres at the corner of Olive Chapel and Chapel Ridge Road and highly convenient to Beaver Creek Commons, I-540, Rte 55, Rte 64 and Apex Peakway. It is a short walk to the Publix Pointe Shopping Center with multiple retail and restaurant options. The commercial office/medical professional center is also surrounded by some of Apex's favored residential communities: Dogwood Ridge, Ashley Downs, Greenbrier, Abbingtion, Scotts Mill, Beaver Creek, Woodridge and Holland Crossings with homes valued from \$400K to nearly \$1M, and average family incomes over \$100K. The professional park falls conveniently between Rte 1 and Jordan Lake with quick access to both Rte 64. RTP and RDU, along with WakeMed locations in Cary and Apex are within 15 minutes.

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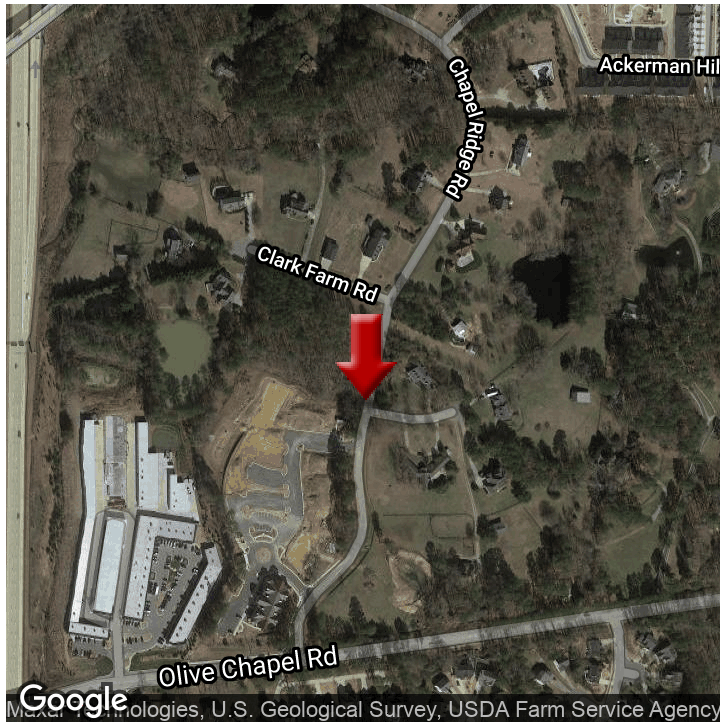


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Building Name	Olive Chapel Professional Park
Property Type	Commercial Mixed
Property Subtype	Office/Medical/Restaurant/ Other
Professional Park Total SF	30,000 SF
Lot Size	8.7 Acres
Bldg 1480 Year Built	2018
Bldg 1460 Year Built	2020
Number of Floors	2
Average Floor Size	7,500 SF
Construction Status	Existing
Permitted # of Buildings	5

- Rate: \$22-26 PSF
- TICAM: \$4.14 PSF
- Term: 5+ year minimum
- Sizes: From 950SF (first floor only) to approximately 7500SF (second floor)
- Improvement Allowance: Available for creditworthy tenants

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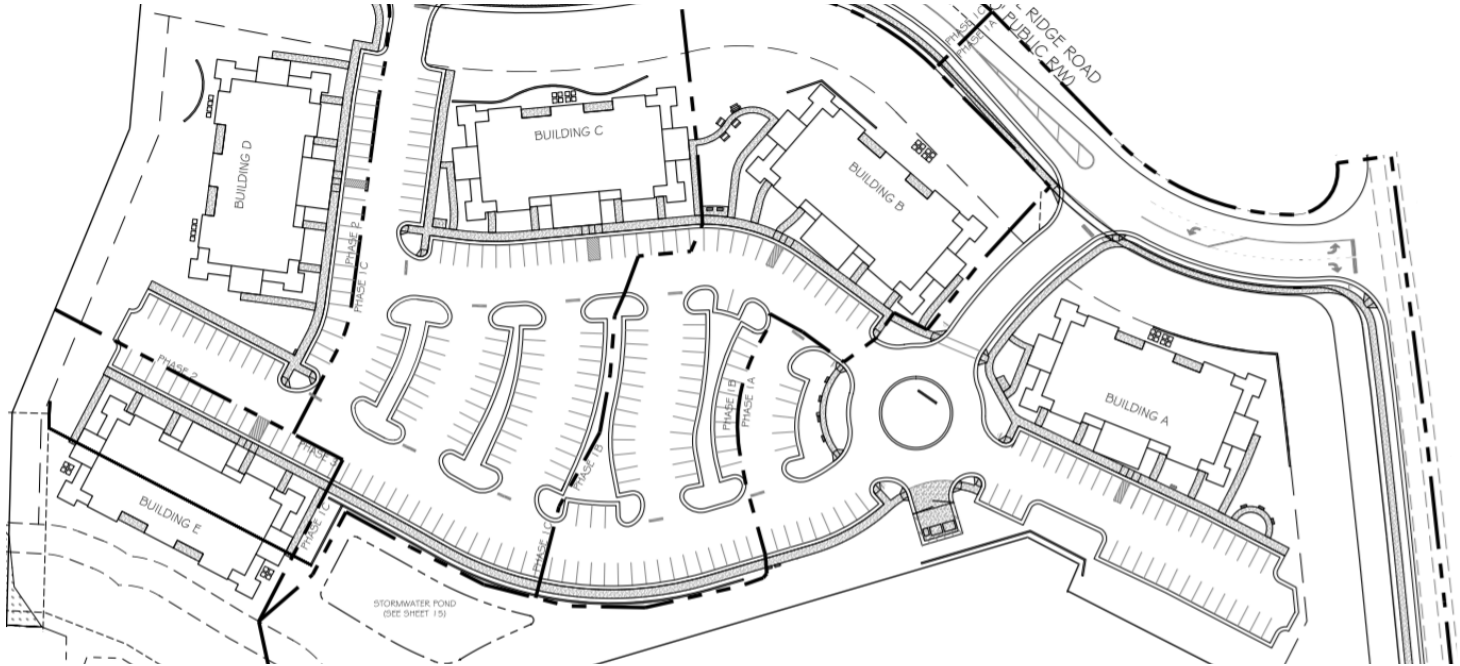
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
1480-220	Office Building	Base rate \$21 PSF or Turn Key rate at \$26 PSF	NNN	1,820 SF	60+	
1460-100	Restaurant	\$22.00 - 26.00 SF/yr	NNN	948 - 1,500 SF	60 months	
1460-110	Restaurant	\$22.00 - 26.00 SF/yr	NNN	957 - 1,500 SF	60 months	
1460-130	Athletic Concept/Personal Services	\$22.00 - 26.00 SF/yr	NNN	1,845 - 3,690 SF	60 months	
1460-150	Athletic Concept/Personal Services	\$22.00 - 26.00 SF/yr	NNN	1,845 - 3,690 SF	60 months	
1460-170	Office/Medical	\$22.00 - 26.00 SF/yr	NNN	948 - 3,750 SF	60 months	
1460-180	Office/Medical	\$22.00 - 26.00 SF/yr	NNN	948 - 3,750 SF	60 months	

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## OFFICE FOR LEASE

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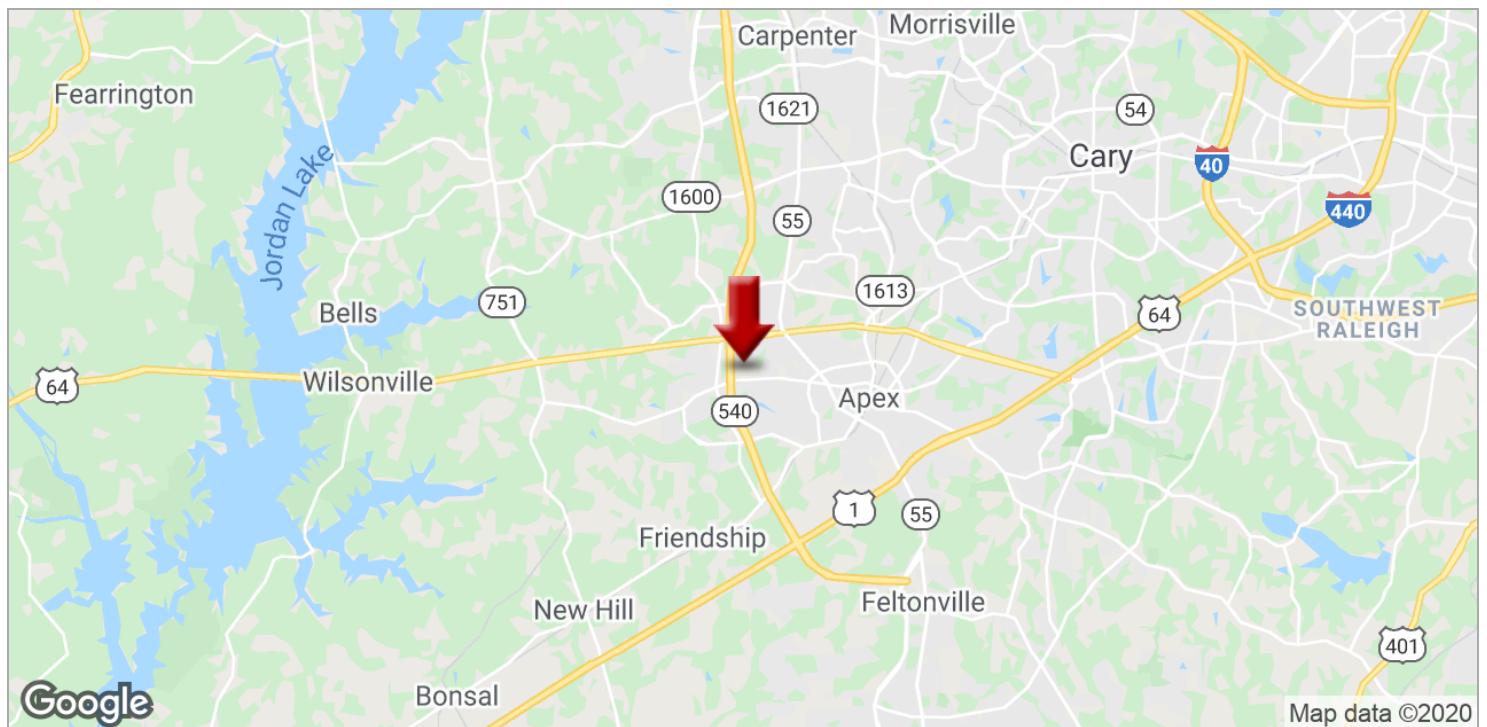


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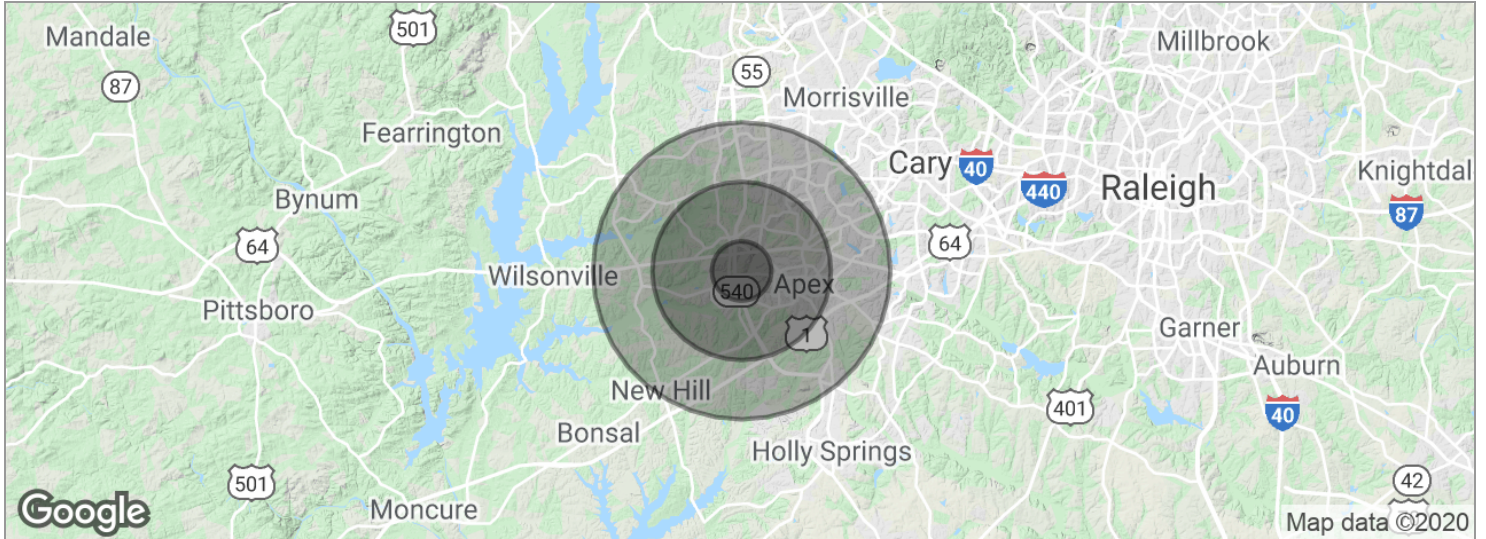
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,724	31,573	80,414
Median age	33.2	34.4	35.2
Median age (male)	32.9	33.6	34.8
Median age (Female)	33.7	35.1	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,813	10,490	27,053
# of persons per HH	3.2	3.0	3.0
Average HH income	\$99,010	\$95,978	\$105,721
Average house value	\$264,337	\$294,187	\$318,568

*\* Demographic data derived from 2010 US Census*

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