

FOR SALE OR LEASE

PRICE REDUCED!

~~\$1,295,000~~ **\$1,100,000**



**JOHN HUMPHRIES WYND
+/-9,324 SF**

- **FOR SALE – ~~\$1,295,000~~ \$1,100,000;**
FOR LEASE – \$8 psf/NNN (Landlord will pay property taxes); Lease term is flexible.
- Two-story brick and glass office building with a total of 9,324 square feet; First Floor is 6,851 square feet; Second Floor is 2,473 square feet.
- Features: Numerous upgrades to interior layout; Dramatic covered front entry; Mature landscaping.
- Great building for either single tenant, or multi-tenant occupancy.
- Amenities located directly adjacent to the property include Olde Raleigh Village Shopping Center, banking, hotels, restaurants, medical facilities, and Crabtree Valley Mall.
- Easy access to Wade Avenue/I-40 (including Rex Hospital).



**3101 JOHN HUMPHRIES WYND
RALEIGH, NORTH CAROLINA 27612**

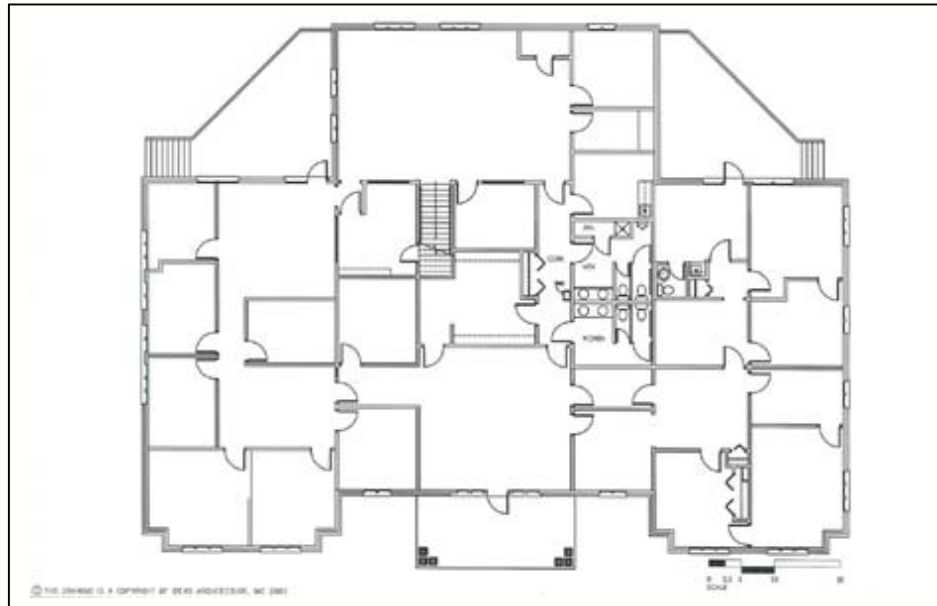
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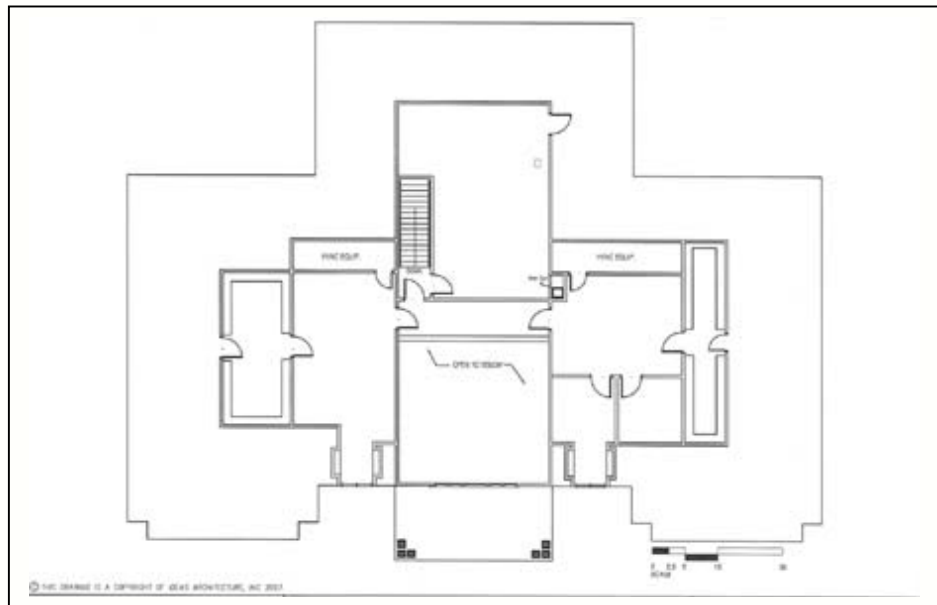
Bret Muller or Stephen Porterfield (919) 233-9901 phone (919) 233-9905 fax

JOHN HUMPHRIES WYND

**1st Floor
6,851 SF**



**2nd Floor
2,473 SF**



For more information, contact:

Bret Muller or Stephen Porterfield (919) 233-9901

Email bmuller@casso.com; sporterfield@casso.com or

visit www.casso.com

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